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SA of the Oadby and Wigston Local Plan: Pre-Submission

Volume 1: Report Main Body

Sustainability Appraisal Report

Prepared by LUC
November 2017

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Client: Oadby and Wigston Borough Council

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Borough of Oadby and Wigston Local Plan: Pre-Submission Draft

Sustainability Appraisal Report

Prepared by LUC
November 2017

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1 Introduction

- 1.1 This Sustainability Appraisal Report has been prepared by LUC on behalf of Oadby and Wigston Borough Council as part of the integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the new Oadby and Wigston Local Plan.
- 1.2 This report relates to the Pre-Submission version of the Local Plan (November 2017) and it should be read in conjunction with that document.

Context for the Oadby and Wigston Local Plan

- 1.3 The Borough of Oadby and Wigston sits directly to the south of Leicester City, and its built up areas fall within the Leicester Principal Urban Area (PUA). Located further north are Loughborough, Derby and Nottingham, with Hinckley, Nuneaton, Coventry and Rugby to the south-west. To the north east, east and south-east, there are largely rural areas dotted with market towns including Market Harborough and Melton Mowbray.
- 1.4 In terms of the hierarchy of centres, Leicester is the only City Centre within the Principal Urban Area, with Wigston and Beaumont Leys identified as Town Centres. Oadby and South Wigston are identified as District Centres.
- 1.5 The Borough sits relatively close to the motorway network within easy access of the M1 and M69, with both Oadby and South Wigston sitting on major road and bus links into Leicester City Centre, and direct rail services available from South Wigston to Leicester and Birmingham.
- 1.6 The Borough's population at the time of the 2011 Census was 56,170 with the majority of people living within the PUA. Outside of the PUA, the Borough has a very small population, and the only village is Kilby Bridge which is located south of Wigston on the A5199 Welford Road and Grand Union Canal.

The new Local Plan

- 1.7 Oadby and Wigston Borough Council adopted its Core Strategy Development Plan Document (DPD) in 2010 which guides development up to 2026. The Borough also has a Town Centres Area Action Plan DPD which was adopted in 2013.
- 1.8 The Council is now working on the preparation of a new Local Plan, which will guide development in the Borough up to 2031. Once the new Local Plan is adopted, the saved policies from the Oadby and Wigston Local Plan (1999, re-issued 2010 and 2013) will all be superseded.
- 1.9 The new Local Plan will identify new and existing land use site allocations for housing and employment development and boundaries for other land use designations such as Green Wedges and open spaces for sports, recreation or play. It will also provide a comprehensive set of development management policies to replace those currently saved from the Oadby and Wigston Local Plan, which will act as the basis for determining planning applications.

Sustainability Appraisal and Strategic Environmental Assessment

- 1.10 Sustainability Appraisal is a statutory requirement of the Planning and Compulsory Purchase Act 2004. It is designed to ensure that the plan preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process involves appraising the likely social, environmental and economic effects of the policies and proposals within a plan from the outset of its development.

- 1.11 Strategic Environmental Assessment (SEA) is also a statutory assessment process, required under the SEA Directive¹, transposed in the UK by the SEA Regulations (Statutory Instrument 2004, No 1633). The SEA Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment and which set the framework for future consent of projects requiring Environmental Impact Assessment (EIA)². The purpose of SEA, as defined in Article 1 of the SEA Directive is *'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans....with a view to promoting sustainable development'*.
- 1.12 SEA and SA are separate processes but have similar aims and objectives. Simply put, SEA focuses on the likely environmental effects of a plan whilst SA includes a wider range of considerations, extending to social and economic impacts. National Planning Practice Guidance³ shows how it is possible to satisfy both requirements by undertaking a joint SA/SEA process, and to present an SA report that incorporates the requirements of the SEA Regulations. The SA/SEA of the Oadby and Wigston Local Plan is being undertaken using this integrated approach and throughout this report the abbreviation 'SA' should therefore be taken to refer to 'SA incorporating the requirements of SEA'.

Structure of this report

- 1.13 This report is the SA report for the Borough of Oadby and Wigston Local Plan: Pre-Submission Draft (November 2017). **Table 1.1** below signposts how the requirements of the SEA Regulations have been met within this report.

Table 1.1 Requirements of the SEA Regulations and where these have been addressed in this SA Report

SEA Regulation Requirements	Where covered in this SA report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is (Art. 5 and Annex I):	
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	Chapter 3 and Appendix 2.
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Chapter 3 and Appendix 3.
c) The environmental characteristics of areas likely to be significantly affected	Chapter 3 and Appendix 3.
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	Chapter 3 and Appendix 3.
e) The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation	Chapter 3 and Appendix 2.

¹ SEA Directive 2001/42/EC

² Under EU Directives 85/337/EEC and 97/11/EC concerning EIA.

³ <http://planningguidance.planningportal.gov.uk/>

SEA Regulation Requirements	Where covered in this SA report
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. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)	Chapters 4, 5 and 6 and Appendices 5, 6 and 7.
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;	Chapters 4, 5 and 6 and Appendices 5, 6 and 7.
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Chapter 2, Appendix 6 and Appendix 8.
i) a description of measures envisaged concerning monitoring in accordance with Art. 10;	Chapter 7.
j) a non-technical summary of the information provided under the above headings	A separate non-technical summary document has been prepared to accompany this SA report.
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2)	Addressed throughout this SA report.
<p>Consultation:</p> <ul style="list-style-type: none"> authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Art. 5.4) 	Consultation on the draft SA Scoping Report was undertaken between April and May 2015 and the final version was published in August 2015.
<ul style="list-style-type: none"> authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2) 	Consultation comments received in relation to the SA Scoping Report and SA of the Preferred Options are presented in Appendix 1 of this SA Report. Consultation is being undertaken in relation to the Borough of Oadby and Wigston Local Plan: Pre-Submission Draft from 6 th November until 18 th December 2017 and will continue to be undertaken for future iterations of the plan. The current consultation document is accompanied by this SA report.

SEA Regulation Requirements	Where covered in this SA report
<ul style="list-style-type: none"> other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7). 	N/A
Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)	
<p>Provision of information on the decision: When the plan or programme is adopted, the public and any countries consulted under Art.7 must be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> the plan or programme as adopted a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Art. 7 have been taken into account in accordance with Art. 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and the measures decided concerning monitoring (Art. 9) 	To be addressed after the Local Plan is adopted.
<p>Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10)</p>	To be addressed after the Local Plan is adopted.
<p>Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive (Art. 12).</p>	This report has been produced in line with current guidance and good practice for SEA/SA and this table demonstrates where the requirements of the SEA Directive have been met.

1.14 This section has introduced the SA process for the Oadby and Wigston Local Plan. The remainder of the report is structured into the following sections:

- **Chapter 2: Methodology** describes the approach that is being taken to the SA of the Local Plan.
- **Chapter 3: Sustainability Context for Development in Oadby and Wigston** describes the relationship between the Oadby and Wigston Local Plan and other relevant plans, policies and programmes; summarises the social, economic and environmental characteristics of the Borough and identifies the key sustainability issues.
- **Chapter 4: Sustainability Appraisal findings for the Pre-Submission Local Plan** summarises the SA findings for the draft policies in the Pre-Submission version of the Local Plan, also considering the cumulative effects of the Local Plan as a whole and identifying possible mitigation measures.
- **Chapter 5 Summary of Sustainability Appraisal Findings for the Pre-Submission Local Plan Site Allocations and Reasonable Alternatives** summarises the SA findings for the reasonable alternative site options that have been considered for allocation in the Local Plan and those that have been allocated in the Plan⁴.
- **Chapter 6: Sustainability Appraisal Findings for the Policy Options** summarises the SA findings for the reasonable alternative policy options that have been considered for the Local Plan.

⁴ Note that 'allocated' sites refers to those proposed for allocation in the Pre-Submission version of the local plan throughout this document and its appendices.

- **Chapter 7: Monitoring** describes the proposed approach that should be taken to monitoring the likely significant effects of the Local Plan (once adopted) and proposes initial monitoring indicators.
- **Chapter 8: Conclusions** summarises the key findings from the SA of the Local Plan: Pre-Submission and describes the next steps to be undertaken.

1.15 The main body of the report is supported by a number of appendices as follows:

- **Appendix 1** presents the consultation comments received in relation to the SA Scoping Report and the SA of the Preferred Options and explains how each comment was addressed.
- **Appendix 2** presents the updated review of relevant plans, policies and programmes.
- **Appendix 3** presents the updated baseline information for Oadby and Wigston Borough.
- **Appendix 4** presents the assumptions that were applied during the appraisal of the site options.
- **Appendix 5** presents the detailed SA matrices for the site allocations and alternative options considered for the Local Plan.
- **Appendix 6** presents an audit trail of the site options considered for the Local Plan and gives a summary of why each one was either selected or not.
- **Appendix 7** presents the detailed SA matrices for the policy options considered for the Local Plan.
- **Appendix 8** presents the reasons for selecting or rejecting the policy options presented in **Appendix 7**.
- **Appendix 9** presents detailed SA matrices for the policies in the Pre-Submission version of the Local Plan.

2 Methodology

- 2.1 In addition to complying with legal requirements, the approach being taken to the SA of the Oadby and Wigston Local Plan is based on current best practice and the guidance on SA/SEA set out in the National Planning Practice Guidance, which involves carrying out SA as an integral part of the plan-making process. **Table 2.1** below sets out the main stages of the plan-making process and shows how these correspond to the SA process.

Table 2.1 Corresponding stages in plan making and SA

Local Plan Step 1: Evidence Gathering and engagement
SA stages and tasks
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
<ul style="list-style-type: none"> • 1: Identifying other relevant policies, plans and programmes, and sustainability objectives • 2: Collecting baseline information • 3: Identifying sustainability issues and problems • 4: Developing the SA framework • 5: Consulting on the scope of the SA
Local Plan Step 2: Production
SA stages and tasks
Stage B: Developing and refining options and assessing effects
<ul style="list-style-type: none"> • 1: Testing the Local Plan objectives against the SA framework • 2: Developing the Local Plan options • 3: Evaluating the effects of the Local Plan • 4: Considering ways of mitigating adverse effects and maximising beneficial effects • 5: Proposing measures to monitor the significant effects of implementing the Local Plan
Stage C: Preparing the Sustainability Appraisal Report
<ul style="list-style-type: none"> • 1: Preparing the SA Report
Stage D: Seek representations on the Local Plan and the Sustainability Appraisal Report
<ul style="list-style-type: none"> • 1: Public participation on Local Plan and the SA Report • 2(i): Appraising significant changes
Local Plan Step 3: Examination
SA stages and tasks
<ul style="list-style-type: none"> • 2(ii): Appraising significant changes resulting from representations
Local Plan Step 4 & 5: Adoption and Monitoring
SA stages and tasks
<ul style="list-style-type: none"> • 3: Making decisions and providing information
Stage E: Monitoring the significant effects of implementing the Local Plan
<ul style="list-style-type: none"> • 1: Finalising aims and methods for monitoring • 2: Responding to adverse effects

- 2.2 The sections below describe the approach that has been taken to the SA of the Oadby and Wigston Local Plan to date and provide information on the subsequent stages of the process.

Stage A: Scoping

- 2.3 The SA process began in 2014 with the production of a Scoping Report for the Oadby and Wigston Local Plan which was prepared in-house by Oadby and Wigston Borough Council. LUC was commissioned by Oadby and Wigston Borough Council in June 2014 to provide a 'critical friend' service during the remainder of the SA Scoping stage. This involved reviewing and advising on draft documents prepared by the Council as well as providing general advice on the SA process.

- 2.4 The Scoping stage of the SA involves understanding the social, economic and environmental baseline for the plan area as well as the sustainability policy context and key sustainability issues. The Scoping Report presented the outputs of the following tasks:
- Policies, plans and programmes of relevance to the Local Plan were identified and the relationships between them were considered, enabling any potential synergies to be exploited and any potential inconsistencies and incompatibilities to be identified and addressed.
 - Baseline information was collected on environmental, social and economic issues in Oadby and Wigston Borough. This baseline information provides the basis for predicting and monitoring the likely effects of options for policies and site allocations and helps to identify alternative ways of dealing with any adverse effects identified.
 - Key sustainability issues for Oadby and Wigston were identified, along with their likely evolution without implementation of the Local Plan.
 - A Sustainability Appraisal framework was presented, setting out the SA objectives against which options and subsequently policies would be appraised. The SA framework provides a way in which the sustainability impacts of implementing a plan can be described, analysed and compared. It comprises a series of sustainability objectives and associated sub-questions that can be used to 'interrogate' options and policies drafted during the plan-making process. These SA objectives define the long-term aspirations of the Borough with regard to social, economic and environmental considerations. During the SA, the performances of the plan options (and later, policies and allocations) are assessed against these SA objectives and sub-questions.
- 2.5 Public and stakeholder participation is an important part of the SA and wider plan-making processes. It helps to ensure that the SA report is robust and has due regard for all appropriate information that will support the plan in making a contribution to sustainable development. A draft version of the SA Scoping Report was published for consultation between August and September 2014 with the statutory consultees that existed at the time (Natural England, the Environment Agency and English Heritage (now Historic England)). As a result of the comments received during that initial consultation, the Council significantly revised the Scoping Report and re-published it for a further consultation period between April and May 2015. Following that second consultation, the comments received were addressed as appropriate and a final version of the Scoping Report was published in August 2015.
- 2.6 **Appendix 1** lists the comments that were received during the two consultations on the draft SA Scoping Report and describes how each one was addressed in the final version (these tables were originally presented in Appendices 2 and 3 of the final Scoping Report). In light of the comments received a number of amendments were made to the review of plans, policies and programmes, the baseline information and the key sustainability issues. These parts of the Scoping Report have been reviewed and updated as part of the preparation of this SA Report and they will continue to be updated as necessary at each stage of the SA process to ensure that they reflect the current situation in Oadby and Wigston Borough.
- 2.7 Updated versions of the review of plans, policies and programmes and the baseline information are presented in **Appendices 2 and 3** respectively of this report and are summarised in **Chapter 3**.
- 2.8 Since the publication of the final SA Scoping Report, a small number of changes have been made to the SA framework which will be used for the SA of the Local Plan. These changes were made in order to ensure that each of the SA objectives is clear and does not seek to cover too many different topics, and to ensure that the sub-objectives associated with each headline objective are appropriate. The changes also sought to ensure that all of the 'SEA topics' (as listed in the SEA Regulations) have been covered by the SA objectives. As a result of the changes made, the total number of SA objectives has increased from 21 to 22. Changes have been made to SA objective 8 and a new SA objective 9 has been introduced, which has resulted in the numbering of the subsequent objectives changing.
- 2.9 **Table 2.2** overleaf presents the SA framework for the Oadby and Wigston Local Plan which now includes 22 headline SA objectives along with their associated sub-questions. The table also shows how all of the 'SEA topics' have been covered by the SA objectives. Where changes have

been made to the SA framework since it was presented in the final SA Scoping Report, these changes are shown in red and ~~striketrough~~ text.

Table 2.2 SA framework for the Oadby and Wigston Local Plan

SA Objectives	Sub-objectives	Relevant Topic(s) as set out in the SEA Regulations
<p>Housing provision</p> <p>1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.</p>	<ul style="list-style-type: none"> • To improve accessibility to affordable housing. • To make housing available to people in need taking into account requirements of location, size, type and affordability. • To improve the quality of housing stock. • To make the homes more liveable. 	<ul style="list-style-type: none"> • Material assets • Population
<p>Health and Wellbeing</p> <p>2. To improve health and reduce health inequality by promoting healthy lifestyles, protecting health and providing access to health services.</p>	<ul style="list-style-type: none"> • To improve people’s health and reduce ill-health. • To reduce the incidence of death. • To promote healthy lifestyles. 	<ul style="list-style-type: none"> • Human health • Population
<p>Community and Leisure Facilities</p> <p>3. To provide better opportunities for people to access community and leisure facilities.</p>	<ul style="list-style-type: none"> • To promote access to community and leisure opportunities. • To promote healthy lifestyles. 	<ul style="list-style-type: none"> • Material assets • Health
<p>Community Safety</p> <p>4. To improve community safety, and reduce crime, anti-social behaviour and the fear of crime.</p>	<ul style="list-style-type: none"> • To improve community safety. • To reduce the incidence of crime. • To reduce the fear of crime. • To reduce anti-social behaviour 	<ul style="list-style-type: none"> • Population
<p>Social Inclusion</p> <p>5. To promote and support the empowerment of local communities in creating and implementing solutions that</p>	<ul style="list-style-type: none"> • To promote diversity. • To reduce levels of deprivation in the area. • To address the needs of disadvantaged, minority, and hard to reach groups such as young or elderly people. 	<ul style="list-style-type: none"> • Material assets • Population

SA Objectives	Sub-objectives	Relevant Topic(s) as set out in the SEA Regulations
meet their needs focusing particularly on young, elderly and deprived people.		
Integrated Communities 6. To promote racial harmony and create cohesive communities.	<ul style="list-style-type: none"> To promote diversity. To promote religious and racial understanding. To improve communications/connectivity in the community. 	<ul style="list-style-type: none"> Population
Historic and Heritage Assets 7. Conserve and enhance the historic environment, heritage assets and their settings.	<ul style="list-style-type: none"> To conserve or enhance the historic environment, designated and non-designated heritage assets, culturally valued sites, conservation areas and their settings. To conserve or enhance sites of archaeological importance. To conserve or enhance sites of architectural or historic importance. 	<ul style="list-style-type: none"> Cultural heritage including architectural and archaeological heritage
Natural Environment 8. Protect and enhance green spaces and to provide opportunities for public access to the countryside biodiversity and geodiversity.	<ul style="list-style-type: none"> To protect and enhance the natural landscape and green spaces. To provide opportunities for access to the countryside. To conserve and enhance natural habitats. To conserve and enhance species protected by Leicester, Leicestershire and Rutland Biodiversity Action Plan (BAP)⁵ Protection and enhancement of nationally and locally designated sites. 	<ul style="list-style-type: none"> Biodiversity Flora Fauna
Landscape 9. Protect and enhance the character and quality of the landscape.	<ul style="list-style-type: none"> 9a. To encourage development on brownfield sites. 9b. To avoid the coalescence of settlements. 	<ul style="list-style-type: none"> Landscape
Water Resources 10. To manage prudently water resources, improve water quality and reduce vulnerability to flooding.	<ul style="list-style-type: none"> 10a. To help in the prudent use of water. 10b. To protect and enhance water quality. 10c. To protect the floodplain. 10d. To inform developments at risk of being built in a flood risk area. 	<ul style="list-style-type: none"> Water
Air Quality	<ul style="list-style-type: none"> 11a. To improve air quality. 11b. To reduce emissions of key transport pollutants. 	<ul style="list-style-type: none"> Air

⁵ Leicestershire and Rutland Wildlife Trust (2010) Space for Wildlife Leicester, Leicestershire and Rutland Biodiversity Action Plan (2010-2015)

SA Objectives	Sub-objectives	Relevant Topic(s) as set out in the SEA Regulations
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.	<ul style="list-style-type: none"> • 12a. To encourage the prudent use of mineral resources. • 12b. To avoid or reduce land pollution. 	<ul style="list-style-type: none"> • Material assets
Renewable Energy 13. To minimise energy use and develop renewable energy resources.	<ul style="list-style-type: none"> • 13a. To improve the energy efficiency of housing. • 13b. To reduce energy consumption. • 13c. To encourage the development of renewable energy resources. 	<ul style="list-style-type: none"> • Climatic factors
Climate Change 14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	<ul style="list-style-type: none"> • 14a. To reduce greenhouse gas emissions from domestic, commercial and industrial sources. • 14b. To plan and implement adaptation measures for the likely effects of climate change. 	<ul style="list-style-type: none"> • Climatic factors
Sustainable Development 15. To involve people in preventing and minimising adverse local, regional and global environmental impacts.	<ul style="list-style-type: none"> • 15a. To encourage people to live and work in the area. • 15b. To minimise adverse impacts upon the local, national and global environment. 	<ul style="list-style-type: none"> • Population
Education and Training 16. To improve access to education and training for children, young people, adult learners.	<ul style="list-style-type: none"> • 16a. To improve the standards of education and training in the area for all. • 16b. To impact on the educational attainment of the population, e.g. number of people with qualifications? 	<ul style="list-style-type: none"> • Population • Material assets
Access to Employment Opportunities 17. To develop a strong culture of enterprise and innovation whilst providing access to	<ul style="list-style-type: none"> • 17a. To impact the economic activity profile of the area. • 17b. To increase the proportion of working age people in employment. • 17c. To provide employment opportunities for local people. • 17d. To increase the number of jobs available. • 17e. To offer employment opportunities to disadvantaged groups. • 17f. To increase employment opportunities for those living in rural areas. 	<ul style="list-style-type: none"> • Material assets

SA Objectives	Sub-objectives	Relevant Topic(s) as set out in the SEA Regulations
appropriate employment opportunities for the local population.		
Redevelopment of Brownfield Land 18. To optimise the use of previously developed land, buildings and existing infrastructure.	<ul style="list-style-type: none"> • 18a. To encourage development on previously developed land. 	<ul style="list-style-type: none"> • Soils
Sustainable Design 19. To promote and ensure high standards of sustainable design and construction.	<ul style="list-style-type: none"> • 19a. To encourage high standards of design and construction. 	<ul style="list-style-type: none"> • Material assets • Climatic factors
Waste Management 20. Reduce waste generation and increase levels of reuse and recycling.	<ul style="list-style-type: none"> • 20a. To reduce the amount of waste produced. • 20b. To reduce the amount of waste sent to landfill. • 20c. To improve the opportunities for recycling. • 20d. To increase reuse/recovery from waste. 	<ul style="list-style-type: none"> • Material assets
Access to Services 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.	<ul style="list-style-type: none"> • 21a. To enable easy access to a range of high quality services and facilities. • 21b. To improve accessibility for people in hard to reach groups. 	<ul style="list-style-type: none"> • Material assets • Population
Sustainable Transport 22. To encourage and develop the use of public transport and public rights of way.	<ul style="list-style-type: none"> • 22a. To improve use of public transport. • 22b. To improve access to goods and services by public transport. • 22c. To encourage use of sustainable modes of travel. • 22d. To encourage active lifestyles. 	<ul style="list-style-type: none"> • Climatic factors • Material assets

SA Stage B: Developing and refining options and assessing effects

- 2.10 Developing options for a plan is an iterative process, usually involving a number of consultations with the public and stakeholders. Consultation responses and the SA can help to identify where there may be other 'reasonable alternatives' to the options being considered for a plan.
- 2.11 Regulation 12 (2) of the SEA Regulations requires that:
- "The (environmental or SA) report must identify, describe and evaluate the likely significant effects on the environment of—*
- (a) implementing the plan or programme; and*
- (b) reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme."*
- 2.12 Any alternatives considered for the plan need to be 'reasonable'. This implies that alternatives that are not reasonable do not need to be subject to appraisal. Examples of unreasonable alternatives could include policy options that do not meet the objectives of the plan or national policy (e.g. the National Planning Policy Framework) or site options that are unavailable or undeliverable.
- 2.13 The SA findings are not the only factors taken into account when determining a preferred option to take forward in a plan. Indeed, there will often be an equal number of positive or negative effects identified for each option, such that it is not possible to 'rank' them based on sustainability performance in order to select a preferred option. Factors such as public opinion, deliverability and conformity with national policy will also be taken into account by plan-makers when selecting preferred options for their plan.
- 2.14 This section provides an overview of how the appraisal of options has fed into the development of the Pre-Submission version of Oadby and Wigston's Local Plan.

Identification and appraisal of policy options

- 2.15 High level options for the policies to be included in the Local Plan were identified by the Council officers preparing the Plan. Reasonable alternative options for various policy topics were drawn from the most up-to-date evidence and guided by the national level policy set out in the NPPF.
- 2.16 The reasonable alternative policy options were subject to SA by LUC during summer 2016 and the findings were presented to the Council officers preparing the Plan in an internal summary note in August 2016, so that the SA findings could inform decision making about which policy options to take forward in the Preferred Options document. This summary note was a working document which was intended to inform the preparation of the Local Plan and it was not made publicly available at the time. The SA matrices for the reasonable alternative policy options were presented in the Preferred Options SA Report (November 2016) and are now presented in **Appendix 7** of this SA Report and the findings are summarised in **Chapter 6. Appendix 8** presents an audit trail explaining the reasons for the Council's decision making about which policy options to take forward in the Local Plan. This decision making was informed by the SA conclusions as well as other relevant factors.
- 2.17 Once the Council had produced the Preferred Options version of the Local Plan the more detailed draft policies were also subject to SA and the results of this were presented in the Preferred Options of the SA Report (November 2016).

Identification and appraisal of site options

- 2.18 The Council identified reasonable alternative site options from various sources, including sites with extant planning permission yet to be built (committed), sites identified within the Council's Strategic Housing Land Availability Assessment, sites illustrated within the town centre masterplans and Local Development Orders, and sites submitted through the Call for Sites process that have had recent developer interest. In addition, further site options were promoted in response to the consultation on the Preferred Options version of the Local Plan. Using those

sources as the starting point, the Council then filtered out sites that are not capable of accommodating ten or more dwellings.

- 2.19 Once the Council had identified the reasonable alternative site options for the Local Plan they were subject to SA by LUC. As with the policy options, the findings were presented to the Council officers preparing the Local Plan in an internal summary note in August 2016, so that the SA findings could inform decision making about which site options to take forward in the Local Plan. This summary note was a working document which was intended to inform the preparation of the Local Plan and it was not made publicly available at the time. LUC also assessed the additional site options that came through the Preferred Options consultation and similarly passed the assessment results onto the Council officers preparing the Plan, prior to finalisation of the Pre-Submission version of the Plan. The detailed SA matrices for the reasonable alternative site options can be found in **Appendix 5** of this SA Report and the findings are summarised in **Chapter 5**.
- 2.20 Preferred site allocations were not identified in the Preferred Options consultation document, as the evidence to identify the Borough's up to date Objectively Assessed Need (OAN) for housing was still being prepared, so it was not known how much land needed to be allocated through the Local Plan. This study has now been completed and the Council have selected sites for allocation. These sites are included in **Appendix 5** of this SA Report and the findings are summarised in **Chapter 5**.

SA Stage C: Preparing the Sustainability Appraisal report

- 2.21 This SA Report describes the process that has been undertaken to date in carrying out the SA of Oadby and Wigston's Local Plan. It sets out the findings of the appraisal of policies and sites included in the Local Plan, as well as for reasonable alternatives to these, highlighting any likely significant effects (both positive and negative, and taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects). It also describes the reasons for selecting or rejecting certain options.

SA Stage D: Consultation on Local Plan and this SA Report

- 2.22 Oadby and Wigston Borough Council is inviting comments on the Local Plan: Pre-Submission and this SA Report. Both documents are being published on the Council's website for consultation from Monday 6th November until Monday 18th December 2017.
- 2.23 **Appendix 1** presents the consultation comments that were received in relation to the SA Scoping Report and the Preferred Options SA Report and explains how they have been addressed. Consultation comments received in relation to this SA Report will be considered in the next stage of the SA and addressed in the next version of the SA Report.

SA Stage E: Monitoring implementation of the Local Plan

- 2.24 Recommendations for monitoring the potential social, environmental and economic effects of implementing Oadby and Wigston's Local Plan are presented in **Chapter 7**.

Appraisal methodology

- 2.25 The reasonable alternative policy and site options for the Local Plan and the policies now set out in the Pre-Submission Local Plan (November 2017) have been appraised against the SA objectives in the SA framework (see **Table 2.2** earlier in this section), with scores being attributed to each option or draft policy to indicate its likely sustainability effects on each objective as follows:

Figure 2.1 Key to symbols and colour coding used in the SA of Oadby and Wigston's Local Plan

++	The option or policy is likely to have a significant positive effect on the SA objective(s).
++/-	The option or policy is likely to have a mixture of significant positive and minor negative effects on the SA objective(s).
+	The option or policy is likely to have a minor positive effect on the SA objective(s).
0	The option or policy is likely to have a negligible or no effect on the SA objective(s).
-	The option or policy is likely to have a minor negative effect on the SA objective(s).
-/+	The option or policy is likely to have a mixture of significant negative and minor positive effects on the SA objective(s).
--	The option or policy is likely to have a significant negative effect on the SA objective(s).
?	It is uncertain 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 both minor or both significant positive and negative effects on the SA objective(s).

- 2.26 Where a potential positive or negative effect is uncertain, a question mark was added to the relevant score (e.g. +? or -?) and the score is colour coded as per the potential positive, negligible or negative score (e.g. green, yellow, orange, etc.).
- 2.27 The likely effects of options and draft policies need to be determined and their significance assessed, which inevitably requires a series of judgments to be made. This appraisal has attempted to differentiate between the most significant effects and other more minor effects through the use of the symbols shown above. The dividing line in making a decision about the significance of an effect is often quite small. Where either (++) or (--) has been used to distinguish significant effects from more minor effects (+ or -) this is because the effect of an option or draft policy on the SA objective in question is considered to be of such magnitude that it will have a noticeable and measurable effect taking into account other factors that may influence the achievement of that objective. However, scores are relative to the scale of proposals under consideration.
- 2.28 The SA findings for the likely effects of the policies in the Pre-Submission Local Plan are summarised in **Chapter 4**, including an assessment of the potential cumulative impacts of the Local Plan as a whole. SA findings for the Local Plan options (and site allocations) are described in **Chapters 5 and 6**.

Assumptions applied during the SA

- 2.29 SA inevitably relies on an element of subjective judgement. However, in order to ensure consistency and transparency in the appraisal of the site options, a detailed set of assumptions for determining significant and minor effects was developed and applied. These assumptions are presented in **Appendix 4** and were applied through the use of Geographical Information Systems (GIS) data.
- 2.30 The assumptions were originally presented in the SA Scoping Report. A small number of changes have been made to the assumptions since then in order to reflect the changes to the SA framework described earlier in this chapter and to ensure that they are as robust as possible. The changes made since the Scoping stage are shown in red and ~~strikethrough~~ text in **Appendix 4**.

Difficulties Encountered

- 2.31 It is a requirement of the SEA Regulations that consideration is given to any data limitations or other difficulties that are encountered during the SA process. During the appraisal of the policy options the fact that options had not yet been worked up in detail (comprising only suggested policy approaches) meant that at times it was difficult to assess in detail the likely effects of the options on each SA objective. Once the draft policies had been worked up in more detail it was possible to draw more certain conclusions about their likely effects.
- 2.32 There was a need to ensure that a large number of site options could be appraised consistently. This was achieved by the use of defined assumptions for determining significance of effects relating to each SA objective, as described above.

3 Sustainability Context for Development in Oadby and Wigston

Review of Plans, Policies and Programmes

- 3.1 Oadby and Wigston's Local Plan is not prepared in isolation, being greatly influenced by other plans, policies and programmes and by broader sustainability objectives. It needs to be consistent with international and national guidance and strategic planning policies and should contribute to the goals of a wide range of other programmes and strategies, such as those relating to social policy, culture and heritage. It must also conform to environmental protection legislation and the sustainability objectives established at an international, national and regional level.
- 3.2 During the Scoping stage of the SA, a review was undertaken of the other plans, policies and programmes that are relevant to the Local Plan, as described in **Chapter 2**. This review has been revised and updated since it was originally presented in the final SA Scoping Report in order to ensure that the review remains up to date. The updated review can be seen in full in **Appendix 2** and the key findings are summarised below.
- 3.3 Schedule 2 of the SEA Regulations requires:
- (1) *"an outline of the...relationship with other relevant plans or programmes"*; and
- (5) *"the environmental protection objectives established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation"*
- 3.4 It is necessary to identify the relationships between Oadby and Wigston's Local Plan and the relevant plans, policies and programmes so that any potential links can be built upon and any inconsistencies and constraints addressed.

Key international plans, policies and programmes

- 3.5 At the international level, Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive') and Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the 'Habitats Directive') are particularly significant as they require Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) to be undertaken in relation to the emerging Local Plan. These processes should be undertaken iteratively and integrated into the production of the plan in order to ensure that any potential negative environmental effects (including on European-level nature conservation designations) are identified and can be mitigated.
- 3.6 There are a wide range of other EU Directives relating to issues such as water quality, waste and air quality, most of which have been transposed into UK law through national-level policy; however the international directives have been included in **Appendix 2** for completeness.

Key national plans, policies and programmes

- 3.7 The most significant development in terms of the policy context for Oadby and Wigston's Local Plan has been the publication of the National Planning Policy Framework (NPPF) which replaced the suite of Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs). The purpose of the NPPF was to streamline national planning policy. The Local Plan must be consistent with the requirements of the NPPF. The NPPF sets out information about the purposes of local plan-making, stating that:

"Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To this end, they should be consistent with the principles and policies set out in this Framework, including the presumption in favour of sustainable development."

- 3.8 The NPPF also requires Local Plans to be 'aspirational but realistic'. This means that opportunities for appropriate development should be identified in order to achieve net gains in terms of sustainable social, environmental and economic development; however significant adverse impacts in any of those areas should not be allowed to occur.
- 3.9 The NPPF requires local planning authorities to set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:
- the homes and jobs needed in the area;
 - the provision of retail, leisure and other commercial development;
 - the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - the provision of health, security, community and cultural infrastructure and other local facilities; and
 - climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.
- 3.10 In addition, Local Plans should:
- plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of the NPPF;
 - be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date;
 - be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations;
 - indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map;
 - allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate;
 - identify areas where it may be necessary to limit freedom to change the uses of buildings, and support such restrictions with a clear explanation;
 - identify land where development would be inappropriate, for instance because of its environmental or historic significance; and
 - contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified.

Local plans, policies and programmes

- 3.11 At the sub-regional and local levels there are a wide range of plans and programmes that are specific to Leicestershire and Oadby and Wigston Borough, and which provide further context for the emerging Local Plan. These plans and programmes relate to issues such as housing, transport, renewable energy and green infrastructure, and have also been reviewed in **Appendix 2**.

Baseline Information

- 3.12 Baseline information provides the context for assessing the sustainability of proposals in Oadby and Wigston's Local Plan and it provides the basis for identifying trends, predicting the likely effects of the plan and monitoring its outcomes. The requirements for baseline data vary widely,

but it must be relevant to environmental, social and economic issues, be sensitive to change and should ideally relate to records which are sufficient to identify trends.

- 3.13 Schedule 2 of the SEA Regulations requires data to be gathered on biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the inter-relationship between the above factors. As an integrated SA and SEA is being carried out, baseline information relating to other sustainability topics has also been included; for example information about housing, education, transport, energy, waste and economic growth. As with the review of relevant plans, policies and programmes, a small number of amendments have been made to the baseline information since it was originally presented in the Scoping Report in order to update it, drawing on the most recent evidence sources. The updated baseline information is presented in **Appendix 3**.

Key Sustainability Issues

- 3.14 A set of key sustainability issues for Oadby and Wigston Borough was identified during the Scoping stage of the SA and was presented in the Scoping Report.
- 3.15 In recognition of the SEA Regulation requirement (Schedule 2) that the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme must be described in the Environmental Report, **Table 3.1** overleaf describes the likely evolution of each key sustainability issue if the new Local Plan were not to be adopted.

Table 3.1 Key Sustainability Issues for Oadby and Wigston’s Local Plan and likely evolution without the Plan

Key Sustainability Issue	Likely evolution of the issue without implementation of the new Local Plan
Significant pockets of deprivation and unemployment in the Borough.	Core Strategy Policy 1 (CS Policy 1: Spatial Strategy for Development in the Borough of Oadby and Wigston), as well as the saved Employment Proposals in the Local Plan and policies adopted within the Oadby and Wigston Town Centres Area Action Plan focusing on delivery of B1a office uses in our centres would all still be in place. However, without the implementation of this plan, there would not be an up to date approach to tackling the Borough’s populations’ employment needs and without the identification of new land to deliver employment, there is a risk of increased unemployment and deprivation in the Borough.
Poor access to healthcare facilities in some areas of Borough.	Core Strategy Policy 10: (Community Infrastructure), as well as the Council’s Developer Contributions Supplementary Planning Document all play a significant role in considering this as part of existing and new development. Chapter 8 of the NPPF (Promoting Healthy Communities) supports the delivery of social, recreational and cultural facilities and services, which may help to address health issues within the local authority. However, emerging policy within the New Local Plan could further strengthen the need to maintain and create good access to health provision and opportunities to participate in a healthy lifestyle, because nationally and internationally, this is a growing priority.
Insufficient supply of open spaces, community and sporting facilities in some parts of the Borough.	Core Strategy Policy 17 (Open Space and Facilities for Leisure, Recreation and Tourism) and Core Strategy Policy 10 (Community Infrastructure), as well as the Council’s Developer Contributions Supplementary Planning Document all play a significant role in considering this as part of existing and new developments. The New Local Plan could potentially strengthen the existing policy approach to securing contributions to support the delivery of the necessary infrastructure to support new growth in the future.
High levels of localised congestion and poor access to public transport or sustainable transport options.	Core Strategy Policy 1 (Spatial Strategy for Development in the Borough of Oadby and Wigston), Core Strategy Policy 14 (Design and Sustainable Construction) and Core Strategy Policy 11 (Affordable Housing) seek to increase the supply and range of housing options in the Borough. Without the emergence of the New Local Plan, this issue may not be responsive to the needs of the Borough’s growing population and therefore the under supply of suitable housing options would continue to pose an issue.
Without better waste management and recycling procedures, the Borough will continue to produce more waste, thus damaging the local environment.	Although there are no specific policies addressing this issue locally, the Council’s Adopted Core Strategy contains Core Strategy Policy 8: Climate Change and Renewable Energy and Core Strategy Policy 14: Design and Sustainable Construction which do touch upon the importance of considering the climate and good design as part of new developments. The Council’s Corporate Policies also consider the need to recycle household waste. However, without the issue specifically being considered in the emerging Local Plan, the issue will not be adequately addressed in the Borough going forward.
Climate Change will further exacerbate the risk of flooding and possibly lead to water shortages thus requiring efficient water management and usage solutions in new development.	Core Strategy Policy 9 (Flood Risk and the Water Environment) specifically considers the issue of protecting water quality and use to minimise flood risk and designing the issue out as part of new development by avoiding growth in flood risk areas. However, without the issue being addressed within the emerging New Local Plan, then there is a danger that flood risk and sustainable management of water may not be considered adequately as part of future developments coming forward.
Development pressure continues to place natural habitats and species of high biodiversity value at	Core Strategy Policy 5 (Green Infrastructure) considers the needs of the Borough and its nature conservation and therefore, the issue would be adequately dealt with via that policy until 2026. However, without the emerging Local Plan taking account of this matter, there is a risk that sustainable management

Key Sustainability Issue	Likely evolution of the issue without implementation of the new Local Plan
risk.	of these areas could become uncertain in the future.
Increasing pressure from development of protected open space, particularly Green Wedges, in the Principal Urban Area.	Core Strategy Policy 5 (Green Infrastructure), Core Strategy Policy 6 (Green Wedges) and Core Strategy Policy 17 (Open Space and Facilities for Leisure, Recreation and Tourism) adequately consider the protection of green and open space in the Borough. However, without the emerging Local Plan taking account of this matter, there is a risk that sustainable management of Green Wedges and other areas could become uncertain in the future.
Development pressure continues to place archaeological, geological and cultural heritage interests and their settings at risk.	CS Policy 15: Landscape and Character considers the need to maintain and enhance culturally, geological and archaeological sites of interest. However, this policy doesn't include the broader issue of heritage assets and without the New Local Plan taking account of these (now a requirement of the National Planning Policy Framework), this is also likely to be a significant risk to the historic environment in the Borough.

4 Sustainability Appraisal Findings for the Pre-Submission Local Plan

- 4.1 This chapter presents the SA findings for the vision, spatial objectives and policies that are set out in the current version of the Local Plan, the Pre-Submission document (November 2017). The SA findings relating to the likely cumulative effects of the vision, spatial objectives and policies along with the site allocations in the Pre-Submission Local Plan are also presented in this chapter. The SA findings for the policies included in the Pre-Submission Local Plan are presented in accordance with the groups of policies in the Local Plan document. The detailed SA matrices for site allocations are presented in **Appendix 5** and for the policies are presented in **Appendix 9**.
- 4.2 Following consultation on the Preferred Options document, a number of changes were made to the selected policies. This includes the addition of Policy 21: Cottage Farm Direction for Growth area, allocation of Stoughton Grange as a Direction for Growth area and removal of the policy 'Housing Allocations'. The Housing Allocations policy was removed because the Council consider the contents of this policy to be addressed elsewhere in the plan, primarily Policy 2: Spatial Strategy for Development within the Borough.

Vision

- 4.3 The vision states that communities will offer a range of quality housing, which meets local needs, which would have significant positive effects on **housing** (SA objective 1).
- 4.4 The vision states that in 2031 the Borough will be a safe and attractive community to live and work in and visit. This includes a secure environment and healthy, empowered communities. The vision is that growth will contribute to people's health, happiness and wellbeing, raising quality of life. Living and working in a safe and attractive Borough, with opportunities to enjoy landscapes, recreation and nature is likely to contribute positively to the health and wellbeing of residents, workers and visitors, therefore having significant positive effects on **health** (SA objective 2). As part of this, the vision promotes 'important services and facilities', which are expected to include community facilities, as well as the provision of recreational opportunities. This is likely to have minor positive effects with regards to **community and leisure facilities** (SA objective 3). Creating safe, peaceful, harmonious and empowered communities is also likely to improve **community safety** (SA objective 4) and **social inclusion** (SA objective 5), leading to minor positive effects with regards to **integrated communities** (SA objective 6).
- 4.5 The vision states that the Borough will make the best use of its natural and heritage assets, as well as promoting well-designed, good quality development. Whilst it is uncertain how 'best use' is to be interpreted, it is likely that this will include conservation of these assets and promoting access to the learning opportunities they offer – good design may contribute to this. As such, minor positive effects are expected with regards to **historic environment** (SA objective 7). In addition, the vision also refers to raising environmental standards and conservation and enhancement of biodiversity, therefore significant positive effects are likely with regards to the **natural environment** (SA objective 8).
- 4.6 The vision only refers to landscape in terms of increasing access to open landscapes, but in promoting good design, enhancing local distinctiveness, and raising environmental standards, minor positive effects are expected with regards to **landscape** (SA objective 9).
- 4.7 The vision states that the Borough and its assets will be accessible to all through sustainable modes of transport. This is expected to have significant positive effects for **access to services** (SA objective 21) and **sustainable transport** (SA objective 22). This may also have minor positive effects on **climate change** (SA objective 14), as if assets, including services and

facilities, are accessible by sustainable modes of transport, this will reduce the need to travel by car and therefore reduce associated greenhouse gas emissions.

- 4.8 The vision supports sustainable development and empowerment of communities, therefore having minor positive effects with regards to **sustainable development** (SA objective 15).
- 4.9 Good access to the Borough and its assets is likely to mean that job opportunities are accessible by sustainable modes of transport. In addition, the vision promotes sustainable economic growth and states that residents will have access to a range of job opportunities, therefore significant positive effects are likely with regards to **access to employment opportunities** (SA objective 17).
- 4.10 The vision promotes well-designed, high quality development to continue raising environmental standards. This is expected to include incorporation of **sustainable design**, leading to minor positive effects on SA objective 19.
- 4.11 Text supporting the vision explains that in keeping the Borough safe, clean and attractive, all new development will integrate measures to minimise waste, therefore having minor positive effects with regards to **waste management** (SA objective 20).

Spatial Objectives

- 4.12 The Pre-Submission document sets out 14 spatial objectives across four key areas of spatial focus:
- Vibrant town centres.
 - A prosperous economy.
 - Healthy, empowered communities.
 - Safe, clean and attractive.
- 4.13 A review of the sustainability implications of each of the objectives is set out according to these areas of spatial focus below.

Vibrant town centres

- 4.14 Spatial objectives 1 to 4 relate to creating and maintaining vibrant town centres. These spatial objectives may have positive effects on the **historic environment** (SA objective 7), as regeneration of town centres may enhance the setting of historic and heritage assets in these locations. Regeneration may also have positive effects with regards to **landscape** (SA objective 10), as well as the requirement for new development to respect the unique character of each centre, as stated in spatial objective 1 (regeneration of town and district centres). Spatial objective 1 also states that new development will ensure provision of open areas of public space, which may encourage residents to take part in outdoor recreation and may boost their mental wellbeing, leading to positive effects on **health** (SA objective 2).
- 4.15 These spatial objectives are likely to have significant positive effects with regards to **employment opportunities** (SA objective 17) as regeneration of town and district centres is expected to boost economic activity by bringing more people to the area, creating more demand for servicing and therefore attracting more businesses to the area. This is likely to positively impact the economic activity profile of the area and open up new and more job opportunities.
- 4.16 Regeneration of town centres is likely to encourage **redevelopment of brownfield land** (SA objective 18), which may result in a more efficient use of land.

A prosperous economy

- 4.17 Spatial objectives 5 and 6 relate to creating and maintaining a prosperous economy. Spatial objective 5 states that the Borough's low unemployment rate will be maintained by offering a variety of employment opportunities around the Borough. This is likely to have significant positive implications for **employment opportunities** (SA objective 17).

- 4.18 Spatial objective 6 focuses on creating accessible transport links, with a focus on sustainable modes of transport, such as actively encouraging use of public transport, cycling and walking. In addition, the objective encourages travel planning and working from home, which are likely to lead to more efficient travel and reducing the need to travel. These measures are likely to have significant positive effects with regards to **access to services** (SA objective 21) and **sustainable transport** (SA objective 22). As a result of increasing the proportion of journeys made by sustainable modes of transport and reducing the need to travel, this objective is likely to have positive effects with regards to **climate change** (SA objective 14) through reducing emissions of greenhouse gases associated with vehicular transport.

Healthy empowered communities

- 4.19 Spatial objectives 7, 8 and 9 relate to creating and maintaining healthy, empowered communities. Spatial objective 7 states that a number of 'directions for growth' will be established adjacent to the Leicester PUA. These are required to have appropriate access and not to have significant impacts on the highways network, which is likely to have positive effects with regards to **access** (SA objective 21).
- 4.20 Spatial objective 8 states that a mix of housing will be provided to meet local needs, which will have significant positive impacts for **housing** (SA objective 1).
- 4.21 Spatial objective 9 is expected to help residents live healthy lifestyles through providing high quality cultural, education and health facilities in appropriate and sustainable locations. In doing this and supporting walking and cycling, a number of facilities are likely to be accessible by sustainable modes of transport, leading to positive effects on **health** (SA objective 2), **education** (SA objective 16), **access** (SA objective 21) and **public transport** (SA objective 22). Significant positive effects are expected with regards to **health**, as this objective also states that open space and leisure facilities will be conserved and enhanced and that there will be no net loss of open space.

Safe, clean and attractive

- 4.22 Spatial objectives 10 to 14 relate to ensuring that the Borough is a safe, clean and attractive place to live, work and visit. Spatial objective 10 directly refers to preventing **crime** (SA objective 4), promoting **social inclusion** (SA objective 5) and community cohesion, leading to **integrated communities** (SA objective 6), therefore it is likely to have a significant positive effects on these SA objectives. This spatial objective also requires development to illustrate the highest standards of design and construction, as well as respecting local history, character and vernacular, which is likely to have positive effects with regards to the **historic environment** (SA objective 7) and **landscape** (SA objective 9). This spatial objective also requires development to incorporate energy conservation measures and sustainable energy generation, therefore having positive implications in terms of **renewable energy** (SA objective 13), **sustainable design** (SA objective 19) and a resultant minimisation of carbon emissions, leading to positive effects on **climate change** (SA objective 14). Minimisation of waste and contributions to reducing flood risk will have positive impacts on **waste** (SA objective 20) and **water quality and flooding** (SA objective 10) respectively. Overall, this will contribute towards **sustainable development** (SA objective 15).
- 4.23 In conserving and enhancing green infrastructure, spatial objective 11 is expected to have significant positive effects on **biodiversity and geodiversity** (SA objective 8). The spatial objective also states that enhancing natural habitats will help improve species' resilience to climate change and may also contribute towards climate change adaptation e.g. through local cooling and flood storage, resulting in positive effects on **climate change** (SA objective 14). As an indirect consequence of this, environmental enhancements may lead to a more attractive borough, therefore having positive effects on **landscape** (SA objective 9) and may help to connect people with nature, enhancing wellbeing and **health** (SA objective 2). Spatial objective 13: Green Wedges and the Countryside, also aims to protect the countryside and enable people to access the natural environment, including for leisure and recreation, thus having similar effects in terms of **landscape** and **health**. Spatial objective 13 also supports development of employment, leisure and residential development where this is essential to the needs of the rural economy, therefore having minor positive effects on **housing** (SA objective 1), **community facilities** (SA objective 3) and **employment opportunities** (SA objective 17).

- 4.24 Spatial objective 12 relates to enhancing local heritage, which will have significant positive effects on the **historic environment** (SA objective 7).
- 4.25 Spatial objective 14 relates to setting a development limit for Kilby Bridge. This will act to conserve the countryside and landscape around the village, having positive impacts for **landscape** (SA objective 9). This spatial objective also states that development would need to conserve and enhance the Grand Union Canal Conservation Area and other heritage assets, therefore having positive effects with regards to the **historic environment** (SA objective 7). The objective also refers briefly to the need to conserve and enhance 'other environmental' assets. This is assumed to include **biodiversity and geodiversity** (SA objective 8) assets, but as it is not specific as to what this may include, effects on all other SA objectives are considered to be negligible.

Table 4.1 Summary of the SA scores for the Vision and Spatial Objectives

SA objectives	Vision	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Objective 13	Objective 14
SA1: Housing	++	0	0	0	0	0	0	0	++	0	0	0	0	+	0
SA2: Health	++	+	0	0	0	0	0	0	0	++	0	+	0	+	0
SA3: Community facilities	+	0	0	0	0	0	0	0	0	0	0	0	0	+	0
SA4: Crime	+	0	0	0	0	0	0	0	0	0	++	0	0	0	0
SA5: Social inclusion	+	0	0	0	0	0	0	0	0	0	++	0	0	0	0
SA6: Integrated communities	+	0	0	0	0	0	0	0	0	0	++	0	0	0	0
SA7: Historic environment	+	+	+	+	+	0	0	0	0	0	++	0	++	0	++
SA8: Biodiversity and geodiversity	++	0	0	0	0	0	0	0	0	0	0	++	0	0	+
SA9: Landscape	+	+	+	+	+	0	0	0	0	0	+	+	0	++	++
SA10: Water quality and flooding	0	0	0	0	0	0	0	0	0	0	++	0	0	0	0
SA11: Air quality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SA12: Mineral resources and pollution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SA13: Renewable energy	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0
SA14: Climate change	+	0	0	0	0	0	+	0	0	0	+	+	0	0	0
SA15: Sustainable development	+	0	0	0	0	0	0	0	0	0	+	0	0	0	0
SA16: Education	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0
SA17: Employment opportunities	++	++	++	++	++	++	0	0	0	0	0	0	0	+	0
SA18: Redevelopment of brownfield land	0	+	+	+	+	0	0	0	0	0	0	0	0	0	0
SA19: Sustainable	+	0	0	0	0	0	0	0	0	0	++	0	0	0	0

SA objectives	Vision	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Objective 13	Objective 14
design															
SA20: Waste	+	0	0	0	0	0	0	0	0	0	++	0	0	0	0
SA21: Access	++	0	0	0	0	0	++	+	0	+	0	0	0	0	0
SA22: Public transport	++	0	0	0	0	0	++	0	0	+	0	0	0	0	0

Sustainable Places

- 4.26 This section relates to the three policies in Chapter Four: Sustainable Places of the Oadby and Wigston Local Plan: Pre-Submission Consultation Document (November 2017).
- 4.27 The SA scores for the policies in Chapter Four are shown in **Table 4.2** below.
- 4.28 The likely effects of the policies in the Sustainable Places section of the Local Plan are generally positive.
- 4.29 Policy 1 reflects the National Planning Policy Framework's presumption in favour of sustainable development. As such it is expected that it will have a generally positive effect on all of the SA objectives against which it has been appraised. These positive effects are likely to be minor however, considering the general nature of the policy.
- 4.30 Policy 2 is expected to have significant positive effects in relation to **housing** (SA objective 1), **sustainable development** (SA objective 15) and **employment opportunities** (SA objective 17).
- 4.31 Policy 3 is expected to make the Borough more attractive to work and live in by providing residential development in close proximity to existing services and facilities as well as employment opportunities and also by requiring that Masterplans or other appropriate plans or strategies are produced to support larger developments. Significant positive effects are therefore expected in relation to **sustainable development** (SA objective 15). The requirement to produce Masterplans or other appropriate plans or strategies for larger developments means that significant positive effects are likely also in relation to **sustainable design** (SA objective 19) for Policy 3.
- 4.32 These effects are likely given that the policy would support the provision of housing development to meet local need in the Borough over the Plan period. In addition, it would allow for the delivery of a sizeable amount of new employment land (8ha across the Borough) and the regeneration of the Identified Employment Areas in the Borough, as such providing employment opportunities for residents. Given that development is to be prioritised within and adjacent to the Leicester Principal Urban Area to allow for the regeneration of the main local centres or in areas adjoining the main centres it is expected that this pattern of development would help to improve access to services and encourage the use of sustainable modes of transport, therefore having minor positive effects on **public transport** (SA objective 22).
- 4.33 This pattern of development is also expected to allow for a relatively good level of access to existing services such as those which support **health** (SA objective 2), **community facilities** (SA objective 3), and **education** (SA objective 16). Minor positive effects have therefore been identified for these SA objectives. This minor positive effect is likely to be reflected in terms of overall **access** (SA objective 21) to services and facilities in the Borough, particularly for without a car or people with mobility issues, such as older people and people with disabilities.
- 4.34 As Policy 2 would allow for high levels of new development in the Borough, some of which would take place on greenfield land (particularly within the Direction for Growth areas) minor negative

effects have been identified for the **historic environment** (SA objective 7), **biodiversity and geodiversity** (SA objective 8), **landscape** (SA objective 9), **air quality** (SA objective 11), **climate change** (SA objective 14) and **redevelopment of brownfield land** (SA objective 18). These minor negative effects are expected to be combined with minor positive effects for each objective given that the policy includes measures which may help to mitigate negative effects such as the requirement for including Green Infrastructure with new development and prioritising areas which may encourage the use of sustainable modes of transport for development. Policy 3 is also likely to provide residential development in close proximity to existing employment opportunities and services and facilities, as well as providing for new public transport links and encouraging services and facilities to be sustainably delivered when required. As such residents may take fewer journeys by private car thus helping to reduce greenhouse gases and other air pollutants, therefore having positive effects with regards to **climate change, air quality, access and public transport**. Minor positive effects have also been identified for Policy 3 with regards to the **historic environment** as it requires conservation and enhancement of heritage assets and their settings.

Table 4.2 Summary of the SA scores for the policies in Chapter Four: Sustainable Places of the Oadby and Wigston Local Plan: Pre-Submission (November 2017)

SA objectives	Pre-Submission Local Plan Policies		
	1 Presumption in Favour of Sustainable Development	2 Spatial Strategy for Development within the Borough	3 Regeneration Schemes and Large Scale Change
SA1: Housing	+	++	+
SA2: Health	+	+	+
SA3: Community facilities	+	+	+
SA4: Crime	+	0	+
SA5: Social inclusion	+	+	0
SA6: Integrated communities	+	0	+
SA7: Historic environment	+	+/-?	+
SA8: Biodiversity and geodiversity	+	+/-	+
SA9: Landscape	+	+/-	+
SA10: Water quality and flooding	+	+/-	+
SA11: Air quality	+	+/-	+
SA12: Mineral resources and pollution	+	0	+
SA13: Renewable energy	+	0	0
SA14: Climate change	+	+/-	+
SA15: Sustainable development	+	++	++
SA16: Education	+	+	+
SA17: Employment opportunities	+	++	+
SA18: Redevelopment of brownfield land	+	+/-	0
SA19: Sustainable design	+	0	++
SA20: Waste	+	+	0
SA21: Access	+	+	+
SA22: Public transport	+	+	+

Cohesive Communities

- 4.35 This section relates to the seven policies in Chapter Five: Cohesive Communities of the Oadby and Wigston Local Plan: Pre-Submission Consultation Document (November 2017).
- 4.36 The SA scores for the policies in Chapter Five are shown in **Table 4.3** below.
- 4.37 The likely effects of the policies in the Cohesive Communities section of the Local Plan are generally positive. The significant positive effects which have been identified for each of the policies are likely given the specific support they provide for that SA objective.
- 4.38 Significant positive effects have been identified for Policy 4 in relation to **education** (SA objective 16) and **employment opportunities** (SA objective 17). These effects are likely as the policy would support local educational attainment through the requirement for improvements to education facilities to support new development and given that the policy directly aims to provide residents with the best chance to be more competitive in the job market. Considering the specific nature of this policy negligible effects are expected on the remaining SA objectives.
- 4.39 Similarly, Policy 5 is expected to have a significant positive effect on the SA objective it directly seeks to address; **health** (SA objective 2). This is to be achieved through the requirement for the provision of Health Impact Assessments (HIAs) for larger development and mitigation measures to overcome any adverse impacts on health and wellbeing caused by development. Requiring larger schemes to produce HIAs is expected to help improve the quality of local housing. This is to be achieved through the use of HIAs given that these documents seek to identify the effects of development on the wider community and promote healthy activities such as walking and cycling. Minor positive effects have therefore been identified in relation to

housing (SA objective 1), **community facilities** (SA objective 3), **social inclusion** (SA objective 5), **air quality** (SA objective 11) and **public transportation** (SA objective 22).

- 4.40 Significant positive effects are expected in relation to **housing** (SA objective 1), **crime** (SA objective 4) the **historic environment** (SA objective 7) and **sustainable design** (SA objective 19) for Policy 6. The primary aim of the policy is to deliver the highest possible quality design which is to be sustainable and inclusive, with housing to be considerate of the aims and principles set out in Building for Life 12⁶ (as explained in the Policy's supporting text) which should help to improve their functionality, attractiveness and sustainability. The improved level of design, promoted through this policy is also required to 'design-out' crime and antisocial behaviour by creating a safe environment. The policy also requires that new development is respectful of existing character in the Borough. The significant positive effect expected in relation to housing is likely to be combined with a minor negative effect given that the policy requires local development to be of an improved design as expressed through the production of a Design and Access Statement which may impact on viability of local schemes and ultimately local housing delivery.
- 4.41 It is likely that the requirement for improved design in new development in Oadby and Wigston will have residual beneficial impacts on other elements of sustainable development. High quality design is required by this policy to be incorporated into new local development and to be considerate of and in some places improve **health** (SA objective 2), **community facilities** (SA objective 3), **crime** (SA objective 4), **social inclusion** (SA objective 5), **biodiversity** (SA objective 8), **landscape** (SA objective 9), **water quality and flooding** (SA objective 10), air quality (SA objective 11), **renewable energy** (SA objective 13), **climate change** (SA objective 14), **sustainable development** (SA objective 15), **education** (SA objective 16), **employment opportunities** (SA objective 17), **redevelopment of brownfield land** (SA objective 18), **waste** (SA objective 20), **access and public** (SA objective 21), **transport** (SA objective 22). As such minor positive effects have been identified in relation to all of these SA objectives. Measures required by Policy 6 which would impact beneficially upon these identified SA objectives include protection of local biodiversity, consideration of landscape setting, measures to conserve water resources an integration of development into sustainable transport networks.
- 4.42 Policy 7 would seek to secure a range of new community facilities in the Borough as well as protecting those already present. As these facilities would provide areas in which local integration could be facilitated in addition to social and spiritual functions and would be connected to local sustainable transport networks significant positive effects have been identified in relation to **community facilities** (SA objective 3), **integrated communities** (SA objective 6) and **access** (SA objective 21).
- 4.43 The provision of new and protection of existing community uses, as supported by Policy 7, is expected to have residual beneficial impacts on **health** (SA objective 2), **social inclusion** (SA objective 5), and **education** (SA objective 16). As these features are to be provided in areas which are accessible by sustainable modes of transport minor positive effect shave also been identified in relation to **air quality** (SA objective 11), **climate change** (SA objective 14) and **public transport** (SA objective 22). Further minor positive effects have been identified for this policy for **landscape** (SA objective 7), the **historic environment** (SA objective 9) and **redevelopment of brownfield land** (SA objective 18). The text of the policy requires that the development of community facilities positively reflects the character and appearance of its surroundings and also encourages the co-location of community facilities.
- 4.44 Many of the positive effects identified in relation to Policies 8, 9 and 10 are expected to be similar given that they address the protection or provision of more green space in one form or other. As such positive effects have been identified for all policies in relation to **health** (SA objective 2), **integrated communities** (SA objective 6), **historic environment** (SA objective 7), **landscape** (SA objective 9) and **water quality and flooding** (SA objective 10). All policies are expected to protect and enhance the local character in terms of townscape and landscape with significant positive effects identified in relation to landscape character and quality for Policies 8 and 9 given that they would provide protection for the Green Wedges in the Borough and landscape form and open spaces which help to contribution to this.

⁶Building for Life Partnership (Cabe at Design Council, Design for Homes and Home Builders Federation, with the assistance of Nottingham Trent University), Building for Life 12 (2015).

- 4.45 Further significant positive effects have been identified in relation to **biodiversity and geodiversity** (SA objective 8) for Policy 8 as it seeks to achieve a net gain of Green Infrastructure in the Borough, which may help to provide additional habitat as well as habitat connectivity. The policy also requires that Regionally Important Geological Sites are protected.
- 4.46 Only one minor negative effect has been identified in relation to Policy 9 for **housing** (SA objective 1). This policy requires that all open space, sports and recreational buildings and land, including playing fields are protected from development where they are not surplus to requirement and the need for new development does not outweigh the loss of recreational provision. As such this approach would remove a sizeable portion of the Borough from consideration when identifying land for the provision of new homes to meet local need. The negative effect is uncertain given that the loss of this type of land is permitted if an equivalent or better provision of open space is made in a suitable location.
- 4.47 Local improvements to public realm promoted through Policy 10 are expected to help improve aesthetic quality thereby protecting and enhancing local character and townscape meaning a significant positive effect has been identified in relation to the **historic environment** (SA objective 7). Protecting and improving the quality of the local built environment may encourage people to live and work in the Borough as well as promoting inward economic investment; therefore a minor positive effect has also been identified in relation to **sustainable development** (SA objective 15) and **employment opportunities** (SA objective 17). This policy also would include for soft landscaping meaning a minor positive effect is expected on **landscape** (SA objective 9) and **water quality and flooding** (SA objective 10). The policy requires that pedestrian movement is prioritised when development is to impact upon public realm which may help to encourage modal shift in the Borough. Minor positive effects have therefore been identified in relation to **air quality** (SA objective 11), **climate change** (SA objective 14), **access** (SA objective 21) and **public transport** (SA objective 22).

Table 4.3 Summary of the SA scores for the policies in Chapter Five: Cohesive Communities of the Oadby and Wigston Local Plan: Pre-Submission (November 2017)

SA objectives	Pre-Submission Local Plan Policies						
	4 Creating a Skilled Workforce	5 Improving Health and Wellbeing	6 High Quality Design and Materials	7 Community Facilities	8 Green Infrastructure	9 Open Space, Sport and Recreation Facilities	10 Public Realm
SA1: Housing	0	+	++/- ?	0	0	-?	0
SA2: Health	0	++	+	+	+	+	0
SA3: Community facilities	0	+	+	++	0	+	0
SA4: Crime	0	0	+	0	0	0	0
SA5: Social inclusion	0	+	+	+	0	0	0
SA6: Integrated communities	0	0	0	++	+	+	0
SA7: Historic environment	0	0	++	+	+?	+?	++
SA8: Biodiversity and geodiversity	0	0	+	0	++	+	0
SA9: Landscape	0	0	+	+	++	++	+
SA10: Water quality and flooding	0	0	+	0	+	+	+
SA11: Air quality	0	+	+	+	0	+	+
SA12: Mineral resources and pollution	0	0	0	0	0	0	0

SA objectives	Pre-Submission Local Plan Policies						
	4 Creating a Skilled Workforce	5 Improving Health and Wellbeing	6 High Quality Design and Materials	7 Community Facilities	8 Green Infrastructure	9 Open Space, Sport and Recreation Facilities	10 Public Realm
SA13: Renewable energy	0	0	+	0	0	0	0
SA14: Climate change	0	0	+	+	0	+	+
SA15: Sustainable development	0	0	+	0	+	+	+
SA16: Education	++	0	+	+	0	+	0
SA17: Employment opportunities	++	0	+	0	0	+	+
SA18: Redevelopment of brownfield land	0	0	+	+	+	+	0
SA19: Sustainable design	0	0	++	0	0	0	+
SA20: Waste	0	0	+	0	0	0	0
SA21: Access	0	0	+	++	0	+	+
SA22: Public transport	0	+	+	+	0	+	+

Housing Delivery

- 4.48 This section relates to the six policies in Chapter Six: Housing Delivery of the Oadby and Wigston Local Plan: Pre-Submission Consultation Document (November 2017).
- 4.49 The SA scores for the policies in Chapter Six are shown in **Table 4.4** further ahead in this section.
- 4.50 The policies in this chapter relate to the provision of new homes in the Borough and as such all are expected to have at least a minor positive effect on **housing** (SA objective 1). Where policies relate to provision of new homes to meet the Borough's requirements in relation to an appropriate housing mix (Policy 11) or provisions which may meet the housing needs of specific groups in Oadby and Wigston (Policies 13, 14 and 16) significant positive effects are expected on this SA objective. As Policy 13 and Policy 14 would allow for the delivery of homes which may help to meet the needs of specific groups in the Borough (potentially including older people or those with disabilities) associated minor positive effects have been identified in relation to **social inclusion** (SA objective 5).
- 4.51 It is expected that adhering to a higher density in urban areas would result in more efficient use of land in these areas as such reducing the potential for use of greenfield sites, meaning a significant positive effect is likely on **redevelopment of brownfield land** (SA objective 18) in relation to Policy 12. As this approach would help to provide more and higher densities of development in central areas where the provision of services and facilities is strongest, a significant positive effect is also expected on **access** (SA objective 21).
- 4.52 Given that a higher level of access to services and facilities in close proximity to new development may result due to this policy, associated minor positive effects have been identified in relation to SA objectives which are influenced by need to make use of these services and facilities and requirement to travel in the Borough; that is to say **health** (SA objective 2), **community facilities** (SA objective 3), **air quality** (SA objective 11), **climate change** (SA objective 14), **education** (SA objective 16), **employment opportunities** (SA objective 17), and **public transport** (SA objective 22). Policy 15 would support urban infill development, as such would

have many similar positive effects to Policy 12 as it would result in the provision of development at the urban edge which would be in relatively close proximity to existing services and facilities.

- 4.53 As Policy 12 requires density to be raised at urban areas thereby potentially reducing need for housing development to be provided at rural greenfield sites, minor positive effects have been identified in relation to **biodiversity and geodiversity** (SA objective 8), **landscape** (SA objective 9) and **water quality and risk of flooding** (SA objective 10). Conversely, Policy 15 does not require increased densities, therefore negligible effects have been identified for these SA objectives, apart from **landscape** (SA objective 9) given the potential harm infill development may have on the landscape character of a given area. As Policy 15 would require this type of development to be guided by the Council's Landscape Character Assessment where it would take place on residential garden land or any other open amenity space around buildings an overall mixed effect is likely on SA objective 9.
- 4.54 The effect of requiring high densities of development (Policy 12) at urban locations is expected to have a similar mixed effect on the **historic environment** (SA objective 7) as although this approach may help to preserve the town centres, which contain a high number of heritage assets, these heritage features may be affected by new development. The minor negative effect expected as part of the overall mixed effect has been recorded as uncertain given that the policy requires that character and design are considered through an appropriate assessment during the formulation of the appropriate density of housing to be delivered.
- 4.55 Policy 16 addresses the provision of accommodation for Gypsies and Travellers in Oadby and Wigston. The criteria based approach to this type of provision means that in addition to the significant positive effect expected on local **housing** provision (SA objective 1), minor positive effects are expected on many of the other SA objectives. These effects are expected to be achieved given that the policy directly addresses many of the SA objectives such as provision of sites in close proximity to existing facilities (ensuring good access), requiring development that has no adverse impacts on the surrounding environment, requiring high quality design and ensuring development is not located within areas at high risk of flooding.

Table 4.4 Summary of the SA scores for the policies in Chapter Six: Housing Delivery of the Oadby and Wigston Local Plan: Pre-Submission Consultation Document (November 2017)

SA objectives	Pre-Submission Local Plan Policies					
	11 Housing Choices	12 Housing Density	13 Affordable Housing	14 Self Build and Custom Build	15 Urban Infill Development	16 Gypsies, Travellers and Travelling Showpeople
SA1: Housing	++	+	++	++	+	+
SA2: Health	+	+	0	0	+	+
SA3: Community facilities	0	+	0	0	+	+
SA4: Crime	0	0	0	0	0	0
SA5: Social inclusion	+	0	+	+	0	0
SA6: Integrated communities	0	0	0	0	0	0
SA7: Historic environment	+	+/-?	0	0	+	+
SA8: Biodiversity and geodiversity	0	+	0	0	0	+
SA9: Landscape	+	+	0	0	+/-	+
SA10: Water quality and flooding	0	+	0	0	0	+

SA objectives	Pre-Submission Local Plan Policies					
	11 Housing Choices	12 Housing Density	13 Affordable Housing	14 Self Build and Custom Build	15 Urban Infill Development	16 Gypsies, Travellers and Travelling Showpeople
SA11: Air quality	+	+	0	0	+	+
SA12: Mineral resources and pollution	0	0	0	0	0	+
SA13: Renewable energy	0	0	0	0	0	0
SA14: Climate change	+	+	0	0	+	+
SA15: Sustainable development	0	0	0	0	0	0
SA16: Education	0	+	0	0	+	+
SA17: Employment opportunities	0	+	0	0	+	+
SA18: Redevelopment of brownfield land	0	++	0	0	+	0
SA19: Sustainable design	0	0	0	0	0	+
SA20: Waste	0	0	0	0	0	0
SA21: Access	+	++	0	0	++	+
SA22: Public transport	+	+	0	0	+	+

Allocations and Regeneration Opportunity Areas

- 4.56 This section relates to the six policies in Chapter Seven: Allocations and Regeneration Opportunity Areas of the Oadby and Wigston Local Plan: Pre-Submission Consultation Document (November 2017). The summary of sustainability findings for those sites which have been allocated but are not detailed in Chapter Seven as well as the reasonable alternatives considered are presented separately in Chapter 5 of this SA Report.
- 4.57 The SA scores for the policies in Chapter Seven are shown in **Table 4.5** further ahead in this section.
- 4.58 The policies in this chapter relate to the allocation of land for development in the Borough. Given that some of this development is to provide new housing (particularly at the Wigston Direction for Growth area where 550 new homes are to be provided as part of 'Phase 2' of the development and to a lesser extent at Cottage Farm Direction for Growth area, Stoughton Grange Direction for Growth area and Kilby Bridge where smaller levels of development would be supported) which is to be of an appropriate mix, significant positive effects have been identified in relation to **housing** (SA objective 1) for Policies 17, 18, 20 and 21.
- 4.59 Broadly positive effects are also likely for the policies of Chapter 7 in relation to **employment opportunities** (SA objective 17), with significant positive effects expected for Policies 19 and 20. These policies support the delivery of employment land by the existing Oadby Industrial Estate at Kenilworth Drive, as well as at least 2.5ha of employment land within the Wigston Direction for Growth area as part of 'Phase 2' of the development. The remaining policies would provide for a reduced number of employment opportunities of a smaller scale specifically at Kilby Bridge and Stoughton Grange. Cottage Farm Direction for Growth would include for a negligible level of employment growth meaning a negligible effect has been recorded for SA objective 17 for Policy 21.

- 4.60 Policies 18, 20 and 21 are expected to make the Borough more attractive to work and live in by providing residential development in close proximity to existing services and facilities as well as employment opportunities and also by requiring that Masterplans or other appropriate plans or strategies are produced to support larger developments. The positive effect is expected to be significant for Policy 20 in relation to **sustainable development** (SA objective 15) as the Wigston Direction for Growth area would accommodate a significant number of new homes. Policies 18 and 21 are expected to have a minor positive effect on this SA objective given that they would allow for a lower level of growth in the Borough.
- 4.61 Only Policy 19 is expected to have a significant positive effect for the **redevelopment of brownfield land** (SA objective 18) given that the area supported for redevelopment (Oadby Sewage Treatment Works) has previously been developed and is relatively large. Policies 17 and 18 would result in some small scale opportunities for the re-use of brownfield land, although Policy 18 also includes areas of greenfield land. Development within the Stoughton Grange Direction for Growth area, Wigston Direction for Growth and Cottage Farm Direction for Growth area would involve the loss of a significant area of greenfield land in the Borough and therefore a significant negative effect has been identified in relation to this SA objective for Policies 18 (combined with a minor positive effect), 20 and 21. Given that development at the Wigston, Stoughton Grange and Cottage Farm Direction for Growth areas would be supported by an element of community development, Policies 18, 20 and 21 are expected to have a significant positive effect on **community facilities** (SA objective 3) within Oadby and Wigston.
- 4.62 Given the high level of development the policies in this chapter would support, a number of mixed effects have been identified for the SA objectives which relate to the protection of the environment. Some significant negative effects have been identified for **biodiversity and geodiversity** (SA objective 8) in relation to Policies 17, 18, 20 and 21 as they would result in development in close proximity to a number of specific biodiversity designations or the development of a large area of greenfield land. The effects in relation to Policies 17 and 18 are likely to be mixed given that the policy would help to mitigate adverse impacts on the surrounding natural environment. In addition, development under Policy 17 would take place on brownfield land, which is likely to be of reduced biodiversity importance.
- 4.63 The loss of a large area of greenfield land, as supported by Policies 20 and 21, is likely to have a similar significant negative effect on the **landscape** (SA objective 9) character surrounding the Wigston and Cottage Farm Direction for Growth areas. Minor negative effects (mixed with minor positive effects) on **landscape** are expected as a result of development at the Stoughton Grange Direction for Growth area (Policy 18), as whilst this would lead to a loss of greenfield land, the policy requirements are likely to lessen any negative effects and may lead to positive effects, in ensuring that development is complementary to surrounding land uses. Although development at Oadby Sewage Treatment Works (Policy 19) would take place on almost all brownfield land it is expected that any intensification of use could result in adverse impacts on the surrounding landscape within the undeveloped Green Wedge. These adverse impacts are likely to be minor and combined with a minor positive effect given that the policy requires that new development is guided by a masterplan and should be a well-designed and high quality scheme. Policy 17 would contain development at this location within the Kilby Bridge Settlement Envelope, which consists of brownfield land, with consideration for rural landscape and views across open countryside. A significant positive effect is expected, given the restrictive nature of the policy. Policy 18 would allow for development at Stoughton Grange which has historically been within the countryside and a Green Wedge. Whilst part of this area is brownfield land, the majority is greenfield land. The policy requires that new development is guided by a detailed Masterplan and is complementary to the existing surroundings. Furthermore it is expected that provision of a cemetery use as part of this allocation would help to preserve the openness of the countryside at this location meaning the negative effect identified for SA objective 9 is minor and is likely to be combined with a minor positive effect.
- 4.64 The loss of large areas of greenfield is also expected to affect flood risk as development on greenfield land would increase the level of impermeable surfaces in the Borough. As such a minor negative effect is expected in relation to Policy 20 Wigston Direction for Growth for **water quality and flooding** (SA objective 10). A similar minor negative effect has been recorded for this SA objective for Policies 18 and 21 for a similar reason. As a relatively large area within the land at

Oadby Sewage Treatment Works is located within Flood Zone 3 a minor negative effect has also been identified for this SA objective for Policy 19.

- 4.65 The sensitive nature of the surrounding **historic environment** (SA objective 7) given the close proximity of a number of listed buildings at Stoughton Grange means that a significant negative effect is expected for Policy 18. This is likely to be combined with a minor positive effect as the policy requires that a detailed Masterplan is provided to show how the mitigation of potential impacts will be achieved. Given the large area of greenfield land which is to be developed as part of the Wigston Direction for Growth under Policy 20 it is likely to be difficult to mitigate any impacts on the surrounding historic environment. Given that the Lanes Conservation Area and the Grand Union Canal are located in close proximity of this land a significant negative effect has been recorded for this SA objective. A significant negative effect is also expected for Policy 21 as the land at Cottage farm is mostly greenfield and also contains three Areas of Archaeological Potential. A minor negative effect has been identified for Policy 19 as the Oadby Sewage Treatment Works is in close proximity to two Conservation Areas (London Road and Saint Peters and Oadby Court) the setting of which may be adversely impacted upon by new development which is supported by the policy. This effect is combined with a minor positive effect considering the requirement of the policy for development which is well designed, of a high quality and guided by a masterplan.
- 4.66 Mixed effects have been identified for the policies of Chapter 7 in relation to **air quality** (SA objective 11) and **climate change** (SA objective 14). It is expected that Policies 19, 20 and 21 would provide residential development in close proximity to existing employment opportunities and services and facilities, or provide for new public transport links and encourage services and facilities to be sustainably delivered when required. As such residents may take fewer journeys by private car thus helping to reduce greenhouse gases and other air pollutants. The minor positive effects expected for Policies 20 and 21 are likely to be combined with a minor negative effect given that a new link road which may make travel by private motor vehicle in the Borough more attractive would be supported through these policies. Development at the Kilby Bridge Settlement Envelope and Stoughton Grange would be provided in locations with poorer levels of access to existing facilities meaning minor negative effects are expected on this SA objective for Policies 17 and 18. As development at Stoughton Grange however, is to be supported by infrastructure to satisfy the maximum demands of proposed uses and also requires that transport issues are addressed through a detailed Masterplan it is expected that this may encourage the provision of additional sustainable transport links and therefore a minor positive effect has also been recorded for these SA objectives.
- 4.67 Broadly positive effects have been identified in relation to **access** (SA objective 21). Most of the policies would provide for residential development in close proximity to existing employment development or to existing sustainable transport links. Where this is not the case new services and facilities are expected to be delivered as part of the new development (i.e. within the Direction for Growth areas). Policies 17 and 18 are expected to have a minor negative effect on SA objective 21 as it would result in development at a location where existing services, facilities and employment provision is poor. In addition, any improvements (particularly in relation to public transport) which would be delivered are expected to be minimal. The effects recorded in relation to **public transport** SA objective 22 for each policy vary slightly. The mixed effects expected in relation to Policies 17 and 18 reflect the more limited number of services and facilities presently accessible from these locations. At Kilby Bridge, the use of public rights of way (PRoW) by the Grand Union Canal may be enhanced by leisure development supported through this policy. At Stoughton Grange, Policy 18 would support the provision of on-site infrastructure to satisfy the maximum demands of the proposed uses, and as such some improvement to public transport provision in the area (for example through the provision of new bus stops) may result. As the safeguarding of land for a new link road at the Stoughton Grange Direction for Growth area, Wigston Direction for Growth area and Cottage Farm Direction for Growth area could make future travel by private motor vehicle more attractive minor negative effects are expected to be combined with the minor positive effects identified for Policies 18, 20 and 21.

Table 4.5 Summary of the SA scores for the policies in Chapter Seven: Allocations and Regeneration Opportunity Areas of the Oadby and Wigston Local Plan: Pre-Submission Consultation Document (November 2017)

	Pre-Submission Local Plan Policies				
SA objectives	17 Kilby Bridge Settlement Envelope	18 Stoughton Grange Direction for Growth area and Oadby Cemetery Allocation	19 Oadby Sewage Treatment Works	20 Wigston Direction for Growth area	21 Cottage Farm Direction for Growth area
SA1: Housing	++	++	0	++	++
SA2: Health	+	+/-?	+	+?	+?
SA3: Community facilities	+	++	+	++	++
SA4: Crime	0	0	+?	+	+
SA5: Social inclusion	+	+	0	+	+
SA6: Integrated communities	0	0	0	0	0
SA7: Historic environment	+?	+/--	+/-?	--?	--?
SA8: Biodiversity and geodiversity	+/--	+/--	+/-	--?	--?
SA9: Landscape	++	+/-	+/-?	--	--
SA10: Water quality and flooding	0	-	-?	-?	-?
SA11: Air quality	-	+/-	+	+/-	+/-
SA12: Mineral resources and pollution	0	0	+	0	0
SA13: Renewable energy	0	0	0	0	0
SA14: Climate change	-	+/-	+	+/-	+/-
SA15: Sustainable development	0	+	0	++	+
SA16: Education	+?	+	0	++	++
SA17: Employment opportunities	+	+	++	++	0
SA18: Redevelopment of brownfield land	+	+/--	++	--	--
SA19: Sustainable design	+	+	+	+	+
SA20: Waste	0	0	0	0	0
SA21: Access	-	+/-	+	+	+
SA22: Public transport	+/-	+/-	+	+/-	+/-

Economic Prosperity

- 4.68 This section relates to the five policies in Chapter Eight: Economic Prosperity of the Oadby and Wigston Local Plan: Pre-Submission Consultation Document (November 2017).
- 4.69 The SA scores for the policies in Chapter Eight are shown in **Table 4.6** further ahead in this section.
- 4.70 The policies in Chapter Eight are expected to have generally positive effects on the SA objectives against which they are likely to have any effect at all (for many of the SA objectives, these policies would be unlikely to have any effect as they do not relate to the issues covered by those SA objectives). The most positive effects expected are in relation to **employment opportunities** (SA objective 17). Significant positive effects have been identified for this SA objective for Policies 22, 23, 24 and 25. The first three of these policies would help to protect the town centre locations of the Borough in terms of their vitality and viability which may help to

encourage economic and job creation at these locations. These policies would help to achieve this by guiding much of the retail development and services and facilities to town centre locations. Policy 25 protects Identified Employment Areas from inappropriate development and would also allocate land for employment development at Magna Road Identified Employment Area which is expected to protect and enhance overall provision of land for employment use in Oadby and Wigston.

- 4.71 Policy 26 would address the provision of sustainable transport (such as central bus facility improvements, the provision of cycle parking and high quality public transport links to the Direction for Growth) and other transport improvements in the Borough and as such is expected to have significant positive effects on **air quality** (SA objective 11), **climate change** (SA objective 14), **access** (SA objective 21) and **public transport** (SA objective 22). The significant positive effects expected in relation to air quality and climate change are likely to be combined with a minor negative effect given that the policy would support the safeguarding of land for new major road infrastructure (the Eastern District Distributor Road) in the Borough. This may eventually encourage journeys to be undertaken by private car, which are more likely to contribute to emissions of air pollutants and greenhouse gases.
- 4.72 Only two further minor negative effects have been identified in relation to the policies in Chapter Eight of the Oadby and Wigston Local Plan: Pre-Submission (November 2017). Policy 24 would restrict the provision of **community uses** (SA objective 3) mainly to central locations. As such the areas that are considered acceptable to provide this type of development would be reduced, however that development which would be provided in central locations would be more accessible to a higher number of residents. A mixed overall effect has been identified for this SA objective.
- 4.73 A minor negative effect has also been identified in relation to **housing** (SA objective 1) for Policy 25. The policy would protect Identified Employment Areas from change of use and it is considered that this approach could limit viable housing development which might otherwise be provided at such locations. Minor positive effects have been identified on this SA objective for Policies 23 and 26. Policy 23 would support the delivery of smaller scale residential provision at town centre locations while Policy 26 would help to make homes more 'liveable' in terms of improving accessibility to local services and facilities.
- 4.74 Most of the effects on the remaining SA objectives are expected to be minor positive. Policy 22, Policy 23 and Policy 24 would direct much of the retail development, services and facilities to town centres, all of which might provide employment opportunities to the central areas of the Borough. Given that these areas are in close proximity to a high number of residents as well public transport nodes they would help to reduce the need to travel (particularly by private car) in the Borough, therefore minor positive effects have been identified in relation to **air quality** (SA objective 11), **climate change** (SA objective 14), **access** (SA objective 21) and **public transport** (SA objective 22).
- 4.75 These policies and Policy 26 are also expected to have a minor positive effect on **sustainable development** (SA objective 15). Encouraging a 'town and district centre first' approach and helping to improve the viability and vitality of town centre locations and providing improved local transport infrastructure is expected to encourage people to live and work in Oadby and Wigston and is expected to be particularly important in terms of encouraging inward economic investment.
- 4.76 Two of the policies within Chapter Eight of the Local Plan are expected to have minor positive effects on **health** (SA objective 2) and well-being in the Borough. A minor positive effect is expected in relation Policy 23 given that it supports the provision of more intensive sport and recreation development at town centre locations which will therefore be accessible to high number of residents. The minor positive effect expected in the relation to Policy 26 is likely given that new development in the Borough is required to reduce the need to travel and improve accessibility for residents. This may help to make healthcare facilities more accessible for residents of the Borough.
- 4.77 Only Policy 22 is expected to have any effect on the SA objectives which address the environment. This policy requires that new retail development is subject to environmental considerations which is take to include the **historic environment** (SA objective 7), **biodiversity and geodiversity**, **landscape** and **water quality and flooding** (SA objective 10). Minor positive effects have therefore been recorded for these SA objectives.

4.78 Policies 23 and 26 are the only policy in this chapter which are expected to have a minor positive effect on **crime** and safety (SA objective 4). Policy 23 encourages a mix of uses within the defined centres of the Borough as to encourage active street frontages at ground floor levels and 'eyes on the street' as part of a strategy to design out crime. Community safety is expected to be improved by Policy 26 given that it requires new development to be designed and located as to enhance the safety of pedestrians and road users. **Education** (SA objective 16) is only expected to be affected by Policy 25. This policy protects Identified Employment Areas from inappropriate development or change of use in Oadby and Wigston and such may encourage the uptake of new skills by residents dependent upon whether or not employment uses would provide for training opportunities. The minor positive effect expected in relation to this SA objective is therefore uncertain.

Table 4.6 Summary of the SA scores for the policies in Chapter Eight: Economic Prosperity of the Oadby and Wigston Local Plan: Pre-Submission Consultation Document (November 2017)

SA objectives	Pre-Submission Local Plan Policies				
	22 Delivering Retail	23 Retail Hierarchy	24 Local Impact Threshold	25 Protecting Identified Employment Areas	26 Sustainable Transport and Initiatives
SA1: Housing	0	+	0	-	+
SA2: Health	0	+	0	0	+
SA3: Community facilities	0	+	+/-	0	+
SA4: Crime	0	+	0	0	+
SA5: Social inclusion	0	0	0	0	0
SA6: Integrated communities	0	0	0	0	0
SA7: Historic environment	+	0	0	0	0
SA8: Biodiversity and geodiversity	+	0	0	0	0
SA9: Landscape	+	0	0	0	0
SA10: Water quality and flooding	+	0	0	0	0
SA11: Air quality	+	+	+	0	++/-
SA12: Mineral resources and pollution	0	0	0	0	0
SA13: Renewable energy	0	0	0	0	0
SA14: Climate change	+	+	+	0	++/-
SA15: Sustainable development	+	+	+	0	+
SA16: Education	0	0	0	+?	0
SA17: Employment opportunities	++	++	++	++	+
SA18: Redevelopment of brownfield land	0	0	0	+	0
SA19: Sustainable design	0	0	0	0	+
SA20: Waste	0	0	0	0	0
SA21: Access	+	+	+	0	++
SA22: Public transport	+	+	+	0	++

Town and District Centre Development

- 4.79 This section relates to the ten policies in Chapter Nine: Town and District Centre Development of the Oadby and Wigston Local Plan: Pre-Submission Consultation Document (November 2017).
- 4.80 The SA scores for the policies in Chapter Nine are shown in **Table 4.7** further ahead in this section.
- 4.81 Generally positive effects are expected for most of the SA objectives against which the policies of Chapter Nine are likely to have an effect (as with the policies in Chapter Eight above, for many of the SA objectives, these policies would be unlikely to have any effect as they do not relate to the issues covered by those SA objectives). Given that the policies would help to protect the vitality and viability of the town centres in Oadby and Wigston where much of the local inward economic investment is likely to occur it is unsurprising that most of the significant positive effects have been identified in relation to **employment opportunities** (SA objective 17). Protection of the vitality and viability of town centres through the control of uses which are considered to be appropriate is expected to be achieved most directly by Policies 27, 29, 30 and 31.
- 4.82 The protection of town centre uses is also likely to help encourage people to live and work in the Borough as well as inward economic investment, meaning most policies in Chapter 8 will also have a positive effect on **sustainable development** (SA objective 15). Given that Policy 29 sets the town and district centre boundaries in Oadby and Wigston and seeks to consolidate the centres of Wigston, Oadby and South Wigston as such providing the greatest strength of protection to town centre vitality and viability, a significant positive effect has been identified in relation to this SA objective.
- 4.83 As many of these policies would help to guide most of the town centre uses towards urban locations which are accessibility to a high number of residents (particularly by sustainable modes of transport) minor positive effects have also been identified in relation to **air quality** (SA objective 11), **climate change** (SA objective 14), **access** (SA objective 21) and **public transport** (SA objective 22). The policies which address car parking and taxis in the Borough (Policy 34 and Policy 35) are expected to have similarly positive effects on most of these SA objectives given that car parking is to be provided at a suitable level so as not to discourage the use of more sustainable modes of transport and considering the importance of taxis in helping to complete many journeys undertaken mostly by public transport. Concentrating town centre uses within more accessible locations through Policies 27, 28, 29, 30 and 31 may include some **community facilities** (SA objective 3) and leisure uses, which might additionally have positive effects on **health** (SA objective 2), therefore minor positive effects have also been identified on these SA objectives for some of these policies. In addition, Policy 34 could also have a minor positive effect on health as it allows for public car parking with consideration for other methods of transport and therefore should not discourage residents from making journeys by more active modes of transport. Policy 36 addresses development for hot food takeaways in the Borough and states that public health should be considered when applications for this type of development are submitted. A minor positive effect is therefore expected on health in relation to this policy.
- 4.84 Policies 32 and 33 address the incorporation of new shop fronts and security shutters into retail developments in the Borough. The requirements of these policies would have implications which mainly relate to the aesthetical quality of the Borough, in particular the maintenance of architecturally important elements and preservation of local character. As these policies would help to protect and potentially enhance the significance of local heritage assets and their settings, significant positive effects are expected in relation to the **historic environment** (SA objective 7). Policy 32 addresses shop fronts in the Borough the appropriate incorporation of which may help to 'design out' crime and encourage vitality, meaning minor positive effects are also expected for **crime** (SA objective 4) and **employment opportunities** (SA objective 17).
- 4.85 Given that Policies 27 and 28 would be restrictive in terms of the type of development that is to be acceptable within the primary and secondary shopping frontages of the Borough, minor negative effects are likely in relation to **housing** (SA objective 1). Beyond these areas but still within the town centre locations, Policies 29, 30 and 31 support the provision of an element of residential development that would be well linked to surrounding services and facilities as well as existing employment opportunities, and therefore a minor positive effect is expected on this SA objective for these policies. Similarly, Policies 35 and 36 would also have a minor positive effect

as they help to protect the quality of local housing and ensure that it is more liveable by preserving residential amenity in relation to development to facilitate local taxi premises and hot food takeaways.

Table 4.7 Summary of the SA scores for the policies in Nine: Town and District Centre Development of the Oadby and Wigston Local Plan: Pre-Submission (November 2017)

SA objectives	Pre-Submission Local Plan Policies									
	27 Primary Shopping Frontages	28 Secondary Shopping Frontages	29 Town Centre Boundaries	30 Other Areas within the Town and District Centre Centre Boundary but	31 Use of Upper Floors within the Centres of Wigston, Oadby and	32 Shop Fronts	33 Security Shutters	34 Car Parking	35 Taxis	36 Hot Food Takeaway
SA1: Housing	-	-	+	+	+	0	0	0	+	+
SA2: Health	0	+	+	0	0	0	0	+	0	+
SA3: Community facilities	+	+	+	+	+	0	0	0	0	0
SA4: Crime	0	+	0	0	0	+	0	+	0	+
SA5: Social inclusion	0	0	0	0	0	0	0	+	0	0
SA6: Integrated communities	0	0	0	0	0	0	0	0	0	0
SA7: Historic environment	0	0	0	0	0	++	++	0	0	+
SA8: Biodiversity and geodiversity	0	0	0	+	0	0	0	0	0	0
SA9: Landscape	0	0	0	0	0	0	0	0	0	+
SA10: Water quality and flooding	0	0	0	0	0	0	0	0	0	0
SA11: Air quality	+	+	+	+	+	0	0	+	+	+
SA12: Mineral resources and pollution	0	0	0	0	0	0	0	0	0	0
SA13: Renewable energy	0	0	0	0	0	0	0	0	0	0
SA14: Climate change	+	+	+	+	+	0	0	+	+	+
SA15: Sustainable development	+	+	++	+	+	0	0	0	0	0
SA16: Education	0	+	0	0	0	0	0	0	0	0
SA17: Employment opportunities	++	+	++	++	++	+	0	+	0	+
SA18: Redevelopment of brownfield land	0	0	0	0	0	0	0	0	0	0
SA19: Sustainable design	0	0	0	+	+	0	0	0	0	0
SA20: Waste	0	0	0	0	0	0	0	0	0	+
SA21: Access	+	+	+	+	+	0	0	0	+	0
SA22: Public transport	+	+	+	+	+	0	0	+	+	0

Protected Places

4.86 This section relates to the eight policies in Chapter Ten: Protected Places of the Oadby and Wigston Local Plan: Pre-Submission Consultation Document (November 2017).

- 4.87 The SA scores for the policies in Chapter Ten are shown in **Table 4.8** further ahead in this section.
- 4.88 The policies of Chapter Ten are expected to have mostly positive effects in relation to the SA objectives against which they are likely to have an effect. A number of negligible effects have also been identified however, given the more specific nature of these policies, as they do not directly relate to many of the SA objectives.
- 4.89 The most significant positive effects expected for the policies of Chapter 10 relate to **landscape** (SA objective 9). All of the policies assessed are expected to have at least a minor positive effect on this SA objective. A number of significant positive effects have also been identified in relation to other SA objectives which are also concerned with the protection of elements of the environment in the Borough; **social inclusion** (SA objective 5), **integrated communities** (SA objective 6), **historic environment** (SA objective 7), **biodiversity and geodiversity** (SA objective 8) and **water quality and flooding** (SA objective 10).
- 4.90 In relation to the **landscape** of the Borough the significant positive effects were expected given that this suite of policies would protect landscape character in relation forms of renewable energy such as wind power (Policy 38), and provides direct policy wording to protect landscape and important views with consideration to Landscape Character Assessments and other relevance guide documents (Policy 44). This chapter also helps to protect Green Wedges (Policy 42) and the countryside (Policy 43) in the Borough seeking to keep them open and mostly undeveloped given their contribution to local landscape character.
- 4.91 Policy 45 is assessed as having significant positive effects with regards to **social inclusion** (SA objective 5), **integrated communities** (SA objective 6) as it seeks to protect Local Green Spaces, which are valuable community assets that play an important role in cross community activities and informal interactions to the benefit of community cohesion. This policy also empowers local communities to identify green spaces to be protected which perform an important function for them.
- 4.92 It is expected that helping to protect the areas defined as Green Wedges and countryside in the Borough will also help to prevent the loss of habitat in the Borough and as such Policy 42 and Policy 43 are also expected to have significant positive effects on **biodiversity and geodiversity**. Given that the text of Policy 37 directly addresses the protection of these elements for example by requiring that the loss of valued features in the landscape, such as hedgerows, woodland, trees, ponds and wetland is minimised, a significant positive effect has also been identified for this policy.
- 4.93 The maintenance of greenfield land in the Borough through these policies is expected to have associated positive effects in relation to **water quality and flooding** given that greenfield land will allow for infiltration of surface water and reduction of local flood risk. Policy 38 and Policy 39 have been identified as having significant positive effects on SA objective 10 given that they directly address flood risk and the provision of sustainable drainage in the Borough. These policies require that areas of high flood risk should be avoided when new development is considered as detailed in the Council's Strategic Flood Risk Assessment and that Sustainable Drainage measures and other solutions to reduce the risk of flooding are incorporated at new development from the outset.
- 4.94 Policy 43 has defined the area of the countryside within the Borough, as such limiting the amount of development which will be appropriate in these areas. As a result of this most of the Borough's development will be guided to areas that are already relatively developed and can provide nearby access to facilities and services as well as sustainable transport nodes. In addition to improving local accessibility, this approach may help to encourage residents to make use of more active and sustainable modes of transport when accessing facilities and services as well as employment opportunities, helping to reduce the emission of pollutants and greenhouse gases. Minor positive effects have therefore been identified for this policy in relation to **air quality** (SA objective 11) **climate change** (SA objective 14), **access** (SA objective 21) and **public transport** (SA objective 22). Minor positive effects are also expected in relation to those services which may be made more accessible by this policy through the concentration of new development at mostly existing urban areas; **health** (SA objective 2), **community facilities** (SA objective 3), **education** (SA objective 16) and **employment opportunities** (SA objective 17). In relation to the improvement of health and well-being in the Borough many of the policies would also provide

for the protection of open spaces at which recreational activities could take place. The protection afforded by these policies would thereby complement any positive effect which might result from requiring that new development is provided in close proximity to existing health care centres at urban locations.

- 4.95 Significant positive effects expected in relation to the **historic environment** (SA objective 7) in the Borough are expected as a result of Policies 40 and 41 as well as Policy 44. Policies 40 and 41 directly address the protection of culture and historic assets as well as Conservation Areas in the Borough, by requiring that adverse impacts on designated heritage assets and their settings are prevented and by controlling the type of development in Conservation Areas to protect the established character of these areas. Policy 44 addresses the character of both the built and natural environment and therefore it is expected to have a significant positive effect in relation to the protection of the setting of local heritage assets.
- 4.96 As Policy 38 also provides support for the development of renewable or low-carbon energy schemes in the Borough significant positive effects have been identified in relation to **renewable energy** (SA objective 13) and **climate change** (SA objective 14). The policy also requires that high standards of sustainable design and construction are incorporated into new development and that larger developments incorporate on-site renewable energy generation. A significant positive effect for this policy is also therefore expected for **sustainable design** (SA objective 19).
- 4.97 No significant negative effects have been identified in relation to any of the policies in Chapter 10. Given the potentially restrictive nature of the policies in relation to potential impacts of new development on biodiversity (Policy 37) and the significance of local heritage assets and their settings (Policies 40 and 41), as well as requirements to maintain the open and undeveloped character of the Green Wedges (Policy 42) and countryside (Policy 43) in the Borough, minor negative effects are expected in relation to the ability to provide **housing** (SA objective) in Oadby and Wigston. The negative effects in relation to Policies 40 and 41 are expected given that they may restrict the extension of existing properties in the Borough (particularly within or in close proximity to Conservation Areas and other heritage assets). The ability to adapt homes to growing families may therefore be impeded in the Borough thereby limiting the provision of housing which responds to the local requirements of residents.

Table 4.8 Summary of the SA scores for the policies in Chapter Ten: Protected Places of the Oadby and Wigston Local Plan: Pre-Submission Consultation Document (November 2017)

SA objectives	Pre-Submission Local Plan Policies								
	37 Biodiversity and Geodiversity	38 Climate Change, Flood Risk and Renewable Low Carbon Energy	39 Sustainable Drainage and Surface Water	40 Culture and Historic Environment Assets	41 Development in Conservation Areas	42 Green Wedges	43 Countryside	44 Landscape and Character	45 Local Greenspace
SA1: Housing	-	+	0	-	-	-	-	0	0
SA2: Health	+	+	+	0	0	+	+	+	+
SA3: Community facilities	0	0	0	0	0	+	+	0	+
SA4: Crime	0	0	0	0	0	0	0	0	0
SA5: Social inclusion	0	0	0	0	0	0	0	0	++
SA6: Integrated communities	0	0	0	0	0	0	0	0	++
SA7: Historic environment	+	+	+	++	++	+	+	++	+
SA8: Biodiversity and geodiversity	++	+	+	0	0	++	++	+	+
SA9: Landscape	+	++	+	+	+	++	++	++	+

SA objectives	Pre-Submission Local Plan Policies								
	37 Biodiversity and Geodiversity	38 Climate Change, Flood Risk and Renewable Low Carbon Energy	39 Sustainable Drainage and Surface Water	40 Culture and Historic Environment Assets	41 Development in Conservation Areas	42 Green Wedges	43 Countryside	44 Landscape and Character	45 Local Greenspace
SA10: Water quality and flooding	+	++	++	0	0	+	+	0	+
SA11: Air quality	0	+	0	0	0	0	+	0	0
SA12: Mineral resources and pollution	0	+	0	0	0	0	0	0	0
SA13: Renewable energy	0	++	0	0	0	0	0	0	0
SA14: Climate change	0	++	0	0	0	0	+	0	0
SA15: Sustainable development	0	0	0	0	0	0	0	0	0
SA16: Education	0	0	0	0	0	0	+	0	0
SA17: Employment opportunities	0	0	0	0	0	0	+	0	0
SA18: Redevelopment of brownfield land	0	0	0	0	0	+	+	0	0
SA19: Sustainable design	0	++	0	0	0	0	0	0	0
SA20: Waste	0	0	0	0	0	0	0	0	0
SA21: Access	0	+	0	0	0	0	+	0	0
SA22: Public transport	0	+	0	0	0	0	+	0	0

Delivery Plan

- 4.98 This section relates to the single policy in Chapter 11: Delivery Plan of the Oadby and Wigston Local Plan: Pre-Submission (November 2017).
- 4.99 The SA scores for the single policy in Chapter 11 are shown in **Table 4.9** further ahead in this section.
- 4.100 Policy 11.1 addresses the requirement for developers to contribute towards infrastructure to facilitate sustainable growth. As such broadly positive effects are expected as a result of this policy with no negative effects identified in relation to any of the SA objectives against which it is likely to have effects. Negligible effects are expected for more than half the SA objectives because the policy has no relation to the issues those SA objectives cover.
- 4.101 The provision of contributions by developers is required to mitigate the impacts of development and to meet the costs of providing required infrastructure. As such it is expected that the policy will help to enhance and provide new infrastructure required for the protection and improvement of local **health** (SA objective 2), **community facilities** (SA objective 3) and **education** (SA objective 16). Minor positive effects have been identified for these three SA objectives.
- 4.102 Infrastructure required to maintain the local strategic transport network and which may encourage residents to undertake journeys by more active and sustainable modes of transport may be funded by developer contributions, and as such minor positive effects are also expected on **air quality** (SA objective 11), **climate change** (SA objective 14) **employment**

opportunities (SA objective 17), **access** (SA objective 21) and **public transport** (SA objective 22).

4.103 It is expected that the provision of developer contributions to help the support of these various elements of infrastructure should allow **housing** (SA objective 1) to be better connected to services and facilities in the Borough and therefore a minor positive effect is also expected on this SA objective. Similarly, improvements to local infrastructure through developer contributions coupled with the maintenance of an appropriate level of access to employment opportunities and standard of housing in the Borough is expected to encourage people to work and live locally. As such this approach may foster sustainable growth in Oadby and Wigston and therefore a minor positive effect is also expected in relation to **sustainable development** (SA objective 15).

Table 4.9 Summary of the SA scores for the policy in Chapter 11: Delivery Plan of the Oadby and Wigston Local Plan: Pre-Submission (November 2017)

	Pre-Submission Local Plan Policies
SA objectives	46 Infrastructure and Developer Contributions
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	0
SA9: Landscape	0
SA10: Water quality and flooding	0
SA11: Air quality	+
SA12: Mineral resources and pollution	0
SA13: Renewable energy	0
SA14: Climate change	+
SA15: Sustainable development	+
SA16: Education	+
SA17: Employment opportunities	+
SA18: Redevelopment of brownfield land	0
SA19: Sustainable design	0
SA20: Waste	0
SA21: Access	+
SA22: Public transport	+

Cumulative effects

4.104 **Table 4.10** overleaf presents a summary of the SA scores for all of the policies in Oadby and Wigston’s Local Plan: Pre-Submission (November 2017). This enables an assessment to be made of the likely significant effects of the emerging Local Plan as a whole (including those sites allocated for development) on each of the SA objectives, i.e. an assessment of cumulative effects as required by the SEA Regulations.

4.105 Under each of the SA objectives below, consideration is also given to ways in which the effects of the Local Plan may be mitigated, including through the implementation of other policies within the Local Plan itself.

- 4.106 Note that each of the sites identified within the Town Centres Area Action Plan are being allocated within the Pre-Submission Local Plan Policy 2 Spatial Strategy for Development for the Borough. This comprises sites OWBC30, OWBC31 and OWBC32 in Wigston town centre and OWBC33 and OWBC34 in Oadby town centre. A flexible development approach is being taken within the Pre-Submission Local Plan in which each of these locations may be developed for a combination of different uses. The Town Centre Area Action Plan will remain as guidance and demonstrate one way in which town centre development can be delivered. Wigston town centre sites will deliver the following uses (these may be delivered on any of the town centre sites):
- Office floorspace.
 - Retail floorspace.
 - Residential units.
 - Public car parking.
 - Leisure facilities.
- 4.107 Oadby town centre sites will deliver the following uses (these may be delivered on any of the town centre sites):
- Commercial floorspace.
 - Retail floorspace.
 - Residential units.
 - Public car parking.
 - Health centre.
- 4.108 The approach taken to the assessment of these sites is to assess the sustainability implications of each site delivering every potential use. Uncertainty has been recognised where effect depend on the use(s) taken forward on each site. It is anticipated that all of the uses above will be delivered, but it is uncertain on which site each use will come forward.

SA objective 1: To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services

- 4.109 The Local Plan through Policy 2 allocates land in the Borough to provide for the development of enough new dwellings to meet requirements over the Plan period up to 2031. Policies 11 and 14 will help to provide for an appropriate mix of new homes to meet the requirement of specific groups in the Borough, while Policy 13 will help to deliver new affordable homes in line with the Council's Affordable Housing Viability Assessment and starter homes in line with the minimum target as set out by national government policy. Policy 16 will enable delivery of sufficient land to accommodate ne needs to gypsies, travellers and travelling showpeople, should a need be identified in future. These homes will be delivered through the Direction for Growth areas (Policies 18, 20 and 21) and the site allocations, as presented in **Chapter 4** of this document. Larger site allocations (over 1ha) were assessed as having significant positive effects on this objective and smaller allocations (under 1ha) were assessed as having minor positive effects on this objective.
- 4.110 Most of the residential development is to be provided within the Borough's key centres and the Leicester Principal Urban Area as per Policy 2; however within the Stoughton Grange Direction for Growth area (Policy 18), Wigston Direction for Growth area (Policy 20) and the Cottage Farm Direction for Growth area (Policy 21) the Council will also allocate greenfield release sites to meet the residual housing requirement that cannot be accommodated within these more developed locations. All new housing will be delivered in accordance with Policy 6 relating to high quality design and materials, so it is assumed that the new housing will be high quality. The requirement of high quality homes to be considerate of the principles set out in Building for Life 12 may however adversely impact viability of housing schemes and their delivery in the Borough.
- 4.111 It is expected that providing the majority of new housing development initially within the existing urban areas of the Borough and then as an extension of the Leicester Principal Urban Area as supported by new sustainable transport initiatives (Policy 26), is likely to mean that new housing is linked to existing and new services and facilities in the Borough.

4.112 Overall, a cumulative **significant positive** effect is likely in relation to housing.

SA objective 2: To improve health and reduce health inequality by promoting healthy lifestyles, protecting health and providing access to health services

4.113 The Local Plan through Policy 26 proposes improvements to the walking and cycle network, which will help to improve levels of day-to-day activity, benefitting health. This approach should also help to make healthcare facilities in the Borough more accessible for those without access to a car. Providing for most development at the central areas of the Borough (for example through Policy 2) where journey times to access jobs, services and facilities are likely to be shorter should help to improve access to healthcare facilities and may also further encourage journeys to be undertaken by more active modes of transport. The provision of improved community facilities, green infrastructure, open space and sport and recreation facilities through policies 7, 8 and 9 in particular will also encourage and enable people to engage in active recreation.

4.114 All site allocations (with the exception of the safeguarded land for the proposed transport route) are expected to have at least minor positive effects with regards to health. For residential and mixed use sites, this is because they are generally in close proximity to open space and/or existing health facilities, and/or will contribute to additional or expanded health facilities. In particular, sites OWBC33 and OWBC34 have the potential to allow for the provision of a health centre, alongside other uses. For some site allocations, the positive effects is combined with a negative effect, where the sites may lead to loss of open spaces or footpaths (residential and mixed use sites OWBC24, OWBC30, OWBC32 and OWBC33 as well as cemetery site OWBC36) or are located on land which is located within the countryside (OWBC17a and OWBC44). The safeguarded land for the proposed transport route (OWBC38) is expected to have negative effects on health as development of a transport route is likely to lead to at least partial loss of natural green space. Both employment allocations (OWBC10 and OWBC11) are expected to have positive effects on this objective as they are located in close proximity of existing leisure and recreation facilities or open spaces and public rights of way.

4.115 While the population growth that will result from the residential development proposed through the Local Plan could put pressure on healthcare facilities such as existing GP surgeries, provision is made through the Plan for improvements to infrastructure to support the new development. Policy 5 is of particular importance with regards this issue.

4.116 Overall a cumulative **minor positive** effect is likely in relation to health.

SA objective 3: To provide better opportunities for people to access community and leisure facilities

4.117 Policy 7 of the Local Plan gives specific protection to community services and facilities in the Borough and similar protection is given to open space, sport and recreation facilities through Policy 9. As the Local Plan seeks to deliver much of the new residential development required over the Plan period at the central more developed (and accessible) locations of the Borough (Policy 2 and Policy 11) where a high number of community services are already provided for, including some to be allowed within shopping frontages (Policy 28), it is expected that new development would provide a suitable level of access to existing community facilities.

4.118 The positive effect of providing residential development centrally is expected to be supplemented by sustainable transport improvements (Policy 26) which would help to allow residents access to community facilities within the Borough and potentially further afield if required. This policy would be of particular benefit to those residents who do not have access to a car.

4.119 The Direction for Growth areas (Policies 18, 20 and 21) allow for the delivery of new community facilities, either onsite or off-site, which is expected to be a significant benefit in terms of access to local community facilities.

4.120 All residential and mixed use site allocations are expected to have positive effects on this objective. Site OWBC17a is expected to have significant positive effects as it is would include community uses onsite. The town centre sites allocated in Wigston (OWBC30, OWBC31 and OWBC32) would allow for a flexible approach to development and may potentially allow for a level of leisure provision as part of any proposal which might come forward leading to assessments of uncertain significant positive effects.. Most other residential and mixed use sites are within close

proximity to existing facilities, although a significant negative effect was identified for site OWBC28, as development of this site may lead to loss of existing leisure facilities. The cemetery allocations are also expected to have minor positive effects on this objective as meeting the need for cemetery space will benefit the wellbeing of local people, although allocation of OWBC36 may lead to loss or redirection of the public footpath that runs through the site. Both employment allocations are expected to have positive effects on this objective as they are located in close proximity of existing leisure and recreation facilities.

4.121 Overall a cumulative **minor positive** effect is likely in relation to access to community facilities.

SA objective 4: To improve community safety, and reduce crime, anti-social behaviour and the fear of crime

4.122 Most of the policies in the Local Plan and site allocations will not have a direct effect on this objective. Some policies in the Local Plan, however, will influence the delivery of development which will contribute to community safety, particularly in terms of road safety (Policy 26).

4.123 In general, however, this SA objective will be affected by the design and layout of new development (e.g. the incorporation of lighting and overlooked spaces) which will not be detailed until the planning application stage. Policy 6 is concerned with raising the standard of design and construction in the Borough and seeks to promote design which will help to design out crime and anti-social behaviour. In addition, development at the Direction for Growth areas (Policies 18, 20 and 21) will be guided by a detailed masterplan, which presents the opportunity to 'design-out' crime.

4.124 Overall a cumulative **minor positive** effect is likely in relation to crime and safety.

SA objective 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

4.125 Local Green Spaces which are considered to be of particular importance to the local community and therefore are expected to perform a specific role with regards to addressing their needs are protected by Policy 45 of the Local Plan. It is expected that the housing policies (particularly Policies 11, 13 and 14), which require that different types of housing are provided to meet local needs, should help to reduce deprivation amongst specific local groups. At the identified regeneration areas of the Borough which would provide housing (Kilby Bridge Settlement Envelope and Stoughton Grange, Wigston and Cottage Farm Direction for Growth areas), the equivalent Policies of 17, 18, 20 and 21 also require an appropriate mix of housing to be delivered. It is also expected that raising the standard of design and construction in the Borough (Policy 6) should help to deliver starter homes and homes for the elderly to further help young, elderly and deprived groups.

4.126 The Local Plan requires that Health Impact Assessments should accompany planning applications for larger development schemes (Policy 5) and as such it is expected that needs of specific local groups who may be affected by such schemes in terms of their health and well-being should be appropriately addressed.

4.127 Overall a cumulative **minor positive** effect is likely in relation to empowering local communities.

SA objective 6: To promote racial harmony and create cohesive communities

4.128 Most of the policies in the Local Plan will not have a direct effect on this objective.

4.129 It is however expected that the provision of new and the safeguarding of existing community facilities and services in the Borough (Policy 7) would be of particular benefit in terms of achieving this objective through contributing to local integration. The protection of open spaces in Oadby and Wigston (Policy 9) is expected to play a similar yet lesser role in terms of community cohesion.

4.130 However, Policy 45 of the Local Plan allows for the protection of Local Green Spaces in the Borough which have been identified as having a particular importance to local communities. It is expected that allowing local communities to identify areas which are important to them may

result in areas which are important in terms of cross community activities and informal interactions to the benefit of local community cohesion, being safeguarded in the Borough.

- 4.131 Overall a cumulative **minor positive** effect is likely in relation to racial harmony and cohesive communities.

SA objective 7: Conserve and enhance the historic environment, heritage assets and their settings

- 4.132 The scale of housing and employment development proposed through the Local Plan (Policy 2) could adversely affect heritage assets and their settings, particularly where development is to occur on a larger scale at greenfield sites, as is the case within the Stoughton Grange Direction for Growth area (Policy 18), Wigston Direction for Growth area (Policy 20) and Cottage Farm Direction for Growth area (Policy 21). Loss of greenfield land is likely to significantly alter the setting of nearby heritage assets and may disturb archaeological assets on site. Similarly, adverse effects are expected where nearby heritage assets are located in close proximity to specific areas identified for regeneration opportunities (Policies 18 and 19), although these are likely to be combined with minor positive effects, as regeneration may help to enhance the settings of heritage assets. The effects of new development on cultural heritage are to some extent uncertain however, until detailed proposals for new development in the Borough come forward at the planning application stage.
- 4.133 A mixed effect is expected in terms of delivering higher concentrations of development at the more central locations of the Borough through Policy 12. This approach will help to maintain the more developed character of these central areas with the added benefit of enabling less development to be provided at more rural and less built up locations. Conversely, central locations in the Borough contain a significant number of designated heritage assets which may be adversely impacted upon by high levels of new development.
- 4.134 Only one of the residential and mixed use site allocations are not expected to have potential negative effects on the historic environment, given that they are mostly located in close proximity to heritage assets and are likely to affect their settings. In addition, a number of residential site and mixed use allocations include Areas of Archaeological Potential and therefore their development could lead to loss or disturbance of archaeological features and finds.
- 4.135 The employment and cemetery site allocations were assessed as having minor negative effects on this objective as they include or are in close proximity to historic and/or heritage assets.
- 4.136 Making use of Conservation Area Appraisals and information contained in the Leicestershire Historic Environment Record potential positive effects have been identified for sites where opportunities for redevelopment and improvement of local character may be present. The positive effects identified have been recorded as uncertain however given that they will be dependent upon the design of any new development which comes forward.
- 4.137 The Local Plan makes good provision for the protection and enhancement of cultural heritage assets, including archaeological assets, in particular through Policies 40 and 41, which require that new development does not have adverse impacts on designated heritage assets and their settings, and seeks to protect the character of Conservation Areas. This could result in enhancements as well as mitigation for some of the effects of new development. Policy 44 will help to protect the setting of heritage assets in the Borough as well as settlement patterns and important views.
- 4.138 The overall requirement for high quality design and materials through Policy 6 specifically relates to creating buildings and places that are attractive but are sympathetic to their surroundings will further help to protect character throughout the Borough beyond designated heritage assets. This broader brush protection is supplement by requirements to have consideration for local character and heritage assets and their settings when providing new development in the Borough which relates to public realm (Policy 10), shop fronts (Policy 32) and security shutters (Policy 33).
- 4.139 Overall a cumulative **mixed (minor positive and minor negative)** effect is likely in relation to the historic environment.

SA objective 8: Protect and enhance biodiversity and geodiversity

- 4.140 The scale of development proposed through the Local Plan could affect biodiversity and geodiversity, particularly because a lot of the development is proposed on greenfield sites (although it is recognised that brownfield sites can still harbour valuable biodiversity). The loss of large areas of greenfield land, most notably within the Stoughton Grange Direction for Growth area (Policy 18), Wigston Direction for Growth area (Policy 20) and the Cottage Farm Direction for Growth area (Policy 21), could result in the loss of valuable habitat and disturbance to species, particularly during the construction phase. The other specific regeneration opportunity areas (Kilby Bridge Settlement Envelope and Oadby Sewage Treatment Works) are also expected to have minor or significant negative effects on biodiversity and geodiversity due to their proximity to designated sites and known biodiversity features. However, as the loss of greenfield land at these areas would be considerably less (in some areas negligible, considering the amount of brownfield land which is available for redevelopment) and given that the text of Policies 17, 18 and 19 seek to mitigate detrimental effects on the surrounding countryside, the negative effects expected are likely to be combined with minor positive effects.
- 4.141 In addition, the Local Plan makes good provision for the protection and enhancement of biodiversity and geodiversity, particularly through Policy 37, which supports proposals that proactively seek a net gain in biodiversity and requires replacement work to be undertaken to enhance or recreate habitats when loss of the original habitat is unavoidable through development. It is expected that protection for the countryside and the designated Green Wedges in the Borough through Policy 42 and Policy 43 should help to protect greenfield areas which are of particular benefit to local wildlife. Policy 8 supports the protection, management and enhancement of green infrastructure and as such could help to provide additional habitat creation in Oadby and Wigston.
- 4.142 Seven allocated residential and mixed use sites have potential to result in significant adverse effects on this objective, as they are located within 250m of one or more nationally or locally designated biodiversity sites. The remaining allocated residential and mixed use sites are expected to have minor negative effects on this SA objective. Sites OWBC10 (employment), OWBC36 (cemetery) and OWBC37 (cemetery) are expected to have minor negative effects on this objective, due to their proximity to designated biodiversity and/or geodiversity sites. However, the cemetery sites may also provide an opportunity for mitigation in relation to impacts on local biodiversity features arising from other development. Employment site OWBC11 is assessed as having significant negative effects against this objective as it is adjacent to a Local Wildlife Site. The land being safeguarded for the proposed transport route (OWBC38) is also expected to have a significant negative effect on this SA objective given that it is located in close proximity to a number of Local Wildlife Sites.
- 4.143 Whilst Policy 37 is expected to provide mitigation for any significant negative effects, other policies in the Local Plan take a criteria based approach in relation to specific forms of development. Many of these policies include requirement for consideration and mitigation of detrimental impacts which relate to local biodiversity and geodiversity in the Borough.
- 4.144 The separate Habitats Regulations Assessment (HRA) that has been carried out in relation to the Local Plan concluded that the policies and site allocations within the Local Plan would not have likely significant effects on any European sites within 25km of the Borough.
- 4.145 Overall a cumulative **mixed (minor positive and significant negative)** effect is likely in relation to biodiversity and geodiversity.

SA objective 9: Protect and enhance the character and quality of the landscape

- 4.146 The landscape of Oadby and Wigston is predominantly urban in character and as such the land to the south and east within the Borough plays an important role by offering residents of the wider Leicester Principal Urban Area opportunities to access to the open countryside. The Green Wedges (Oadby and Wigston Green Wedge and Oadby, Thurnby and Stoughton Green Wedge) in the Borough play an important role linking to these areas of countryside from green areas within the urban area and other components of the green infrastructure network. As the Borough can be described as being compact and urban in character the influence local open green spaces play in shaping local character is extremely important. As such the loss of large areas of greenfield particularly at the Stoughton Grange Direction for Growth area (Policy 18), Wigston Direction for

Growth area (Policy 20) and the Cottage Farm Direction for Growth area (Policy 21) will need to be particularly sympathetic to the character of these areas as to avoid detrimental impacts on this important asset of the Borough. Areas highlighted as potential regeneration opportunities on mostly brownfield land, which are surrounded by areas of Green Wedge land (Oadby Sewage Treatment Works; Policy 19) and to a lesser extent land within the countryside (Stoughton Grange Direction for Growth area; Policy 18), have the potential to adversely impact upon the open and undeveloped character of the landscape at these locations through their development.

- 4.147 Six of the residential and mixed use site allocations are likely to have significant adverse effects on landscape due to their location within the Green Wedges or because they would result in the loss of large areas of greenfield land. However, sites OWBC24, OWBC28 and OWBC44 are expected to have combined significant negative and minor positive effects, as they also provide for open spaces, which could enhance the local landscape. Employment site OWBC11 may have minor negative effects on this objective as the site is located on greenfield land. The land being safeguarded for the proposed transport route (OWBC38) is similarly located on a large area of greenfield land and therefore a significant negative effect has also been recorded against this SA objective.
- 4.148 However, the Plan makes provision for mitigating the potential landscape-related impacts of new development, in particular through Policy 42, Policy 43 and Policy 44. These policies give specific protection to landscape and character as well as the countryside and Green Wedges which make important contributions to the landscape and character of the Borough. Within the Green Wedges and countryside, development is to be restricted to specific forms which will preserve rural and undeveloped character and also have minimal impacts on openness. Requiring that development is guided by the Borough's Landscape Character Assessment to retain and/or enhance the quality of the landscape is expected to provide a level of protection for character at locations throughout the Borough. Other measures in the Plan, such as policies seeking to enhance green infrastructure (Policy 8) and providing protection for open spaces (Policy 9) and Local Green Space (Policy 45), will help to improve the overall setting of new development within the landscape and mitigate potential adverse impacts the provision of large amounts of new development may have.
- 4.149 Overall a cumulative **mixed (minor positive and significant negative)** effect is identified in relation to the landscape.

SA objective 10: To manage prudently water resources, improve water quality and reduce vulnerability to flooding

- 4.150 The allocation of large areas of greenfield land within the Stoughton Grange Direction for Growth area (Policy 18), Wigston Direction for Growth area and Cottage Farm Direction for Growth area could reduce the extent of permeable surfaces available for infiltration and therefore increase flood risk. Only one of the areas (Oadby Sewage Treatment Works; Policy 19) identified as a potential opportunity for regeneration would include a sizeable area of high flood risk.
- 4.151 Only one of the residential and mixed use site allocations (OWBC16) is likely to have significant negative effects on this objective, as it is are located within flood zones 2 and 3. Other greenfield sites (including employment site OWBC11) are assessed as having minor negative effects, as they are located on greenfield land. Residential site OWBC28 is likely to have a minor positive effect on this objective as it is located on brownfield land but is expected to include open space provision, which may allow for improved surface water drainage.
- 4.152 However, the Local Plan is expected to have mostly negligible or positive effects on local flood risk beyond these policies and sites. Policy 38 and Policy 39 directs development away from areas of high flood risk as per the Council's latest Strategic Flood Risk Assessment (SFRA) and encourages the incorporation of appropriate sustainable drainage measures and other solutions to reduce the risk of flooding. Measures seeking to protect and enhance the green infrastructure network and open spaces will also be of benefit to flood risk management as they will retain permeable surfaces within the Borough.
- 4.153 Overall a cumulative **mixed (minor positive and minor negative)** effect is likely in relation to flooding.

SA objective 11: To improve air quality particularly through reducing transport related pollutants

- 4.154 The scale of development proposed through the Local Plan will inevitably result in an increase in greenhouse gas emissions from buildings but this will depend to some extent on the design of development and materials used. Development may particularly affect local air quality during the initial construction phase due to transport to and from construction sites. Air quality in the Borough for the most part however will be impacted upon by the number of resident journeys undertaken in the Borough and how these journeys are made.
- 4.155 In terms of emissions from vehicle traffic, the Local Plan makes good provision for improvements to the sustainable transport network, particularly through Policy 26. Proposals are included in this policy to improve bus services and provisions for cycling and walking. The policy however also safeguards land for the proposed transport route (known formerly as the Eastern District Distributor Road) and provides for some level of public car parking which may encourage private car journeys to be made in the Borough which may be to the detriment of local air quality.
- 4.156 The fact that much of the new housing (approximately 550 new homes are to be delivered through Phase 2, as allocated in the Local Plan) and employment development (around 2.5ha to be delivered through Phase 2) will be focussed at the Wigston Direction for Growth area (Policy 20), along with provision of up to 250 new homes at the Cottage Farm Direction for Growth area (Policy 21) and at least 300 new homes at the Stoughton Grange Direction for Growth area (Policy 18), which adjoin the edge of the Leicester PUA, should mean that most people have shorter journeys to access jobs, services and facilities, and they may be more easily able to walk and cycle day to day, reducing emissions from car use. This area is also to provide new services and facilities (including a new primary school and community hall as well as a new local centre) which help to supplement those which currently exist within the PUA.
- 4.157 Overall a cumulative **mixed (minor positive and minor negative)** effect is likely in relation to improving air quality in the Borough.

SA objective 12: To manage prudently mineral resources and avoid / reduce pollution of land

- 4.158 Most of the policies in the Local Plan will not have a direct effect on this objective and the Local plan does not specifically address the extraction of minerals in the Borough. Policy 3, which requires that Masterplans are produced for larger schemes to identify constraints to development is however expected to allow for protection of mineral safeguarding areas which are present in the south of the Borough for sand and gravel.
- 4.159 Other policies in the Local Plan will help to limit the potential for pollution of land. The Local Plan through Policy 38 provides protection in relation to the prevention of land pollution by requiring desktop studies to identify any potential contamination at brownfield land. Further protections specifically at gypsy and traveller sites (Policy 16) and the regeneration opportunity area at Oadby Sewage Treatment Works (Policy 19) provide for contaminated land to be avoided when delivering new development or that mitigation of potential contamination is undertaken. It is expected that preventing development from occurring at contaminated sites will not only be of benefit in terms of local health and well-being but will also help to prevent complications in relation to the potential future remediation of these sites.
- 4.160 Overall a cumulative **minor positive** is likely in relation to the management of mineral resources and avoidance of pollution of land.

SA objective 13: To minimise energy use and develop renewable energy resources

- 4.161 Most of the policies in the Local Plan will not have a direct effect on this objective.
- 4.162 Policy 38 relates to the incorporation of on-site renewable energy generation at all developments which are 1ha or greater. As such it is expected to have a significant effect on the capability of the Borough to meet its energy requirements through sustainable means. This is likely to be reinforced by Policy 6 which requires high quality design at new developments as well as the incorporation of measures to minimise energy consumption and encourages the provision of renewable energy generation at new development.
- 4.163 Overall a cumulative **minor positive** is likely in relation to the minimisation of energy use and the development of renewable energy resources in the Borough.

SA objective 14: To reduce greenhouse gas emissions to mitigate the rate of climate change

- 4.164 The scale of development proposed through the Local Plan will inevitably result in an increase in the number of journeys undertaken locally which will be to the detriment of local contribution to climate change. Development may particularly affect emissions during the initial construction phase due to transport to and from construction sites. The Borough's contribution to climate change for the most part however will be impacted upon by the number of day-to-day journeys undertaken in the Borough and how these journeys are made.
- 4.165 The Local Plan makes good provision which will help to mitigate any local increase in local traffic volumes. Improvements to the sustainable transport network, particularly through Policy 26 may help to encourage local modal shift and thus reduce the emission of greenhouse gases in the Borough. This policy includes proposals to improve bus services and provisions for cycling and walking. The proposed transport route (known formerly as the Eastern District Distributor Road) is also safeguarded by this policy, however, and the policy provides for some level of local public car parking, which may encourage private car journeys to be made in the Borough. As such the policy may also result in some increase in local contribution to climate change.
- 4.166 Policies 18, 20 and 21 would support the provision of much of the new housing (a total of approximately 1,100 new homes) and employment development (a total of at least 2.5ha at the Wigston Direction for Growth area) to be focussed at the Direction for Growth areas adjoining the edge of the Leicester PUA. This is expected to result in most people having shorter journeys to access jobs, services and facilities. As such, more journeys may be undertaken by active and sustainable modes of transport, which would help reduce greenhouse gas emissions from car use. New services and facilities (including a new schools and community facilities as well as a new local centres and shops) which would help to supplement those that currently exist within the PUA are also to be provided within the Direction for Growth areas, further helping to reduce journey lengths and greenhouse gas emissions within the Borough.
- 4.167 Overall a **cumulative mixed (minor positive and minor negative) effect** is likely in relation to reducing greenhouse gas emissions in the Borough.

SA objective 15: To involve people in preventing and minimising adverse local, regional and global environmental impacts

- 4.168 Local Plan policies that make the Borough more attractive and help to encourage people to live and work in the Borough as well as inward economic investment are expected to have a positive effect in terms of promoting sustainable development.
- 4.169 The overall spatial strategy (Policy 2) and site allocations for Oadby and Wigston is expected to play the biggest role in fostering sustainable levels of growth in the Borough. Providing for the required levels of residential development as supported by necessary employment land and infrastructure will mean residents will be required to commute to a lesser extent and businesses will have space to grow locally. Services and facilities in the Borough should not be overburdened if this approach is taken.
- 4.170 Policies 20 and 3 will help to make the Borough more attractive to live in at the Wigston Direction for Growth area in particular and at regeneration schemes and larger developments. Within the Wigston Direction for Growth area residential and employment development will be provided in close proximity to each other as supported by required infrastructure. This should result in a functional environment for new residents. The masterplanned approach to new larger scale development as required by Policy 3 is expected to allow for the protection of assets which help to define the character Borough as well as the appropriate incorporation of infrastructure to mitigate any adverse impacts new development might have.
- 4.171 The protection of town centres (Policy 29), as the areas in which most services and facilities are located as well as where a significant amount of employment provision is made, is also considered important to achieving this SA objective. Maintaining town centres as vital and viable areas will allow for their growth and encourage people to make use of them for their day-to-day needs. Given that these areas are located in close proximity to many residential areas any positive effect in terms of allowing for sustainable forms of development will be enhanced by potentially reducing the need to make longer journeys by more unsustainable modes of transport in the Borough.

4.172 Overall a cumulative **significant positive** is likely in relation to sustainable development and the minimisation of adverse local, regional and global environmental impacts in the Borough.

SA objective 16: To improve access to education and training for children, young people, adult learners

- 4.173 The scale of residential development proposed through the Local Plan could result in increased pressure on existing schools and colleges if provision was not made to meet the increased demand for school places. However, the Local Plan makes good provision for new school places, particularly by providing for a new primary school as part of the Wigston Direction for Growth area as per Policy 20 and requirement for off-site contribution towards new education facilities as part of the Cottage Farm and Stoughton Grange Direction for Growth areas (Policy 21 and Policy 18).
- 4.174 The text of Policy 4 should help to improve education provision across the Borough and mitigate any pressures residential growth might have on local school places. This policy requires that individual and cumulative impacts on education provision are to be addressed at the developer's cost.
- 4.175 Most new residential development, as per the Borough's spatial strategy for development (Policy 2), will be focussed within the Borough's key centres and adjoining the Leicester PUA where there is a high concentration of the Borough's schools and colleges. Access to existing education facilities, particularly by more active and public modes of transport, is expected to be supported by this policy. This approach is likely to be complemented by the Local Plan's allowance for provision of some education uses within the secondary shopping frontages (Policy 28) which are at central locations and therefore highly accessible to a large number of residents.
- 4.176 Similarly, most of the residential and mixed use site allocations scored positively against this objective as they are within easy walking distance of existing educational facilities. Minor negative effects were identified for two residential sites (OWBC24 and OWBC28), as these are not located within close proximity to educational facilities. Site OWBC17a is expected to include a primary school, although it is not located within close proximity to a secondary school.
- 4.177 The employment sites are expected to have positive effects on education, as they may support work-based training opportunities.
- 4.178 Overall a cumulative **minor positive** effect is likely in relation to education.

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

- 4.179 The Local Plan provides for an additional 2.5 hectares of employment land within the Wigston Direction for Growth (Policy 20) which adjoins the Leicester PUA. As such employment opportunities will be provided in close proximity to a high number of existing and new residents.
- 4.180 Support for some limited employment uses at town centre locations and helping to maintain the vitality and viability of these locations should help to further encourage local economic growth. This is to be achieved by helping to deliver retail uses (Policies 22 and 23) at appropriate locations, with particular protection given to primary shopping frontages in the Borough (Policy 27).
- 4.181 Delivery of new employment land, supporting development which will enhance town centres and the measures in the Plan to safeguard existing employment sites (Policy 25), should encourage inward investment and result in the delivery of jobs to meet the needs of the growing population. Co-locating employment development with housing, in particular at the Wigston Direction for Growth, will further enhance any benefit in relation to providing people with mobility issues to employment opportunities.
- 4.182 New employment sites will be developed in accordance with other plan policies relating to standards for design and construction, so it is assumed that they will be high quality, increasing their attractiveness to investors.
- 4.183 Most of the residential and mixed use site allocations are expected to have significant positive effects on this objective as they are within close proximity of existing employment opportunities and public transport nodes, which may help residents access employment opportunities further

afield. Of these sites the flexible approach being taken for the town centre sites at Wigston (OWBC30, OWBC31 and OWBC32) may allow for some new office provision. This approach may help to enhance any positive effect expected for this SA objective dependent upon the nature of this provision. Sites OWBC30 and OWBC32 both currently contain an element of employment use on site and therefore an uncertain minor negative effect has been recorded in combination for this SA objective. These uses may be lost as part of the development of both sites however the delivery of new office uses on site may help to compensate for any loss of employment opportunities locally.

- 4.184 The employment site allocations are expected to have positive effects through the creation of employment opportunities. The positive effect recorded for employment site allocation OWBC10 is expected to be significant given the larger size of the site (over 1ha) which may allow provision of more job opportunities at this location.
- 4.185 Overall a cumulative **significant positive effect** is likely in relation to the economy and employment.

SA objective 18: To optimise the use of previously developed land, buildings and existing infrastructure

- 4.186 The overall spatial strategy (Policy 2) for growth within Oadby and Wigston supports the development of large areas of greenfield land while also focussing much of the development within the existing town centres and Leicester PUA. At these areas new development is expected to make good use of previously developed land and buildings. However, a large amount of the development proposed is at greenfield sites within the Stoughton Grange Direction for Growth area (Policy 18), Wigston Direction for Growth (Policy 20) and the Cottage Farm Direction for Growth area (Policy 21). This will result in the loss of large areas of greenfield land.
- 4.187 Four of the mixed use and residential site allocations (OWBC16, OWBC17a, OWBC24 and OWBC44) are located on relatively large (over 1ha) mostly or entirely greenfield sites, therefore having significant negative effects on this objective. However, four residential and mixed use site allocations (OWBC28, OWBC31, OWBC33 and OWBC34) are relatively large in size (over 1ha) and located on brownfield land, therefore a significant positive effect is likely. Note that OWBC24 and OWBC28 together form the Stoughton Grange Direction for Growth area (Policy 18).
- 4.188 One of the employment site allocations (OWBC10) will also make use of a large area of brownfield land meaning that a significant positive effect has been recorded for this SA objective. The other employment site allocation OWBC11 is a relatively small site (under 1ha) on greenfield land and therefore a minor negative effect has been recorded.
- 4.189 However, the Local Plan provides further support for the development of previously developed land by identifying the mainly brownfield sites at Kilby Bridge Settlement (Policy 17) and Oadby Sewage Treatment Works (Policy 19) as potential regeneration opportunities. Beyond the specific identification of areas for potential regeneration, Policy 6 which guides requirement for high quality design and materials encourages the re-use of materials during the construction of new buildings in Oadby and Wigston. It is also expected that requiring a high density of residential development to be adhered to within the more urban locations of the Borough (Policy 12) where more brownfield land and existing infrastructure are present may result in its re-use.
- 4.190 Overall a cumulative **mixed (significant negative effect/minor positive) effect** is likely in relation to the efficient use of land, buildings and existing infrastructure.

SA objective 19: To promote and ensure high standards of sustainable design and construction

- 4.191 The Local Plan through Policy 6 encourages developers to achieve the highest possible standard of design while also incorporating the recommendations of the Planning Practice Guidance in relation to well-designed places as well as the principles of sustainable construction. At larger scale developments specific consideration relating to a Masterplan led approach (Policy 3) is expected. This is likely to help steer developments to more sustainable practices of design. The Local Plan also requires that developments incorporate high standards of sustainable design and construction to help to address climate change. This is to include the use of sustainable resources within new development.

- 4.192 In addition, the specific regeneration opportunities identified in the Local Plan (Policies 17 and 19) and the Stoughton Grange, Wigston and Cottage Farm Direction for Growth areas (Policies 18, 20 and 21) are expected to be of a high quality design and delivered as supported by a Masterplan as is required. As such high standards of sustainable design are also expected to be adhered to at these specific areas of the Borough.
- 4.193 Overall a cumulative **minor positive effect** is likely in relation to the encouraging high standards of sustainable design and construction in the Borough.

SA objective 20: Reduce waste generation and increase levels of reuse and recycling

- 4.194 It is expected that the level of growth provided for within the Borough over the Local Plan period would result in increases in local waste production. However, new development is expected to encourage sustainable waste management or recycling practices and therefore a negligible effect is likely in relation to most of the Local Plan policies.
- 4.195 The overall spatial strategy which guides development in Oadby and Wigston (Policy 2) requires development to be supported by the provision and funding of necessary infrastructure and facilities (including green infrastructure) to meet the needs of planned development and to conserve and enhance existing key biodiversity, environmental, social, cultural, historic and economic assets. This is taken to include support for the integration of facilities to encourage recycling at new developments.
- 4.196 Policy 6, which relates to the promotion of high quality design and materials in the Borough encourages the use of recycled aggregates in the construction of new buildings. As such it may contribute to the re-use of building materials locally.
- 4.197 Specific consideration is made within the Local Plan (Policy 36) for the adoption of an appropriate approach to litter generation at hot food takeaways. It is expected that this requirement may result in developments of this type being designed in such a manner as to reduce litter generation.
- 4.198 Negligible effects are expected for the remaining Policies of the Local Plan with regard to this SA objective, with the exception of Policy 1, which is expected to have minor positive effects.
- 4.199 Overall a cumulative **negligible effect** is likely in relation to the reducing waste generation and increasing levels of re-use and recycling in the Borough.

SA objective 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

- 4.200 As most of the new housing and employment development will be focussed at the main urban areas of the Borough (Oadby, Wigston and South Wigston) and in areas adjoining the Leicester PUA, where the majority of the local population already resides, most people are likely to have shorter journeys to access jobs, services and facilities. As such access to these services and facilities as well as employment opportunities is likely to be relatively good particularly by more active and sustainable modes of transport. This is therefore likely to be of benefit to those residents with mobility issues and those who do not have a car.
- 4.201 Supporting the provision of new facilities at central locations (Policy 7) where they will be more accessible and by requiring higher density of housing in central locations (Policy 12) where a higher number of services and facilities are currently provided is expected to help to improve access for residents in Oadby and Wigston. Similar benefits are expected through encouraging a limited amount of urban infill development (Policy 15) where relevant criteria are met and supporting sustainable transport initiatives (Policy 26) in the Borough. This approach is facilitated by the overall spatial strategy for the provision of new development in the Borough (Policy 2). Given the overarching and less specific nature of this policy, the positive effects likely with regards to providing improved access for specific local groups are expected to be minor.
- 4.202 Most of the residential and mixed use site allocations are likely to have positive effects on this objective as they are located within easy walking distance of at least two town, district or local centres in the Borough meaning that new residents would have a good level of access via foot to existing services at these locations. The town centre sites at Wigston (OWBC30, OWBC31 and OWBC32) and Oadby (OWBC33 and OWBC34) for which a flexible approach has been taken may

allow for some provision of retail use as part of any new development which comes forward. It is expected that this approach could help to improve the level of access to services and facilities dependent upon whether this provision is included within any proposal which comes forward and the specifics of the retail use which might be provided. Of the town centre sites development at OWBC30 and OWBC32 may result in the loss of a current use which contributes to local services and facility provision. The negative effect recorded for these two sites is uncertain considering the flexibility of the approach to uses provided at these locations.

- 4.203 Only two of the residential and mixed use site options allocated (OWBC24 and OWBC28, both part of Stoughton Grange Direction for Growth area) are likely to have wholly negative effects on access to services in the Borough. Furthermore only the allocated residential site option OWBC28 is likely to have a significant negative effect on this SA objective as it is not located in close proximity of any local, district or town centres or any public transport nodes. However, Policy 18, which includes both these sites, requires development to provide an appropriate number of bus stops and associated infrastructure, as well as provision of off-site contribution to education, recreation and community facilities, which is expected to mitigate the significant negative effect.
- 4.204 The employment site allocations are expected to have positive effects with regards to access, as it is located within 800m of at least one town, district or local centre, which employees could make use of.
- 4.205 In addition, the co-location of large-scale residential and employment development along with services and facilities as part of the Wigston Direction for Growth (Policy 20) will provide new residents within this significant new area of development in the Borough, with a high level of access to new employment opportunities and services and facilities. Protecting and enhancing town centre uses at central urban locations (Policies 23, 24, 27, 28 and 29) and maintaining vitality and viability of these locations should mean that services and facilities that residents will need to access on a day-to-day basis will continue to be provided in areas which are accessible (particularly by public transport links) to high numbers of residents.
- 4.206 Overall a **significant positive effect** is likely in relation to improving access to services in the Borough.

SA objective 22: To encourage and develop the use of public transport and public rights of way

- 4.207 It expected that the Local Plan would help to encourage the use of public transport and public rights of way particularly through supporting sustainable transport initiatives (Policy 26) such as improved bus facilities, the provision of cycle parking and the provision of appropriate walking routes. The overall spatial strategy (Policy 2) which guides the location of new development in the Borough is also expected to encourage this modal shift. It will result in most of the new development to be provided in the Borough being located within the existing urban centres of the Borough and in the area adjoining the Leister PUA. This should reduce the need for residents to make use of private car journeys to access nearby services and facilities and employment opportunities.
- 4.208 Policies which help to protect the vitality and viability of town centre locations (namely 27, 28 and 29) are expected to help services and facilities as well employment opportunities to remain in these areas. This is likely as inward economic investment continues to support local town centres. As such a high number of residents will be able to access services and facilities at these locations particular by modes of public transport.
- 4.209 Development which is provided at Kilby Bridge Settlement and Stoughton Grange Direction for Growth (Policies 17 and 18) is expected to have a minor negative effect on any local modal shift towards a greater use of public transport and public rights of way. This effect is likely given that the level of services and facilities currently provided at these locations is quite poor. The variable levels of access to public transport links and public rights of way at these locations means a minor positive effect was also identified in relation to encouraging use of alternative modes of transport. However, the Direction for Growth area policies also specify that they will include associated infrastructure to bring the site forward sustainably, including walking and cycling infrastructure and provision of an appropriate number of bus stops and associated infrastructure.

- 4.210 The majority (14 out of 16) of the residential and mixed use site options allocated are expected to have a significant positive effect on this objective as they are located within 400m of both one or more public transport node and one or more public right of way.
- 4.211 Employment site OWBC11 and cemetery site OWBC36 are expected to have significant positive effects on this objective as it is located within 400m of at least one public transport node and a public right of way, which may enable people to travel to and from the sites without using private motor vehicles. It is expected that the safeguarding of land for the proposed transport route at OWBC38 may eventually lead to increased travel by private car in the Borough meaning that an uncertain significant negative effect has been recorded on this SA objective for site OWBC38.
- 4.212 Overall a **minor positive effect** is likely in relation to encouraging and developing the use of public transport and public rights of way in the Borough.

Table 4.10 Summary of SA scores for all of the policies in Oadby and Wigston's Local Plan: Pre-Submission (November 2017)

Local Plan Pre-Submission Policies	SA Objectives																					
	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
1 Presumption in Favour of Sustainable Development	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
2 Spatial Strategy for Development within the Borough	++	+	+	0	+	0	+/-?	+/-	+/-	+/-	+/-	0	0	+/-	++	+	++	+/-	0	+	+	+
3 Regeneration Schemes and Large Scale Change	+	+	+	+	0	+	+	+	+	+	+	+	0	+	++	+	+	0	++	0	+	+
4 Creating a Skilled Workforce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	++	0	0	0	0	0
5 Improving Health and Wellbeing	+	++	+	0	+	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	+
6 High Quality Design and Materials	++/-?	+	+	+	+	0	++	+	+	+	+	0	+	+	+	+	+	+	++	+	+	+
7 Community Facilities	0	+	++	0	+	++	+	0	+	0	+	0	0	+	0	+	0	+	0	0	++	+
8 Green Infrastructure	0	+	0	0	0	+	+	++	++	+	0	0	0	0	+	0	0	+	0	0	0	0
9 Open Space, Sport and Recreation Facilities	-?	+	+	0	0	+	+	+	++	+	+	0	0	+	+	+	+	+	0	0	+	+
10 Public Realm	0	0	0	0	0	0	++	0	+	+	+	0	0	+	+	0	+	0	+	0	+	+
11 Housing Choices	++	+	0	0	+	0	+	0	+	0	+	0	0	+	0	0	0	0	0	0	+	+
12 Housing Density	+	+	+	0	0	0	+/-?	+	+	+	+	0	0	+	0	+	+	++	0	0	++	+
13 Affordable Housing	++	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14 Self Build and Custom Build	++	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15 Urban Infill	+	+	+	0	0	0	+	0	+/-	0	+	0	0	+	0	+	+	+	0	0	++	+

Local Plan Pre-Submission Policies	SA Objectives																					
	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
Development																						
16 Gypsies, Travellers and Travelling Showpeople	+	+	+	0	0	0	+	+	+	+	+	+	0	+	0	+	+	0	+	0	+	+
17 Kilby Bridge Settlement Envelope	++	+	+	0	+	0	+?	+/-	++	0	-	0	0	-	0	+?	+	+	+	0	-	+/-
18 Stoughton Grange Direction for Growth area and Oadby Cemetery Allocation	++	+/-?	++	0	+	0	+/-	+/-	+/-	-	+/-	0	0	+/-	+	+	+	+/-	+	0	+/-	+/-
19 Oadby Sewage Treatment Works	0	+	+	+?	0	0	+/-?	+/-	+/-?	-?	+	+	0	+	0	0	++	++	+	0	+	+
20 Wigston Direction for Growth area	++	+?	++	+	+	0	--?	--?	--	-?	+/-	0	0	+/-	++	++	++	--	+	0	+	+/-
21 Cottage Farm Direction for Growth area	++	+?	++	+	+	0	--?	--?	--	-?	+/-	0	0	+/-	+	++	0	--	+	0	+	+/-
22 Delivering Retail	0	0	0	0	0	0	+	+	+	+	+	0	0	+	+	0	++	0	0	0	0	+
23 Retail Hierarchy	+	+	+	+	0	0	0	0	0	0	+	0	0	+	+	0	++	0	0	0	0	+
24 Local Impact Threshold	0	0	+/-	0	0	0	0	0	0	0	+	0	0	+	+	0	++	0	0	0	0	+
25 Protecting Identified Employment Areas	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+?	++	+	0	0	0	0
26 Sustainable Transport and Initiatives	+	+	+	+	0	0	0	0	0	0	++/-	0	0	++/-	+	0	+	0	+	0	++	++
27 Primary Shopping Frontages	-	0	+	0	0	0	0	0	0	0	+	0	0	+	+	0	++	0	0	0	0	+
28 Secondary Shopping Frontages	-	+	+	+	0	0	0	0	0	0	+	0	0	+	+	+	+	0	0	0	0	+
29 Town Centre Boundaries	+	+	+	0	0	0	0	0	0	0	+	0	0	+	++	0	++	0	0	0	0	+
30 Other Areas within	+	0	+	0	0	0	0	+	0	0	+	0	0	+	+	0	++	0	+	0	+	+

Local Plan Pre-Submission Policies	SA Objectives																					
	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
the Town Centre Boundary but beyond the Primary and Secondary Frontages																						
31 Use of Upper Floors within the Centres of Wigston, Oadby and South Wigston	+	0	+	0	0	0	0	0	0	0	+	0	0	+	+	0	++	0	+	0	+	+
32 Shop Fronts	0	0	0	+	0	0	++	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0
33 Security Shutters	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
34 Car Parking	0	+	0	+	+	0	0	0	0	0	+	0	0	+	0	0	+	0	0	0	0	+
35 Taxis	+	0	0	0	0	0	0	0	0	0	+	0	0	+	0	0	0	0	0	0	+	+
36 Hot Food Takeaways	+	+	0	+	0	0	+	0	+	0	+	0	0	+	0	0	+	0	0	+	0	0
37 Biodiversity and Geodiversity	-	+	0	0	0	0	+	++	+	+	0	0	0	0	0	0	0	0	0	0	0	0
38 Climate Change, Flood Risk and Renewable Low Carbon Energy	+	+	0	0	0	0	+	+	++	++	+	+	++	++	0	0	0	0	++	0	+	+
39 Sustainable Drainage and Surface Water	0	+	0	0	0	0	+	+	+	++	0	0	0	0	0	0	0	0	0	0	0	0
40 Culture and Historic Environment Assets	-	0	0	0	0	0	++	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0
41 Development in Conservation Areas	-	0	0	0	0	0	++	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0
42 Green Wedges	-	+	+	0	0	0	+	++	++	+	0	0	0	0	0	0	0	+	0	0	0	0
43 Countryside	-	+	+	0	0	0	+	++	++	+	+	0	0	+	0	+	+	+	0	0	+	+
44 Landscape and Character	0	+	0	0	0	0	++	+	++	0	0	0	0	0	0	0	0	0	0	0	0	0
45 Local Green Space	0	+	+	0	++	++	+	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0

	SA Objectives																					
Local Plan Pre-Submission Policies	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
46 Infrastructure and Developer Contributions	+	+	+	0	0	0	0	0	0	0	+	0	0	+	+	+	+	0	0	0	+	+

5 Summary of Sustainability Appraisal Findings for the Pre-Submission Local Plan Site Allocations and Reasonable Alternatives

- 5.1 This chapter presents the SA findings for the site options, including allocated sites and reasonable alternatives, that have been considered by Oadby and Wigston Borough Council for allocation in the new Local Plan. As described in **Chapter 2**, the SA work presented in this chapter was originally carried out in summer 2016 and provided to Oadby and Wigston Borough Council in the form of an internal summary document so that the findings could be taken into account as the Preferred Options document was being prepared.
- 5.2 Following consultation on the Preferred Options document, 10 additional site options were submitted to the Council for consideration. All of these were considered for potential allocations for residential development and two were also considered for potential allocations for mixed use development, as shown in **Table 5.1**.

Table 5.1 Additional site options identified following consultation on the Preferred Options Local Plan

Site reference	Site name	Potential uses
OWBC39	Land west of Leicester Road and north of Palmerston Way, Oadby	Residential Mixed-use (including residential)
OWBC40	Land east of Welford Road, Ellis Farm, Kilby Bridge	Residential Mixed-use (including residential)
OWBC41	Land at Seven Oaks Farm, north of Newton Lane, Wigston	Residential
OWBC42	Land at Countesthorpe Road Sewage Treatment Works, South Wigston	Residential
OWBC43	Land north of Newton Lane, combined with Seven Oaks Farm, Wigston	Residential
OWBC44	Land at Cottage Farm, south of the A6, Oadby (further extended site)	Residential and associated uses
OWBC45	39 Long Street, Wigston	Residential
OWBC46	53-59 Queens Drive, Wigston	Residential
OWBC47*	Meadow Hill, Welford Road, Wigston	Residential
OWBC48	Nautical William, Aylestone Lane, Wigston	Residential

*This site forms part of OWBC17 and has been granted planning permission, therefore it has not been included in this SA.

- 5.3 In the Preferred Options Local Plan the Wigston Direction for Growth area (OWBC17) included the land within OWBC18. Policy 20 of the Pre-Submission Local Plan addressed development within the Wigston Direction for Growth area. The Council has advised that the boundary of the Wigston Direction for Growth area has been updated since the Preferred Options Local Plan and now does not include the land within OWBC18. As such the land within this updated boundary has been assessed as site option OWBC17a to include the same uses as those which were included at OWBC17. For consistency the appraisal of OWBC17 which was presented in the previous iteration of the SA is also included in this report.
- 5.4 Assessments of these sites were carried out between April and October 2017 and the assessments were sent to the Council for review before the Pre-Submission Local Plan and SA were finalised.

- 5.5 Sites with extant planning permission have not been included in this SA, as development has already been approved for these sites and thus is not dependent on the contents of the Local Plan. This applies to the following sites:
- OWBC08B⁷
 - OWBC09
 - OWBC13
 - OWBC21A
 - OWBC47
- 5.6 For the Pre-Submission Local Plan the following site options have been identified and subject to SA:
- 29 residential site options (some of these have been considered for multiple uses).
 - Two mixed use site options including residential development.
 - Five town centre site options (flexible uses - see below).
 - Two employment site options.
 - Three health centre site options.
 - Three cemetery site options.
 - One site option for safeguarding land for the proposed transport route.
- 5.7 These site options have been subject to SA in line with the set of assumptions that was devised previously and presented in the August 2015 SA Scoping Report in order to ensure that a large number of reasonable site options could be appraised consistently. These assumptions are presented in **Appendix 4**. Assumptions were set out for residential and employment site options only. Where other types of site uses have been subject to SA, the assumptions for residential and/or employment site options were used as relevant as a starting point for appraising the other types of development proposed (including health centre and cemetery sites) but judgements were adjusted to reflect the other types of development as relevant. This allowed other types of development sites to be appraised appropriately, taking into account the specific proposals put forward.
- 5.8 Whilst some of these sites are now included in Local Plan policies, they have been assessed on their own merit and not taking into account the policy context. This allows all sites to be considered in the same level of detail, as they were before sites were selected and accompanying policies were drawn up. The Policy appraisals (**Chapter 4**) consider the allocated sites within the context of the policy as a whole.
- 5.9 The likely effects of the different types of site options are summarised below in relation to the SA objectives against which they have been appraised (the detailed SA matrices are presented in **Appendix 5**). Particular consideration has been given to the likely significant effects identified (both positive and negative), in line with the requirements of the SEA Regulations.

Town centre sites

- 5.10 As explained in **Chapter 4**, the town centre sites have been assessed for a number of uses. Sites OWBC30, OWBC31 and OWBC32 in Wigston town centre have been assessed as providing the following:
- Office floorspace.
 - Retail floorspace.
 - Residential units.
 - Public car parking.
 - Leisure facilities.

⁷ Construction has started at this site.

5.11 Sites and OWBC33 and OWBC34 in Oadby town centre have been assessed as providing the following:

- Commercial floorspace.
- Retail floorspace.
- Residential units.
- Public car parking.
- Health centre.

5.12 The approach taken to the assessment of these sites is to assess the sustainability implications of each site delivering every potential use. Uncertainty has been recognised where effect depend on the use(s) taken forward on each site. It is anticipated that all of the uses above will be delivered, but it is uncertain on which site each use will come forward.

Residential and mixed use site options

- 5.13 The SA scores for the 36 reasonable alternative residential and mixed use site options, including town centre site options, are presented in **Table 5.2** below, and the detailed SA matrices can be found in **Appendix 5**. Those sites that have been allocated in the Pre-Submission Local Plan are highlighted in **bold**.
- 5.14 Some of the site options were appraised for residential use only, while others were appraised for mainly residential but with some associated uses (this includes those mixed use sites including residential uses). As explained previously, the town centre site options were appraised considering their potential to deliver a number of different uses, as the uses to be taken forward on these sites are flexible. Information about the nature of the associated uses at each site that is reflected in the SA was provided by Oadby and Wigston Borough Council.
- 5.15 In some cases, the same site options have been subject to SA more than once, to reflect the fact that there is more than one potential use for the site. For example, OWBC29 has been appraised for residential use only, as well as for residential use along with a health centre. Where this is the case, the sites are listed twice in **Table 5.2** and information about the proposed alternative use is provided after the site code.

Table 5.1 Summary of SA scores for the residential and mixed use site options (allocated sites in bold)

	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	+	+
OWBC14: residential use	+	++	+	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	+
OWBC16: residential use	++	+	+	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	+	++
OWBC17a: residential and associated uses	++	+?/-	+++?	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	+
OWBC20: residential use	+	++	+	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 associated uses	++	+++/-	+?/-?	0	0	0	?	--?	+?/--?	-?	0	0	0	0	0	+++?	+	--	0	0	0	++
OWBC24:	++	+++?/-?	+?/-?	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
residential and associated uses⁸									?													
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	+	++
OWBC28: residential and associated uses⁹	++	+	+?/--?	0	0	0	--?	--?	+?/--?	+	0	0	0	0	0	-?	--	++	0	0	--	+
OWBC29: residential use	+	++	+	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	+	++
OWBC30: Wigston town centre site	+	++/-?	++/-?	0	0	0	+?/--?	-?	0?	0	0	0	0	0	0	+	++/-?	+	0	0	+/-?	++
OWBC31: Wigston town centre site	++?	++	++?	0	0	0	-?	-?	0?	0	0	0	0	0	0	+	++	++	0	0	++	++
OWBC32: Wigston town centre site	+	++/-?	++?	0	0	0	--?	-?	0?	0	0	0	0	0	0	+	++/-?	+	0	0	+/-?	++
OWBC33: Oadby town centre site	++?	++/-?	+	0	0	0	-?	-?	0?	0	0	0	0	0	0	+	++	++	0	0	++	++
OWBC34: Oadby town centre site	++?	++	+	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:	++	+/-?	+	0	0	0	-?	--?	--?	-	0	0	0	0	0	-?	++	--	0	0	0	++

⁸ This site has been allocated as part of Policy 18: Stoughton Grange Direction for Growth area and Oadby Cemetery Allocation

⁹ This site has been allocated as part of Policy 18: Stoughton Grange Direction for Growth area and Oadby Cemetery Allocation

	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
Residential																						
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	++
OWBC44: residential and associated uses	++	+++?/-	+	0	0	0	--?	--?	+?/--?	-?	0	0	0	0	0	+++?	+	--	0	0	0	++
OWBC45: Residential	+	++	+	0	0	0	+?/--	-?	0?	0	0	0	0	0	0	+++?	++	+	0	0	++	++
OWBC46: Residential	+	++	+	0	0	0	-?	-?	0?	0	0	0	0	0	0	+++?	++	+	0	0	+/-	++
OWBC48: Residential	+	++	+	0	0	0	0	-?	0?	0	0	0	0	0	0	+?	++	+	0	0	+	+

Summary of effects of allocated residential and mixed use sites

SA objective 1: To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services

- 5.16 All of the residential and mixed use site options allocated are expected to have at least a minor positive effect on **SA objective 1 (housing)**, due to the nature of the development proposed. Larger sites (those over 1ha) would have the capacity to accommodate a higher number of new homes and so are likely to have a significant positive effect on the provision of housing. Larger sites are also likely to offer better opportunities for affordable housing to be integrated into developments. Of the 16 residential and mixed use site options allocated eight are likely to have a significant positive effect on **SA objective 1 (housing)** for that reason. The remaining eight allocated residential and mixed use sites are expected to have a minor positive effect as they would provide a lower number of new homes in the Borough. These eight sites are spread between the areas of Wigston (OWBC30, OWBC32, OWBC45, OWBC46 and OWBC48), South Wigston (OWBC14 and OWBC29) and Oadby (OWBC20). Therefore, the geographical distribution of the sites that are allocated is expected to play a less significant role in relation to the achievement of this SA objective, with effects depending more on site size.
- 5.17 The allocated town centre site options are allocated for a range of possible uses, which may mean that some sites deliver less housing, but will deliver office, retail or commercial floorspace, car parking, leisure facilities or health facilities. This means that positive effects are uncertain for each of the town centre sites, although collectively they would provide 129 residential units in Wigston and 76 residential units in Oadby.

SA objective 2: To improve health and reduce health inequality by promoting healthy lifestyles, protecting health and providing access to health services

- 5.18 All 16 of the residential and mixed use site options allocated are expected to have a positive effect on **SA objective 2 (health)**. Thirteen of the 16 residential and mixed use site options are expected to have significant positive effects on this objective. These significant positive effects have been recorded mostly for sites that are located within close proximity of both healthcare facilities and other facilities or features which might be used to pursue more active lifestyles (e.g. open spaces or sports facilities) as well as a Public Right of Way. Significant positive effects are also recorded for Oadby town centre sites, which may provide new health care facilities as part of the development of the site. This would help to ensure that new residential development does not result in existing healthcare facilities becoming overloaded. The remaining residential and mixed use site allocations (OWBC16, OWBC17a and OWBC28) are located within close proximity of either a healthcare facility, or another facility or feature which might encourage more active lifestyles (e.g. open spaces, sports facilities or nearby countryside) or a Public Right of Way, but not both, meaning the positive effect on this SA objective is only likely to be minor.
- 5.19 For six of the residential and mixed use site options the positive effect likely on **SA objective 2 (health)** is expected to be combined with a minor negative effect. These sites are expected to have a negative effect on access to facilities and features that benefit health by allowing for more active lifestyles, such as footpaths or open spaces. Four of these site options contain footpaths or open spaces which might be lost as a result of development (OWBC24, OWBC30, OWBC32 and OWBC33); however because the loss of these features will be dependent upon the design of the new development and whether they can be retained, the minor negative effects have been recorded as uncertain. The remaining two sites (OWBC17a and OWBC44) are located on land which is part of the countryside in the Borough. Given that the development of these areas would limit access to the countryside for other residents, a minor negative is identified with more certainty.

SA objective 3: To provide better opportunities for people to access community and leisure facilities

- 5.20 All 16 of the residential and mixed use site options allocated are expected to have a positive effect on **SA objective 3 (community facilities)**. Potential but uncertain significant positive effects have been identified in relation to this SA objective for one residential/mixed use site option (OWBC17a) as this site is proposed to include community uses onsite, alongside the main residential use. Significant positive but uncertain effects have also been recorded with regards to Wigston town centre sites, as these may provide new leisure facilities. As well as benefitting new

residents, these new facilities may also be used by existing residents. For 12 of the residential and mixed use site options allocated with positive effects, the effects are expected to be minor because the sites are within 800m of either one or two community and leisure facilities and additional provision would not be made onsite. One residential/mixed use site allocated (OWBC24) is likely to have a mixed (minor positive and minor negative) effect on this SA objective because while it is not in close proximity of any existing community or leisure facilities, the development of the site for residential use could deliver a number of associated uses including onsite open space, providing opportunities for leisure and recreation. Another town centre site allocated (OWBC30) could also have a mixed effects because it is within close proximity of an existing park and could potentially provide new leisure facilities, but development of the site could involve the loss of a current leisure use (a gym) at this location, but these effects are uncertain, given the flexible use of town centre sites.

- 5.21 Only one site of the residential/mixed use sites allocated (OWBC28) is expected to have a significant negative effect on this SA objective. This site currently contains leisure facilities (including a public house) which may be lost as a result of redevelopment. The significant negative effect is combined with an uncertain minor positive effect, however, given that associated uses alongside the main residential use at this site are proposed and may include some level of community use.

SA objective 4: To improve community safety, and reduce crime, anti-social behaviour and the fear of crime

- 5.22 All 16 of the residential and mixed use site options allocated are expected to have a negligible effect on **SA objective 4 (crime)**. The impacts of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed design proposals for each site).

SA objective 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

- 5.23 All residential and mixed use site options allocated are expected to have a negligible effect on **SA objective 5 (social inclusion)**. It is expected that the location of new development will indirectly affect social inclusion by influencing how easily people are able to access job opportunities, services and facilities etc.; however these factors have been assessed under other SA objectives (i.e. SA objectives, 2, 3, 16, 17 and 21).

SA objective 6: To promote racial harmony and create cohesive communities

- 5.24 All residential and mixed use site options allocated are also likely to have a negligible effect on **SA objective 6 (integrated communities)**. The location of new development could indirectly affect racial harmony and community cohesion by influencing how easily people are able to access social interaction opportunities, community facilities and understand cultural aspects of one another etc. However, these factors are assessed under other SA objectives (i.e. SA objectives, 2, 3, 16 and 21).

SA objective 7: Conserve and enhance the historic environment, heritage assets and their settings

- 5.25 The likely effects of the residential and mixed use site options allocated on the historic environment have been informed by an initial assessment of the proximity of site options to designated heritage assets, and then supplemented by information available from Conservation Area Appraisals and other sources. Eleven of the 16 residential and mixed use site options allocated could have a significant negative effect on **SA objective 7 (historic environment)** given their close proximity to heritage assets where there is a reasonable chance of those assets being affected by nearby development. These significant negative effects have been identified for example where there is potential intervisibility between the site option and the heritage feature. Based on information available from relevant Conservation Area Appraisals there may be potential for adverse impacts on the special character of these areas or Listed Buildings and where Conservation Area Appraisals are absent, a precautionary approach in terms of impact on this special character has been adopted. Some of these 11 sites also contain Areas of Archaeological

Potential, meaning that there is potential for disturbance to buried archaeology. Four of the site options (OWBC20, OWBC29, OWBC30 and OWBC45) that could have a significant negative effect on this SA objective could also have an uncertain minor positive effect, resulting in a mixed effect overall. The potential positive effects for OWBC29, OWBC30 and OWBC45 have been identified because the South Wigston Conservation Area and The Lanes Conservation Area Appraisals, which these three residential and mixed use site options are near or within have identified the area surrounding the sites in question as potential enhancement opportunities in terms of local character. The potential positive effect from OWBC20 has been identified because the former swimming pool site is recognised in the Oadby Court Conservation Area Appraisal and Development Control Guidance as forming part of the setting of this heritage asset. As such, development at this location could impact upon the Conservation Area's setting either positively or negatively, depending on design.

- 5.26 Four further residential and mixed use site options (OWBC14, OWBC31, OWBC33 and OWBC46) are expected to have a minor negative effect on SA objective 7. These sites have been identified as being located within 500m of at least one heritage asset. It has, however, been possible to determine that existing development between the site and the heritage asset is likely to provide screening and as such limit any potential for adverse effects on the heritage asset(s) in question which might occur as a result of residential development. Information from the relevant Conservation Area Appraisals (those for Oadby Court and South Wigston Conservation Areas) has been used to determine that the minor negative effect likely in relation to residential site option OWBC14 is likely to be combined with a minor positive effect. This positive effect is likely given that enhancement and redevelopment opportunities have been highlighted in these appraisal documents.
- 5.27 Only one of the residential site options allocated (OWBC48) is expected to have a negligible effect on SA objective 7. This site is located more than 500m from the nearest heritage asset, although the effect is uncertain as there may still be potential for effects on heritage assets beyond this distance.

SA objective 8: Protect and enhance biodiversity and geodiversity

- 5.28 Seven of the 16 residential and mixed use site options allocated have the potential for significant negative effects on **SA objective 8 (biodiversity and geodiversity)**. These sites are located within 250m of a nationally or locally designated biodiversity or geodiversity site. A further nine of the residential and mixed use site options allocated are located between 250m and 1km from a designated biodiversity or geodiversity site meaning a minor negative effect is likely in relation to this SA objective. These sites may also be located on land which falls within the countryside in the Borough, meaning there is potential for further adverse effects on local biodiversity dependent upon the value of this area in these terms. In total, two residential/mixed use site options (OWBC17a and OWBC44) have been identified as being located on land which is in the countryside. The area of the Borough in which most of the countryside is located is to the south and east of the Borough and the location of the sites which are likely to have a negative effect on SA objective 8 reflect this. These sites are spread to the south and south east of Wigston to the east and west of the A5199 and to the south of Oadby.

SA objective 9: Protect and enhance the character and quality of the landscape

- 5.29 Five of the 16 residential and mixed use site options allocated are likely to have a significant negative effect on **SA objective 9 (landscape)**. Of these five sites, two (OWBC24 and OWBC28) are located within Green Wedges meaning that development at these locations might contribute to the coalescence of settlements. The remaining three sites are not within a Green Wedge but would, however, result in the loss of a relatively large area (over 1ha) of greenfield land which could be detrimental to landscape character in the Borough. Three of the residential/mixed use site options allocated (OWBC24, OWBC28 and OWBC44) that could have a significant negative effect on the landscape in the Borough are expected to also have a minor positive effect on this SA objective, resulting in mixed effects overall. This positive score has been given as these sites are likely to provide open spaces as part of their development, which is expected to help enhance the local landscape. The 11 remaining residential and mixed use site options are located on brownfield land, meaning that negligible effects are expected on this SA objective. The allocated residential and mixed use site options which are located on brownfield land are located mainly in Wigston (six sites) with notably fewer residential and mixed use site

options allocated on brownfield land in South Wigston (two sites) and Oadby (three sites). All scores recorded in relation to this SA objective are uncertain given that a detailed assessment of landscape sensitivity at all of the sites is not available, and any effects on the local landscape will be dependent upon the design of individual schemes which is unknown at this stage.

SA objective 10: To manage prudently water resources, improve water quality and reduce vulnerability to flooding

- 5.30 Of the 16 residential and mixed use site options allocated, only one (OWBC16) is located partly or mostly on greenfield land which is within flood zones 2, 3a and 3b meaning a significant negative effect is likely for **SA objective 10 (water quality and flooding)**. Three further sites (OWBC17a, OWBC24 and OWBC44) are located outside of flood zones 2, 3a and 3b but are located on greenfield land meaning their development would result in an increase in impermeable surfaces in the Borough. Minor negative effects have been scored for these sites for this SA objective. While two of these three sites (OWBC24 and OWBC44) would result in the loss of greenfield land they would also include new open space meaning the minor negative effect is uncertain (as open space could include green infrastructure which would retain permeable surfaces). Eleven of the residential and mixed use site options allocated are located on brownfield land outside of flood zones 2, 3a or 3b meaning that the development of these sites would not result in an increase in local flood risk and a negligible effect is likely. Only one residential/mixed use site option allocated (OWBC28) is likely to have a minor positive effect on this SA objective. This effect is likely given that the site is on brownfield land and is expected to include an element of open space. This provision may help to allow for improved surface water drainage onsite meaning a reduction in local flood risk.

SA objective 11: To improve air quality particularly through reducing transport related pollutants

- 5.31 The Borough does not have any Air Quality Management Areas (AQMAs) where new development may compound air quality problems. Most development is, however, likely to have a negative effect on air quality as increased vehicle traffic from growth could increase levels of pollution. Larger developments could potentially incorporate sustainable transport infrastructure to help mitigate that impact. However, impacts of development on air quality, particularly as a result of transport related pollutants, cannot be determined at this strategic level of assessment on the basis of the location of individual development sites. Indirect effects on air quality through increased sustainable transport use are considered separately under SA objectives 21 and 22. Therefore, all 16 residential and mixed use site options allocated will have a negligible impact on **SA objective 11 (air quality)**.

SA objective 12: To manage prudently mineral resources and avoid / reduce pollution of land

- 5.32 All new development is likely to involve an increase in mineral use and levels of pollution; however these impacts are not directly affected by the location of new development, as they are likely to be mitigated through the planning process all 16 residential and mixed use site options allocated are expected to have a negligible impact on **SA objective 12 (mineral resources and pollution)**.

SA objective 13: To minimise energy use and develop renewable energy resources

- 5.33 Although all new development is likely to involve an increase in energy consumption, it may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to standards of energy efficiency required under the Building Regulations. However, the impacts of new development on efficient energy consumption will not be determined by its location, rather by the behaviours of new residents who live there. A negligible effect has therefore been identified for **SA objective 13 (renewable energy)** for all residential and mixed use site options allocated.

SA objective 14: To reduce greenhouse gas emissions to mitigate the rate of climate change

- 5.34 While new development will be likely to lead to an increase in greenhouse gas emissions (both through emissions from buildings and the increased vehicle traffic associated with growth), the location of individual development sites will not have a direct effect on the causes of climate change. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. The avoidance of

effects in relation to emissions from vehicle traffic is assessed under SA objectives 21 and 22; therefore the likely effects of all residential and mixed use site options allocated in relation to **SA objective 14 (climate change)** have been recorded as negligible.

SA objective 15: To involve people in preventing and minimising adverse local, regional and global environmental impacts

- 5.35 The location of new development can indirectly affect economic and social well-being, as well as the environment. However, these factors are assessed under various other SA objectives; therefore all 16 residential and mixed use site options allocated are expected to have a negligible effect on **SA objective 15 (sustainable development)**.

SA objective 16: To improve access to education and training for children, young people, adult learners

- 5.36 Nine of the 16 residential and mixed use site options allocated are expected to have a minor positive effect on **SA objective 16 (education)**. These sites are located within 800m easy walking distance of at least one of either a primary school, secondary school or college. Significant positive effects have been identified in relation to five (OWBC14, OWBC29, OWBC44, OWBC45 and OWBC46) of the 16 residential and mixed use site options allocated. For these sites, at least two different types of schools are located in close proximity. Two of the residential/mixed use site options allocated (OWBC24 and OWBC28) are expected to have minor negative effects on SA objective 16 given that they are not located in close proximity of any existing education facilities. All effects are uncertain given that they will be dependent on school places being available at the nearby schools or colleges, and on whether new school places may be provided as part of development proposals. The positive effect expected for site OWBC17a is minor but uncertain as the Council has indicated that a primary school could be provided as part of the development of this large site, but there would be no secondary school in close proximity to this new development.

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

- 5.37 Of the 16 residential and mixed use site options allocated, 13 are expected to have significant positive effects on **SA objective 17 (employment)**. These positive effects are likely because the sites are within close proximity of existing employment areas within the Borough and public transport nodes which could provide access to employment opportunities further afield. In addition, the town centre sites may provide additional employment through provision of retail, commercial and office floorspace. Three sites assessed as having significant positive effects (OWBC29, OWBC30 and OWBC32) are likely to also have negative effects given that they may involve the loss of areas of existing employment land. Only one residential/mixed use site option (OWBC28) is expected to have a wholly significant negative effect on this SA objective. This site is not located in close proximity of any identified employment areas or public transport nodes and also includes a number of small businesses onsite, which might be lost as a result of the redevelopment of the site for housing.

SA objective 18: To optimise the use of previously developed land, buildings and existing infrastructure

- 5.38 Four of the 16 residential and mixed use site options allocated (OWBC16, OWBC17a, OWBC24 and OWBC44) are located on relatively large (over 1ha) mostly or entirely greenfield sites. The effects of these sites on **SA objective 18 (redevelopment of brownfield land)** are therefore all likely to be significantly negative. The development of these sites for housing is seen as less efficient use of land compared to the re-use of previously developed brownfield sites. The remaining 12 residential and mixed use site options allocated are located on brownfield land meaning that a positive effect is expected on SA objective 18. Of these sites, four (OWBC28, OWBC31, OWBC33 and OWBC34) are relatively large in size (over 1ha) and therefore a significant positive effect is likely.

SA objective 19: To promote and ensure high standards of sustainable design and construction

- 5.39 The impacts of policies that the emerging Local Plan puts in place will have a greater impact on **SA objective 19 (sustainable design)** at the planning application stage than the specific locations of sites, and as such a negligible effect has been recorded for all 16 of the residential

and mixed use site options allocated. Specific design and construction methods to be used and whether renewable energy infrastructure is to be incorporated in the development will not be known until planning applications come forward.

SA objective 20: Reduce waste generation and increase levels of reuse and recycling

- 5.40 While all new development is likely to involve an increase in waste generation, it is assumed that all development proposals will offer opportunities for sustainable waste management or recycling practices during construction and occupation of the new houses. However, the impacts of new development on waste generation and recycling will not be determined by its location and the effects of new development upon levels of recycling and reuse will depend upon factors such as waste management policies, processes and facilities available in the area, which cannot be determined at this strategic level of assessment. All residential and mixed use site options allocated are therefore expected to have a negligible effect on **SA objective 20 (waste management)**.

SA objective 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

- 5.41 Twelve of the 16 residential and mixed use site options allocated are expected to have a positive effect on **SA objective 21 (access to services)**. These sites are located within 800m of at least two town, district or local centres in the Borough meaning that new residents would have a good level of access via foot to existing services at these locations. For the five residential/mixed site allocations (OWBC14, OWBC31, OWBC33, OWBC34 and OWBC45) which are located in close proximity of three town, district or local centres as well as a public transport node, the positive effect is likely to be significant. The minor positive effects expected on OWBC30, OWBC32 and OWBC46 are likely to be combined with a minor negative effect as, although these sites are located in close proximity to two local, district or town centres, they also at present provide access to local services onsite which might be lost if redevelopment for new housing and any associated uses was to occur. This is uncertain for OWBC30 and OWBC32, as these are a Wigston town centre sites and therefore may provide new retail floorspace. Only two residential/mixed use site options allocated (OWBC24 and OWBC28) are likely to have wholly negative effects on access to services in the Borough. Furthermore only residential/mixed use site option OWBC28 is likely to have a significant negative effect on this SA objective as it is not located in close proximity of any local, district or town centres or any public transport nodes. The significant negative effect expected in relation to OWBC28 is likely to be further amplified considering that the development of this site for housing would result in losses of current commercial use onsite. Two residential/mixed use site options allocated (OWBC16 and OWBC44) are located within close proximity of either one local, district or town centre or a public transport node, meaning a negligible effect is likely on this SA objective.

SA objective 22: To encourage and develop the use of public transport and public rights of way

- 5.42 The majority (14 out of 16) of the residential and mixed use site options allocated are expected to have a significant positive effect on **SA objective 22 (public transport)**. These sites are located within 400m of both one or more public transport node and one or more public right of way. As such residents are more likely to be encouraged to make use of the higher numbers of nearby sustainable transport provisions. Two sites (OWBC28 and OWBC48) are likely to have only a minor positive effect on this SA objective given that they are located within 400m of either one or more public transport nodes or one or more public right of way.

Residential and mixed use site options: summary of effects of other site options

SA objective 1: To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services

- 5.43 Similarly to those residential and mixed use site options which have been allocated all other residential and mixed use sites not allocated in the Pre-Submission Local Plan would be likely to have at least a minor positive effect on **SA objective 1 (housing)**. This effect has been identified due to the nature of the development proposed. Those sites which are considered to be larger (those over 1ha) are expected to have the capacity to accommodate a higher number of new homes and so are likely to have a significant positive effect in terms of housing provision.

These larger sites are also expected to provide higher numbers of affordable homes. Eighteen of the 20 residential and mixed use site options considered but not allocated are likely to have a significant positive effect on **SA objective 1 (housing)** given their larger size. The remaining two sites (OWBC12 and OWBC29) are expected to have a minor positive effect as they would provide a lower number of new homes in the Borough. These sites are spread between the areas of Wigston (OWBC12) and South Wigston (OWBC29). None of the sites which were considered but not allocated for housing within Oadby were smaller than 1ha.

SA objective 2: To improve health and reduce health inequality by promoting healthy lifestyles, protecting health and providing access to health services

- 5.44 All 20 residential and mixed use site options which were considered but not allocated were appraised as having a potential positive effect on **SA objective 2 (health)**. Six of the 20 residential and mixed use site options appraised but not allocated would be likely to have significant positive effects on this objective. These sites were either located within close proximity of both healthcare facilities and other facilities or features which might be used to pursue more active lifestyles (e.g. open spaces or sports facilities) as well as a Public Right of Way or would provide new facilities which could be of benefit in terms of local public health alongside the residential development proposed (OWBC21B and OWBC29). It is expected that the provision of new healthcare facilities in line with new residential development would help to prevent existing healthcare infrastructure in Oadby and Wigston from being overwhelmed by increasing numbers of local residents. Fourteen of those residential and mixed use site options considered for residential development but not allocated are expected to have minor positive effects in relation to this SA objective given that they are located within close proximity of either a healthcare facility, or another facility or feature which might encourage more active lifestyles (e.g. open spaces, sports facilities or nearby countryside) or a Public Right of Way, but not both.
- 5.45 For 15 of the residential and mixed use site options not allocated the positive effect likely on **SA objective 2 (health)** is expected to be combined with a minor negative effect. These sites contain facilities or features which could potentially be of benefit to local public health by allowing for more active lifestyles. As such the use of or access to these facilities or features might be lost or reduced by the provision of new residential development. Six of these site options contain footpaths or open spaces which might be lost as a result of development (OWBC12, OWBC22, OWBC38, OWBC39 (two uses were considered for land at this site), and OWBC43); it is expected that the potential loss of or reduction in access to such features will be dependent upon the design of the new development and whether they can be retained, meaning that the minor negative effects have been recorded as uncertain. The remaining nine sites (OWBC15, OWBC17, OWBC18, OWBC19, OWBC21B, OWBC22, OWBC23, OWBC40 and OWBC42) are located within the area of the Borough which has been identified as the countryside. The provision of new homes at such locations is expected to limit access to the countryside for other residents, and therefore the minor negative has been attributed to such sites with more certainty.

SA objective 3: To provide better opportunities for people to access community and leisure facilities

- 5.46 The majority (14) of the 20 residential and mixed use site options appraised but not allocated for development are expected to have a positive effect on **SA objective 3 (community facilities)**. Sites which have been identified as lying within 800m of three or more existing community and leisure facilities (OWBC10 and OWBC43) would be expected to have a significant positive effect on this SA objective. Residential/mixed use site options OWBC17 and OWBC21B were considered to include an element of community uses onsite meaning an uncertain significant positive effect has been recorded. Minor positive effects were recorded for 9 of the sites considered but not allocated for residential and mixed use development as they are within 800m of either one or two community and leisure facilities and significant additional provision would not be made onsite. Residential/mixed use site option OWBC23 would be likely to have a mixed (minor positive and minor negative) effect on this SA objective given that although it is not in close proximity of any existing community or leisure facilities, the development of the site for residential use could deliver associated uses onsite which may support local opportunities for leisure and recreation.
- 5.47 Six of the residential and mixed use site options considered but not allocated (OWBC18, OWBC19, OWBC22, OWBC25, OWBC40 and OWBC42) are expected to have a wholly minor negative effect on this SA objective. These sites are not located within close proximity (800m) of any existing

community or leisure facilities. Two of these sites are located in Oadby (OWBC22, and OWBC25), two lie to the east of Wigston (OWBC18 and OWBC19), one is located to the south of South Wigston (OWBC42) and one is located to the east of Kilby Bridge (OWBC40).

SA objective 4: To improve community safety, and reduce crime, anti-social behaviour and the fear of crime

- 5.48 All 20 of those residential and mixed use site options appraised but not allocated would be expected to have a negligible effect on **SA objective 4 (crime)**. The impacts of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed design proposals for each site).

SA objective 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

- 5.49 Similarly, all 20 residential and mixed use site options appraised but not allocated would be expected to have a negligible effect on **SA objective 5 (social inclusion)**. It is expected that the location of new development will indirectly affect social inclusion by influencing how easily people are able to access job opportunities, services and facilities etc.; however these factors have been assessed under other SA objectives (i.e. SA objectives, 2, 3, 16, 17 and 21).

SA objective 6: To promote racial harmony and create cohesive communities

- 5.50 All residential and mixed use site options are also likely to have a negligible effect on **SA objective 6 (integrated communities)**. The location of new development could indirectly affect racial harmony and community cohesion by influencing how easily people are able to access social interaction opportunities, community facilities and understand cultural aspects of one another etc. However, these factors are assessed under other SA objectives (i.e. SA objectives, 2, 3, 16 and 21).

SA objective 7: Conserve and enhance the historic environment, heritage assets and their settings

- 5.51 The proximity of potential residential and mixed use development sites to designated heritage assets has been considered in combination with information available from Conservation Area Appraisals and other sources to give an overall potential effect of residential and mixed use development in relation to the historic environment. Ten of the 20 residential and mixed use site options considered but not allocated have been identified as having a significant negative effect on **SA objective 7 (historic environment)**. These sites are in close proximity to heritage assets and it has been identified that there will be a reasonable chance of the heritage assets in question being affected by nearby development. These sites may for example have intervisibility with the heritage asset. Information from Conservation Area Appraisals has been used to identify where specific risks to the special character of these areas or Listed Buildings exist. In the absence of Conservation Area Appraisals or similar guidance, a precautionary approach has been adopted in terms of impact on this special character. Areas of Archaeological Potential are also present within or adjacent to some of these 20 sites meaning that there is potential for disturbance to buried archaeology. One of the site options (OWBC29) that could have a significant negative effect on this SA objective could also have an uncertain minor positive effect, resulting in a mixed effect overall. This is also the case for site option OWBC10 for which a minor negative effect is expected to be combine with a minor positive effect. The potential positive effect for OWBC29 has been identified because the South Wigston Conservation Area Appraisal has identified the area surrounding the site as having potential enhancement opportunities in terms of local character. The minor positive effect expected for this SA objective for OWBC10 has been recorded given that the site currently contains a sewage treatment works and as such the provision of a high quality residential development at this location may help to improve the character of the surrounding area. The minor negative expected for this site option has been recorded as Oadby Court Conservation Area is located in relatively close proximity.

- 5.52 Two further residential/mixed use site options considered but not allocated for development (OWBC39 for which two alternative uses have been considered) are expected to have a minor negative effect on SA objective 7. These sites have been identified as being located within 500m

of at least one heritage asset. It has, however, been possible to determine that existing development between the site and the heritage asset is likely to provide screening and as such limit any potential for adverse effects on the heritage asset(s) in question which might occur as a result of residential and mixed use development.

- 5.53 Of those site options considered for residential and mixed use development but not allocated five (OWBC12, OWBC19, OWBC21B, OWBC25 and OWBC26) are expected to have a negligible effect on SA objective 7. These are the sites which are located more than 500m from the nearest heritage asset. For two sites (OWBC22 and OWBC23) uncertain effects have been recorded in terms of potential impacts on the local built historic environment. These sites are not in close proximity of heritage assets in Oadby and Wigston; however they are adjacent to the Borough of Harborough for which data showing the locations of designated heritage assets was not available.

SA objective 8: Protect and enhance biodiversity and geodiversity

- 5.54 Potential for significant negative effects on **SA objective 8 (biodiversity and geodiversity)** have been identified for 18 of the site options considered for residential and mixed use development but not allocated. These sites are located within 250m of a nationally or locally designated biodiversity or geodiversity site. Two residential/mixed use site options (OWBC10 and OWBC26) considered but not allocated are located between 250m and 1km from a designated biodiversity or geodiversity site and therefore a minor negative effect has been recorded for SA objective 8. Nine of the residential and mixed use site options considered but not allocated for development (OWBC15, OWBC17, OWBC18, OWBC19, OWBC21B, OWBC22, OWBC23, OWBC40 and OWBC42) lie on land which is in the countryside meaning that such sites may have further negative impact in terms of loss of or fragmentation to important habitats etc.

SA objective 9: Protect and enhance the character and quality of the landscape

- 5.55 Seventeen of the 20 residential and mixed use site options considered but not allocated have been identified as likely to have a negative effect on **SA objective 9 (landscape)**, with the negative effects likely to be significant for 16 out of the 17 sites. Of these 16 sites, six (OWBC25, OWBC26, OWBC38, OWBC39 (for which two different combinations of uses have been considered and OWBC43) are located on Green Wedges meaning that development at these locations might contribute to the coalescence of settlements. Although the remaining ten site options are not within a Green Wedge they are considered be large in size (over 1ha) and consist of mostly greenfield land. The development of larger areas of greenfield land may be detrimental to landscape character in the Oadby and Wigston and thereby a significant negative effect has been recorded for these site options. For two of the site options (OWBC21B and OWBC23) which are expected to have a significant negative effect on the landscape a minor positive effect on this SA objective has also been recorded. These mixed effects have been recorded given that the open space which is likely to be included at either site option may have a beneficial impact on local landscape character. A minor negative effect for this SA objective has been recorded for only one site (OWBC12) as this site is under 1ha in size but would still make use of greenfield land. The three remaining residential and mixed use site options are located on brownfield land, meaning that negligible effects are expected on this SA objective. All scores recorded in relation to this SA objective are uncertain given that a detailed assessment of landscape sensitivity at all of the sites is not available, and any effects on the local landscape will be dependent upon the design of individual schemes, which is unknown at this stage.

SA objective 10: To manage prudently water resources, improve water quality and reduce vulnerability to flooding

- 5.56 One of the 20 residential and mixed use site options considered but not allocated is located partly or mostly on greenfield land which is within flood zones 2, 3a and 3b (OWBC15) and therefore a significant negative effect has been recorded for **SA objective 10 (water quality and flooding)**. Sixteen of the remaining sites considered for development but not allocated are located outside of flood zones 2, 3a and 3b but are located on greenfield land meaning their development would result in an increase in impermeable surfaces in the Borough. Minor negative effects have been scored for these sites for this SA objective. Two of these 16 sites (OWBC21B and OWBC23) would likely include for some open space provision onsite meaning the loss of greenfield land and permeable surfaces capable of allowing for the infiltration of surface water through new development may be reduced. The minor negative effect recorded for these site options is therefore uncertain. Three of the residential and mixed use site options considered but

not allocated are located on brownfield land outside of flood zones 2, 3a or 3b. A negligible effect has been recorded for these site options for this SA objective as development at such locations would be unlikely to result in an increase in local flood risk.

SA objective 11: To improve air quality particularly through reducing transport related pollutants

- 5.57 The Borough does not have any Air Quality Management Areas (AQMAs) where new development may compound air quality problems. Most development is, however, likely to have a negative effect on air quality as increased vehicle traffic from growth could increase levels of pollution. Larger developments could potentially incorporate sustainable transport infrastructure to help mitigate that impact. However, impacts of development on air quality, particularly as a result of transport related pollutants, cannot be determined at this strategic level of assessment on the basis of the location of individual development sites. Indirect effects on air quality through increased sustainable transport use are considered separately under SA objectives 21 and 22. Therefore, all sites will have a negligible impact on **SA objective 11 (air quality)**.

SA objective 12: To manage prudently mineral resources and avoid / reduce pollution of land

- 5.58 All new development is likely to involve an increase in mineral use and levels of pollution; however these impacts are not directly affected by the location of new development, as they are likely to be mitigated through the planning process all residential and mixed use site options considered for development but not allocated were recorded as having a negligible impact on **SA objective 12 (mineral resources and pollution)**.

SA objective 13: To minimise energy use and develop renewable energy resources

- 5.59 Although all new development is likely to involve an increase in energy consumption, it may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to standards of energy efficiency required under the Building Regulations. However, the impacts of new development on efficient energy consumption will not be determined by its location, rather by the behaviours of new residents who live there. A negligible effect has therefore been identified for **SA objective 13 (renewable energy)** for all residential and mixed use site options considered for development but not allocated.

SA objective 14: To reduce greenhouse gas emissions to mitigate the rate of climate change

- 5.60 While new development is likely to lead to an increase in greenhouse gas emissions (both through emissions from buildings and the increased vehicle traffic associated with growth), the location of individual development sites will not have a direct effect on the causes of climate change. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward. The avoidance of effects in relation to emissions from vehicle traffic is assessed under SA objectives 21 and 22; therefore the likely effects of all site options considered for residential and mixed use development but not allocated in relation to **SA objective 14 (climate change)** have been recorded as negligible.

SA objective 15: To involve people in preventing and minimising adverse local, regional and global environmental impacts

- 5.61 The location of new development can indirectly affect economic and social well-being, as well as the environment. However, these factors are assessed under various other SA objectives; therefore all residential and mixed use site options which have been considered for allocation but not taken forward have been recorded as having a negligible effect on **SA objective 15 (sustainable development)**.

SA objective 16: To improve access to education and training for children, young people, adult learners

- 5.62 Seven of the 20 residential and mixed use site options which were considered but not allocated were recorded as having a minor positive effect on **SA objective 16 (education)**. These minor positive effects have been identified as these site options are located within 800m easy walking distance of at least one of either a primary school, secondary school or college. Seven further site options are expected to have significant positive effects for this SA objective. At least two different types of schools are located in close proximity to these site options. Six residential and mixed use site options (OWBC18, OWBC19, OWBC25, OWBC39 (for which two alternative uses

have been considered) and OWBC42) are not located in close proximity to any existing education facilities and therefore are expected to have minor negative effects on SA objective 16. All effects are uncertain given that they will be dependent on school places being available at the nearby schools or colleges, and on whether new school places may be provided as part of development proposals.

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

- 5.63 Eight of the residential and mixed use site options considered but not allocated would be expected to have significant positive effects on **SA objective 17 (employment)**. These site options are within close proximity of existing employment areas within the Borough and public transport nodes, which could provide access to employment opportunities further afield. Two of these sites (OWBC29, and OWBC40) are likely to also have negative effects given that development at these locations could potential involve the loss of areas of existing employment land. Four residential and mixed use site options (OWBC15, OWBC18, OWBC40 and OWBC41) considered but not allocated are not located in close proximity to any employment areas or transport nodes and minor negative effects alone have be identified for these options. It is noted that two mixes of development have been considered for OWBC40. One option may include the provision of some commercial development which may provide a level of employment provision meaning that the minor negative effect expected for this SA objective has been recorded in combination with a minor positive effect. Seven site options considered for housing but not allocated are located within close proximity of either an existing employment area or a public transport node meaning a minor positive effect is expected.

SA objective 18: To optimise the use of previously developed land, buildings and existing infrastructure

- 5.64 Of the 20 residential and mixed use site options considered but not allocated 16 are located on relatively large sites (over 1ha) which contain land which is mostly or entirely greenfield. Significant negative effects are expected for these residential and mixed use site options in relation to **SA objective 18 (redevelopment of brownfield land)**. Providing new housing at such locations would be a decidedly less efficient use of land than making use of brownfield land. Residential/mixed use site option OWBC12 is also located on greenfield land however this site is much smaller in size (0.68ha) and therefore the negative effect recorded for SA objective 18 is minor rather than significant. A positive effect is expected on this SA objective for the remaining three site options considered but not allocated as development at these locations would make use of mostly brownfield land. Of these three residential and mixed use site options, two (OWBC10 and OWBC42) are relatively large in size (over 1ha) and therefore a significant positive effect has been recorded.

SA objective 19: To promote and ensure high standards of sustainable design and construction

- 5.65 The impacts of policies that the emerging Local Plan puts in place will have a greater impact on **SA objective 19 (sustainable design)** at the planning application stage than the specific locations of sites, and as such a negligible effect has been recorded for all of the residential and mixed use site options appraised but not allocated. Specific design and construction methods to be used and whether renewable energy infrastructure is to be incorporated in the development will not be known until planning applications come forward.

SA objective 20: Reduce waste generation and increase levels of reuse and recycling

- 5.66 While all new development is likely to involve an increase in waste generation, it is assumed that all development proposals will offer opportunities for sustainable waste management or recycling practices during construction and occupation of the new houses. However, the impacts of new development on waste generation and recycling will not be determined by its location and the effects of new development upon levels of recycling and reuse will depend upon factors such as waste management policies, processes and facilities available in the area, which cannot be determined at this strategic level of assessment. All residential and mixed use site options are therefore expected to have a negligible effect on **SA objective 20 (waste management)**.

SA objective 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

- 5.67 Eight of the residential and mixed use site options appraised but not allocated would be expected to have a positive effect on **SA objective 21 (access to services)**. These sites are mostly located within relatively close proximity (within 800m) of at least two town, district or local centres in the Borough. It is therefore expected that new residents at these sites would have a good level of access to existing services by foot. The minor positive effect recorded site option OWBC40 (mixed use including residential) has been recorded as although the site is not located in close proximity of an existing centre or public transport node it would allow for mixed use development, which may include some new service provision. As the type of development to be included as part of the mixed use is unknown the minor positive effect has been recorded as uncertain. As the other option considered for this site location (OWBC40 residential use only) would provide for no new services on site and is not located in close proximity of any existing centres or public transport nodes a minor negative effect has been recorded for this option. Five residential and mixed use site options considered but not allocated (OWBC18, OWBC22, OWBC40, OWBC41 and OWBC42) are likely to have wholly negative effects on access to services in the Borough. Residential and mixed use site options which are not located in close proximity of any local, district or town centres or any public transport nodes (OWBC18, OWBC40 and OWBC41) would be expected to have a significant negative effect on this SA objective. Seven residential and mixed use site options considered but not allocated (OWBC10, OWBC15, OWBC19, OWBC21B, OWBC23, OWBC39 and OWBC43) are located within close proximity of either one local, district or town centre or a public transport node, meaning a negligible effect is likely on this SA objective.

SA objective 22: To encourage and develop the use of public transport and public rights of way

- 5.68 Thirteen of the 20 residential and mixed use site options considered but not allocated are located within 400m of both one or more public transport node and one or more public rights of way. These site options would be expected to have a significant positive effect on **SA objective 22 (public transport)**. A further six site options (OWBC10, OWBC12, OWBC15, OWBC19, OWBC28, OWBC40 and OWBC41) are likely to have a minor positive effect on this SA objective. These residential and mixed use site options are located within 400m of either one or more public transport node or one or more public right of way. The remaining one site (OWBC18) is likely to have a minor negative effect on this SA objective as it is located more than 400m from the nearest public transport node or public right of way.

Employment site options

- 5.69 The SA scores for the two reasonable alternative employment site options are presented in **Table 5.3** below, and the detailed SA matrices can be found in **Appendix 5**.

Table 5.3 Summary of SA scores for the employment site options (allocated sites in bold)

	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: Oadby Sewage Treatment Works, off Wigston Road, Oadby	0	+	+	0	0	0	+?/ -?	-?	0?	0	0	0	0	0	0	+++	++	++	0	0	+	+
OWBC11: Land off Magna Road, South Wigston (Local Plan Allocation 1999 (Em6))	0	++	+	0	0	0	-?	--?	-?	-	0	0	0	0	0	+?	+	-	0	0	+	++

Employment site allocations: summary of effects

- 5.70 No reasonable alternatives to these allocated sites were identified by the Council.
- 5.71 The two employment site options considered have been allocated for development in the Pre-Submission Local Plan. Both of the employment site options are expected to have negligible effects on **SA objectives 1 (housing)** due to the nature of the development proposed. Further negligible effects are recorded for both employment site options in relation to **SA objectives 4 (crime), 13 (renewable energy), and 20 (waste)** given that these issues are more likely to be affected by the design of development rather than its location. Negligible effects are also expected for **SA objectives 5 (social inclusion), 6 (integrated communities), 11 (air quality), 14 (climate change), 15 (sustainable development) and 19 (sustainable design)** for both employment site options given that these issues are addressed separately through other SA objectives in the appraisal process. A negligible effect has also been recorded for **SA objective 12 (mineral resources)** for both employment site options given that it is expected that the planning process will help to mitigate adverse effects on increased mineral use and levels of pollution associated with new employment development.
- 5.72 Both employment site options are located in close proximity of existing leisure and recreation facilities or open spaces and public rights of way meaning that positive effects have been identified in relation to **SA objectives 2 (health) and 3 (community facilities)**. Employment site option OWBC11 is expected to have a significant positive effect on SA objective 2 given that it is located in close proximity of a number of open spaces and public rights of way which might encourage employees at the sites to make use of these facilities during their breaks and after working hours. At least one community facility is located within 800m of both employment site options, meaning a minor positive effect is expected on this SA objective for each site option.
- 5.73 Both of the employment site options have the potential for negative effects on **SA objective 7 (historic environment)**. The significance of these negative effects will be dependent in part upon the distance of each site option from designated heritage assets, the development currently onsite and the role that the site currently plays in contributing to the setting of any designated heritage assets nearby. Both employment site options are expected to have minor negative effects on this SA objective given that development would be located in relatively close proximity of various conservation areas. OWBC10 is located in relatively close proximity of Oadby Court Conservation Area while OWBC11 is located in relatively close proximity of South Wigston Conservation Area, Grand Union Canal Conservation Area and Midland Cottages Conservation Area. The negative effect likely in relation to OWBC10 is likely to be combined with a minor positive effect, however, as the site currently contains a sewage works and it is considered likely that high quality new development at this location would improve the overall appearance of the built environment in the area. Employment site options OWBC10 and OWBC11 are also located in relatively close proximity of an Area of Archaeological Potential. Given that development at these locations therefore has potential to disturb local archaeological artefacts this consideration has also contributed to the negative effect expected in relation to this SA objective.
- 5.74 The employment site options are both expected to have negative effects in relation **SA objective 8 (biodiversity and geodiversity)**, with significant negative effects being identified in relation to OWBC11. Employment site option OWBC11 is adjacent to the Local Wildlife Site designated due to the presence of Rough Grassland at Landsdowne Grove in South Wigston. As such, employment development at this location may potentially impact upon local habitats and species in terms of increased potential for loss, disturbance and fragmentation. The closest biodiversity feature to OWBC10 is a potential Local Wildlife Site and, given that it is located 465m from the employment site option, the potential for adverse impacts on the designation is reduced and a minor negative effect is most likely in relation to this SA objective. However, in all cases the potential effects on biodiversity and geodiversity are uncertain given that it may be possible through the sympathetic design of any new development to incorporate mitigation or even to promote biodiversity enhancements.
- 5.75 Whether the employment site options lie on brownfield or greenfield land also influences their likely effects on **SA objectives 9 (landscape) and 10 (water quality and flooding)**. Negative effects are likely in relation to both of these SA objectives for OWBC11 as it is located on greenfield land. As OWBC11 is relatively small in size and is mostly located outside of the area of designated countryside in the Borough, the negative effect on these SA objectives is likely to be

minor. OWBC10 is located on brownfield land which is mostly outside of flood zones 2, 3a and 3b meaning that development at this location is likely to have negligible effects on both the landscape and flood risk. All scores recorded in relation to SA objective 9 are uncertain given that a detailed assessment of landscape sensitivity at all of the sites is not available, and any effects on the local landscape will be dependent upon the design of individual schemes which is unknown at this stage.

- 5.76 Due to the nature of the development proposed, the most positive effects expected for all of the employment site options relate to **SA objectives 16 (education)** and in particular **17 (employment opportunities)**. Employment site option OWBC10 is expected to have significant positive effects on both of these SA objectives as it is relatively large in size (2.63ha), meaning that it might support a larger number of employment opportunities as well as providing work-based training opportunities for a greater number of people. Employment site option OWBC11 is relatively small in size (0.75ha) and, given that it is likely to create fewer new employment opportunities and work-based training opportunities, a minor rather than significant positive effect is expected on both of these SA objectives.
- 5.77 Varied effects have been recorded for the employment site options in relation to **SA objective 18 (redevelopment of brownfield land)**. The development of employment site option OWBC11 would result in development occurring on greenfield land and, given the less efficient use of land that this development would entail, a negative effect is recorded. The negative effect is considered to be minor as this employment site option is relatively small in size (0.75ha). Employment site option OWBC10 is a relatively large site (2.63ha); however as it is located mostly on brownfield land, the effect on SA objective 18 is likely to be significantly positive.
- 5.78 Both employment site options are expected to have positive effects **SA objective 22 (public transport)** as they are located within 400m of the nearest public right of way or public transport node, which could enable people to commute to and from the site via non-car based modes of transport. The positive effect on SA objective 22 in relation to OWBC11 is likely to be significant as this site option is located in close proximity of both of the nearest public right of way and public transport node. Both employment site options are also likely to have a minor positive effect on **SA objective 21 (access)** as they are located within close proximity (800m) of a town, district or local centre which could be used by employees at the sites during breaks and after work.

Health centre options

- 5.79 The SA scores for the three reasonable alternative health centre site options are presented in **Table 5.4** below and the detailed SA matrices can be found in **Appendix 5**.

Table 5.4 Summary of SA scores for the health centre site options (none of these options were allocated)

	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
OWBC14: Land at Bennett Way, South Wigston	0	++	0	0	0	0	+?/-?	--?	0?	0	0	0	0	0	0	0	0	+	0	0	+	+
OWBC20: Former Oadby Swimming Pool site, Oadby	0	++	0	0	0	0	+?/-?	-?	0?	0	0	0	0	0	0	0	0	+	0	0	+	+
OWBC25: Land to the rear of Spire Hospital, Gartree Road, Oadby	0	++	0	0	0	0	0?	--?	--?	-	0	0	0	0	0	0	0	--	0	0	+	++

Health centre site options: summary of effects

- 5.80 None of the three health centre options considered have been allocated for development. It is not considered that there is a need for these, given that new health facilities could be provided within or adjacent to the town centre location of Wigston and District Centres of Oadby and South Wigston and that the Direction for Growth areas will include community facilities and are required to provide any other associated infrastructure required to bring the site forward sustainably.
- 5.81 All three health centre site options considered would be expected to have negligible effects on **SA objectives 1 (housing), 3 (community facilities), 16 (education) and 17 (employment opportunities)** given that the type of development that they are being considered for would not support any of these uses. Further negligible effects are recorded for all health centre site options in relation to **SA objectives 4 (crime), 13 (renewable energy), and 20 (waste)** given that these issues are more likely to be affected by the design of development rather than its location. Negligible effects are also likely in relation to **SA objectives 5 (social inclusion), 6 (integrated communities), 11 (air quality), 14 (climate change), 15 (sustainable development) and 19 (sustainable design)** for all health centre site options considered given that these issues are addressed separately through other SA objectives in the appraisal process. A negligible effect has also been recorded for **SA objective 12 (mineral resources)** for all of the health centre site options given that it is expected that the planning process will help to mitigate adverse effects on increased mineral use and levels of pollution associated with new development.
- 5.82 All of the health centre site options considered would provide new healthcare facilities for residents and therefore all would be expected to have a significant positive effects on **SA objective 2 (health)**. All of the sites are located in close proximity of existing residential properties, meaning that local residents should have relatively easy access to the new or expanded facilities.
- 5.83 Variable effects are identified for the health centre site options considered in relation to **SA objective 7 (historic environment)**. A potentially mixed (minor positive and significant negative) effect is identified in relation to this SA objective for health centre site option OWBC20 because the site takes in the former Oadby swimming pool which the Conservation Area Appraisal document states is part of the setting of the Oadby Court Conservation Area and therefore new development at this location may have adverse effects, or could bring about enhancements depending on the design of the new development. The effect of development at health centre site option OWBC14 is also likely to be mixed - the proximity of the site to the South Wigston Conservation Area means that there could be a negative effect; however the Conservation Area Appraisal has identified the potential for redevelopment at areas which are in close proximity to the site, meaning sympathetic development may act to enhance the local character of the area. Health centre site option OWBC25 is not located in close proximity of any heritage assets and therefore a negligible effect on this SA objective is most likely. The site is located in relatively close proximity of the nearest Area of Archaeological Potential however it is expected that the preservation or appropriate removal of these items may be possible given that it is not located within the boundaries of the site itself.
- 5.84 All three health centre site options have the potential for negative effects on **SA objective 8 (biodiversity and geodiversity)**. Two site options (OWBC14 and OWBC25) could have a significant negative effect on this SA objective as they are located within 250m of a nationally or locally designated biodiversity or geodiversity site. The other site option (OWBC20) is expected to have a minor negative effect on this SA objective as it is located within 530m of the nearest biodiversity or geodiversity site (Blackthorn Manor Pond Local Wildlife Site). However, in all cases the potential effects are uncertain given that it may be possible incorporate mitigation or even to promote biodiversity enhancements.
- 5.85 For the same reason, health centre site option OWBC25 is also likely to have a significant negative effect on **SA objective 9 (landscape)**. This site also lies partly within the Oadby, Thurnby and Stoughton Green Wedge and therefore development at this location could also contribute to the coalescence of settlements. As the remaining site options (OWBC14 and OWBC20) are located on brownfield land, their impacts on the local landscape are expected to be minimal and a negligible effect has been recorded for SA objective 9. All scores recorded in relation to SA objective 9 are uncertain given that a detailed assessment of landscape sensitivity

at all of the sites is not available, and any effects on the local landscape will be dependent upon the design of individual schemes which is unknown at this stage.

- 5.86 The loss of greenfield land that would result from the development of health centre site option OWBC25 would also be expected to have negative impacts on **SA objective 10 (flood risk)** by increasing the area of impermeable surfaces and reducing infiltration. As the site is outside of high flood risk zones, a minor rather than significant negative effect is expected. The remaining health centre site options (OWBC14 and OWBC20) are both located on brownfield land which is outside of areas of high flood risk meaning they are unlikely to have an impact on local flood risk and a negligible effect is expected on SA objective 10.
- 5.87 As two of the health centre site options (OWBC14 and OWBC20) are located on relatively small brownfield sites (those under 1ha), minor positive effects have been identified in relation to **SA objective 18 (redevelopment of brownfield land)**. OWBC25 would provide the extension to Spire hospital on a sizeable area of greenfield land (2.36ha). Given that it would result in the loss of a large area of greenfield land, a significant negative effect has been identified in relation to this SA objective.
- 5.88 Wholly positive effects have also been identified for SA objectives **21 (access)** and **22 (public transport)** for all health centre site options considered. Minor positive effects have been identified for all three health centre site options in relation to SA objective 21 given that they are all located in close proximity of a number of sustainable transport links (such as bus stops) which may allow those making use of the new healthcare facilities to use more sustainable modes of transport instead of cars. The positive effects in relation to SA objective 22 are likely given the accessibility of all three sites via these sustainable transport nodes and also considering the close proximity of existing public rights of way to each site which may allow for walking to and from the sites. The positive effect likely on SA objective 22 in relation to health centre site option OWBC25 is expected to be significant as more people may be likely to make use of the local private hospital in comparison to smaller health centres. Minor positive effects are expected on the other two health centre site options (OWBC14 and OWBC20) as their effects on levels of car use would be more minimal.

Cemetery site options

- 5.89 The SA scores for the three reasonable alternative cemetery site options are presented in **Table 5.5** below, and the detailed SA matrices can be found in **Appendix 5**.

Table 5.5 Summary of SA scores for the cemetery site options

	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		
OWBC35: Land south of Wigston Cemetery, Wigston	0	+	+	0	0	0	-?	+?/-?	0?	0	0	0	0	0	0	0	0	0	0	0	0	0	++	
OWBC36: Land south of Gartree Road, (opposite Gaulby Road)	0	+/-?	+	0	0	0	-?	+?/-?	0?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++
OWBC37: Land south of Gartree Road, north-east of Oadby	0	+	+	0	0	0	-?	+?/-?	0?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+

Cemetery site options: summary of effects

- 5.90 Two of the cemetery site options considered (OWBC36 and OWBC37) have been allocated in the Pre-Submission Local Plan. Given the specific use for which the site options considered are proposed, many of the effects expected on the SA objectives are similar for all three site options. Many of the SA objectives are unlikely to be affected by the site options considered including the two site options allocated. All three cemetery site options (including OWBC36 and OWBC37) are expected to have negligible effects on **SA objectives 1 (housing), 3 (community facilities), 16 (education) and 17 (employment opportunities)** given that the type of development they are proposed for would not support any of these uses. Similarly, cemetery development would not improve access to services in the Borough and therefore a negligible effect is expected on **SA objective 21 (access)** for all three site options. It is not expected that cemetery uses would be appropriate to be provided on brownfield sites and as such a negligible effect has also been scored for all site options in relation **SA objective 18 (redevelopment of brownfield land)**. Further negligible effects are recorded for all cemetery site options considered (including the two allocated site options) in relation to **SA objectives 4 (crime), 13 (renewable energy), and 20 (waste)** given that these issues are more likely to be affected by the design of development rather than its location. The negligible effects expected for **SA objectives 5 (social inclusion), 6 (integrated communities), 11 (air quality), 14 (climate change), 15 (sustainable development) and 19 (sustainable design)** have been identified for all cemetery site options considered given that these issues are addressed separately through other SA objectives in the appraisal process. A negligible effect has also been recorded for **SA objective 12 (mineral resources)** for all cemetery site options considered given that it is expected that the planning process will help to mitigate adverse effects on increased mineral use and levels of pollution associated with new development.
- 5.91 A minor positive effects is expected for one of the two cemetery site options allocated (OWBC37) as well as the cemetery site option considered but not allocated (OWBC35) in relation to **SA objective 2 (health)** given that the provision of new cemeteries would meet local need for cemeteries and therefore benefit wellbeing for local people. This minor positive effect is also likely to result for the other cemetery site option allocated (OWBC36) for the same reason; however it is combined with a potential but uncertain minor negative effect as a footpath currently runs through the site and it is possible that this public right of way may be lost as part of development in this area dependent upon its final design. The loss of access to this public right of way may reduce the potential for people to travel on foot which might otherwise benefit local public health.
- 5.92 The provision of new cemeteries in the Borough is likely to facilitate specific types of community activities and gatherings locally and therefore a minor positive effect is expected on **SA objective 3 (community and leisure facilities)** for all cemeteries site options considered including site options OWBC36 and OWBC37 which have been allocated.
- 5.93 All three cemetery site options considered including both of the allocated cemetery site options contain Areas of Archaeological Potential and therefore it is likely that there may be negative effects on those features and potential minor negative effects have been identified in relation to **SA objective 7 (historic environment)**. However, it may be possible to mitigate such adverse effects and therefore the negative effects identified are uncertain at this stage.
- 5.94 The open nature of cemetery land use means that minor positive effects are expected on **SA objective 8 (biodiversity and geodiversity)** as a result of all three site options considered including those site options allocated in the Pre-Submission Local Plan. It is likely that the use of any of these sites for cemeteries may allow for mitigation in relation to impacts on local biodiversity features and even the potential for increased local habitat connectivity. However, all three cemetery site options (including site options allocated OWBC36 and OWBC37) are located in close proximity of designated biodiversity or geodiversity features meaning that there is still the potential for damage or disturbance, particularly during the construction phase. The minor positive effect expected for each option is therefore likely to be combined with a minor negative effect. However, in all cases the potential effects are uncertain given that it may be possible through the sympathetic design of any new development to incorporate appropriate mitigation or even to promote biodiversity enhancements.

- 5.95 As cemetery development is expected to be less intensive in nature compared to uses such as residential or employment development, negligible effects are expected on **SA objectives 9 (landscape) and 10 (water management and flooding)** for all three cemetery site options considered. This type of development is not expected to result in increased coalescence of local settlements and is also not expected to result in a significant increase in the area of impermeable surfaces which might otherwise increase flood risk in the Borough.
- 5.96 All three cemetery site options considered including those two sites allocated are likely to have significant positive effects on **SA objective 22 (public transport)** given that they are all located within 400m of at least one public transport node and at least one public right of way, which would enable people to travel to and from the sites via non-car based modes of transport.

Other site option: Safeguarded land for the proposed transport route

- 5.97 The SA scores for this site option are presented in **Table 5.6** below and the detailed SA matrix can be found in **Appendix 5**.

Table 5.6 Summary of SA scores for the site option relating to safeguarded land for proposed transport route (known formerly as the Eastern District Distributor Road)

	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
OWBC38: proposed transport route (known formerly as the Eastern District Distributor Road), Oadby (Local Plan 1999 Allocation: Reservation for the Eastern District Distributor Road, Oadby (T1))¹⁰	0	-?	0	0	0	0	--?	--?	--?	-	--	0	0	--	0	0	++	--	0	0	0	--?

¹⁰ This site was previously called the 'Eastern District Distributor Road, Oadby (Local Plan 1999 Allocation: Reservation for the Eastern District Distributor Road, Oadby (T1))' in the Preferred Options Local Plan SA Report. The site name has been updated in light of changes in the Pre-Submission Local Plan.

Site option for safeguarded land for proposed transport route (known formerly as the Eastern District Distributor Road): summary of effects

- 5.98 The effects identified for this site option (which has been allocated) are mostly negligible or significantly negative. This range of effects is likely considering that the site would safeguard land for a proposed transport route in the Borough and therefore would not provide for new development which might have a wider range of positive sustainability effects (for example through the provision of new housing or community facilities).
- 5.99 Safeguarding land for the future provision of a transport route at OWBC38 is expected to have a negligible effect on **SA objectives 1 (housing), 3 (community facilities) and 16 (education)** given that this type of development would not affect these sustainability objectives. Although the future provision of this new road might increase the level of access to facilities in the Borough, this would most likely be applicable in terms of residents who had access to a car meaning a negligible effect is expected on **SA objective 21 (access)**. Further negligible effects are recorded for site option OWBC38 in relation to **SA objectives 4 (crime), SA objectives 5 (social inclusion), 6 (integrated communities), 13 (renewable energy), and 20 (waste)** given that the proposal for the site would not address these issues. The negligible effects expected for **15 (sustainable development) and 19 (sustainable design)** have been given for site option OWBC38 as these issues are addressed separately through other SA objectives in the appraisal process. A negligible effect has also been recorded for **SA objective 12 (mineral resources)** as although all types of new development is likely to result in an increase in local mineral use and pollution it is expected that through planning process the potential most adverse effects relating to this SA objective might be addressed.
- 5.100 OWBC38 is also likely to have significant negative effects on **SA objectives 7 (historic environment) and 8 (biodiversity and geodiversity)**. This site option is located within close proximity of a number of heritage assets as well as biodiversity features which could be affected by the potential future road development. The site is within the Oadby Hill Top and Meadowcourt Conservation Area and the Development Control Guidance document¹¹ for this Conservation Area gives specific protection to both trees and open spaces in this area. As the provision of the transport route at this location would likely result in the loss of these features, a significantly negative impact on local character is expected. Site option OWBC38 is located partly within Stackyard Spinney Local Wildlife Site and Blackthorn Manor Pond Local Wildlife is also adjacent to the site meaning there is potential for loss and fragmentation of as well as disturbance to locally important habitats as a result of any development at this location.
- 5.101 Significant negative effects on **SA objectives 11 (air quality), 14 (climate change) and 22 (public transport)** are likely for similar reasons. Safeguarding this land for the future provision of a transport route in the Borough is likely to result in significant negative effects given that this provision is likely to result in an increase in the number of journeys made by car. This may detrimentally impact upon the use of public transport with further adverse impacts on local air quality and contribution to climate change likely as a result of vehicular emissions associated with any increase in car usage.
- 5.102 A significant negative effect is also likely in relation to **SA objective 18 (redevelopment of brownfield land)** given that OWBC38 is a relatively large site (8.32ha) and is mostly greenfield land which would be lost as a result of future road development. For the same reason, a likely minor negative effect is identified in relation to **SA objective 10 (water quality and flooding)**. The potential future development of a large area of greenfield land in the Borough is likely to increase local flood risk given that it would result in a larger area of impermeable surfaces in the Borough. The negative effect is only minor, however, given that the site is not within flood zones 2 or 3. This loss of greenfield land is also expected to have an adverse impact on the local landscape and given that the site is within the Oadby, Thurnby and Stoughton Green Wedge the effect on **SA objective 9 (landscape)** is likely to be significantly negative. The potential future loss of this greenfield land is expected to have an associated negative effect on health; the currently undeveloped land contains part of the natural green space at Victoria Court, Meadow Court Road and Manor Close and the future provision of a transport route is likely to reduce access to this area meaning a minor negative effect is expected on **SA objective 2 (health)**.

¹¹ Oadby and Wigston Borough Council (2005), Oadby Hill Top and Meadowcourt Conservation Area Development Control Guidance

- 5.103 Site option OWBC38 is expected to have a positive effect on only one SA objective, relating to employment opportunities in the Borough. This positive effect is likely given the importance of transport infrastructure in terms of economic growth. The positive effect on **SA objective 17 (employment opportunities)** is likely to be significant as the provision of this new route may allow for local economic growth particularly at the identified employment area Cross Street Industrial Units which is in close proximity to the site and may benefit from improved access.

6 Sustainability Appraisal Findings for the Policy Options

- 6.1 During preparation of the Pre-Submission version of the Local Plan, Oadby and Wigston Borough Council identified reasonable alternative options for many of the policy topics to be addressed within the Local Plan. In a small number of cases, no reasonable alternative options were identified because anything other than the proposed approach would be contrary to national policy.
- 6.2 The detailed SA matrices for each set of policy options are presented in **Appendix 7**. Scores have been attributed to each option against each of the SA objectives in the SA framework and the reasons for the likely effects identified are described. For a number of policy topics, the alternative options were to either include a policy in the Local Plan addressing the issue in question, or to rely on the national policy set out in the NPPF. In general, including a specific local-level policy in the Local Plan addressing a particular issue was found to have more positive effects than relying on national guidance, although this approach would not in itself generally result in negative effects unless important opportunities to address a key local issue would be lost.
- 6.3 The SA findings for the policy options presented in **Appendix 7** of this SA report were originally provided to the Council officers preparing the Local Plan in the form of an internal summary document in summer 2016, so that the findings could be taken into account during the preparation of the Preferred Options document. This was an internal working document rather than a full SA report and was not made publicly available at the time.
- 6.4 As the policy options mostly relate to a single topic area, they are generally only likely to have effects on a limited number of the SA objectives. In particular, the development management-style policy options were found to be likely to have mostly positive effects, including significant positive effects on the SA objectives that they specifically seek to address. For example, policy options relating to the natural environment are most likely to have significant positive effects on the SA objectives relating to biodiversity, the landscape etc. Only a few negative effects were identified in relation to the development management-style policy options, generally where the criteria that would be included in a policy could potentially prove restrictive to housing, employment or other types of development.
- 6.5 The more detailed policies that are now included in the Pre-Submission Local Plan. These policies have also been subject to SA the findings of which have already been presented in this SA Report at Chapter 4.

7 Monitoring

- 7.1 The SEA Regulations require that “the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action” and that the environmental report should provide information on “*a description of the measures envisaged concerning monitoring*”. Monitoring proposals should be designed to provide information that can be used to highlight specific issues and significant effects, and which could help decision-making.
- 7.2 Monitoring should be focused on the significant sustainability effects that may give rise to irreversible damage (with a view to identifying trends before such damage is caused) and the significant effects where there is uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be taken. In line with a precautionary approach, those SA objectives against which no significant adverse effects have been identified but uncertainty is recorded have been included in the monitoring framework. Significant adverse effects and/or uncertain effects have been identified against all SA objectives except the following:
- SA objective 5: Social inclusion
 - SA objective 6: Integrated communities
 - SA objective 12: Mineral resources and pollution
 - SA objective 13: Renewable energy
 - SA objective 15: Sustainable development
 - SA objective 19: Sustainable design
 - SA objective 20: Waste
- 7.3 **Table 7.1** overleaf sets out a number of suggested indicators for monitoring the potential sustainability effects of implementing the Local Plan. Note that the indicators proposed are included as suggestions at this stage may change when Oadby and Wigston Borough Council prepares its monitoring framework. Monitoring indicators were originally proposed in the SA Scoping Report and a number of amendments and additions have been made since then to reflect the changes to the SA framework (described in **Chapter 2**) and to add additional indicators in relation to some of the SA objectives.
- 7.4 The data used for monitoring in many cases will be provided by outside bodies. Information collected by other organisations (e.g. the Environment Agency) can also be used as a source of indicators. It is therefore recommended that the Council continues the dialogue with statutory environmental consultees and other stakeholders that has already been commenced, and works with them to agree the relevant sustainability effects to be monitored and to obtain information that is appropriate, up to date and reliable.

Table 7.1 Proposed Monitoring Framework for Oadby and Wigston's Local Plan

SA objectives	Proposed monitoring indicators
<p>Housing provision</p> <p>1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.</p>	<ul style="list-style-type: none"> • Net additional dwellings • Percentage of Affordable housing • Percentage of dwellings completed by number of bedrooms
<p>Health and Wellbeing</p> <p>2. To improve health and reduce health inequality by promoting healthy lifestyles, protecting health and providing access to health services.</p>	<ul style="list-style-type: none"> • Capacity of health services • Percentage of people who regularly take 30 minutes exercise more than three times a week • Number of playgrounds to NPFA standard
<p>Community and Leisure Facilities</p> <p>3. To provide better opportunities for people to access community and leisure facilities.</p>	<ul style="list-style-type: none"> • Number of visits to libraries in Oadby and Wigston per annum • Number of visits to leisure facilities in Oadby and Wigston per annum
<p>Community Safety</p> <p>4. To improve community safety, and reduce crime, anti-social behaviour and the fear of crime.</p>	<ul style="list-style-type: none"> • Percentage of new developments that incorporate Secured by Design Principles • Incidences of crime per 1,000 population
<p>Historic and Heritage Assets</p> <p>7. Conserve and enhance the historic environment, heritage assets and their settings.</p>	<ul style="list-style-type: none"> • Percentage of planning applications with an archaeological potential assessed for the development impact within consultation deadline • Number of planning permissions including archaeological planning conditions • Number of Listed Buildings (all grades) in the Borough • Number and percentage of Listed Buildings at Risk (all grades)
<p>Natural Environment</p> <p>8. Protect and enhance biodiversity and geodiversity.</p>	<ul style="list-style-type: none"> • Number of planning applications involving a BAP habitat being created or managed as a result of new development • Number of trees with preservation orders in place • Number of planning applications with conditions to ensure works to manage or enhance the condition of SSSI features of interest • Percentage area of SSSIs in adverse condition as a result of development
<p>Landscape</p> <p>9. Protect and enhance the character and quality of the landscape.</p>	<ul style="list-style-type: none"> • Percentage of new developments within the countryside. • Number of new developments in the Green Wedge

SA objectives	Proposed monitoring indicators
<p>Water Resources</p> <p>10. To manage prudently water resources, improve water quality and reduce vulnerability to flooding.</p>	<ul style="list-style-type: none"> • Number of planning permissions granted contrary to the advice of the Environment Agency on either flood risk or water quality grounds
<p>Air Quality</p> <p>11. To improve air quality particularly through reducing transport related pollutants.</p>	<ul style="list-style-type: none"> • Percentage of new development in Principal Urban Area • Number of AQMAs declared in the Borough • Percentage of residents driving a car or van
<p>Climate Change</p> <p>14. To reduce greenhouse gas emissions to mitigate the rate of climate change.</p>	<ul style="list-style-type: none"> • Percentage of residents driving a car or van • Percentage of new development on Brownfield land • Percentage of new development in Principal Urban Area
<p>Education and Training</p> <p>16. To improve access to education and training for children, young people, adult learners.</p>	<ul style="list-style-type: none"> • Amount of new floor space in education facilities • Number of school places
<p>Access to Employment Opportunities</p> <p>17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.</p>	<ul style="list-style-type: none"> • Losses of employment land within identified employment areas • Amount of new employment floorspace within identified employment areas • Employment land available by type in Local Plan
<p>Redevelopment of Brownfield Land</p> <p>18. To optimise the use of previously developed land, buildings and existing infrastructure.</p>	<ul style="list-style-type: none"> • Percentage of new development built on previously developed land • Percentage of dwellings completed at between 30 and 50 dwellings per hectare • Percentage of new development in Principal Urban Area
<p>Access to Services</p> <p>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.</p>	<ul style="list-style-type: none"> • Percentage of new development within the urban area within 400 metres or 5 minute walk of half hourly bus service
<p>Sustainable Transport</p> <p>22. To encourage and develop the use of public transport and public rights of way.</p>	<ul style="list-style-type: none"> • Number of bus passenger journeys per annum • Number of rail journeys per annum

8 Conclusions

- 8.1 The Pre-Submission version of Oadby and Wigston's Local Plan has been subject to a detailed appraisal against the Sustainability Appraisal (SA) objectives which were developed at the Scoping stage of the SA process. Alternative site and policy options have also been assessed (known as 'reasonable alternatives'). The Pre-Submission version of the Local Plan proposes a reasonably large amount of housing, employment and other development within Oadby and Wigston to meet the future needs of the Borough. Therefore, alongside the more overtly positive effects identified in relation to providing new homes and sites for employment and community uses, the SA has identified the potential for negative effects on many of the environmental objectives including biodiversity, cultural heritage and the landscape. However, the Local Plan also includes a wide range of development management-style policies, aiming to protect and enhance the economic, social and environmental conditions of the Borough. These should go a long way towards mitigating the potential negative effects of the overall scale of development proposed.
- 8.2 The likely cumulative effects of the Local Plan were described in Chapter 6. Potentially significant positive cumulative effects were identified in relation to SA objectives 1: housing, 15: sustainable development, 17: employment and 21: access to services, while potential significant negative cumulative effects were identified only in relation to SA objective 18: efficient land use. For SA objectives 8: biodiversity and geodiversity, 9: landscape and 18: use of brownfield land the significant negative effect identified is expected in combination with a minor positive effect for an overall mixed cumulative effect

Next Steps

- 8.3 This SA Report will be available for consultation alongside the Local Plan: Pre-Submission from Monday 6th November until Monday 18th December 2017.
- 8.4 Following this consultation the responses will be reviewed and addressed. The findings of the SA and the outcomes of the consultation will be taken into account by the Council as it prepares the next iteration of the Local Plan. The SA will then be updated to reflect that version of the Local Plan and further consideration will be given to potential mitigation measures as well as the approach to monitoring the likely significant effects of the plan.

LUC
November 2017