

# Wigston Town Centre Area Action Plan Options Appraisal Explanatory Notes

Sustainability Appraisal of the  
Wigston Town Centre Area Action Plan

for  
Oadby and Wigston Borough Council

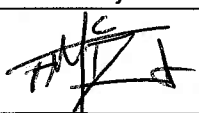
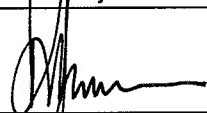
June 2007

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**OADBY AND WIGSTON BOROUGH COUNCIL**

**SUSTAINABILITY APPRAISAL OF THE  
WIGSTON TOWN CENTRE AREA ACTION PLAN**

**OPTIONS APPRAISAL EXPLANATORY NOTES**

**JUNE 2007**

**CONTENTS**

	<b><u>Page No</u></b>
<b>1.0 INTRODUCTION</b>	<b>3</b>
<b>2.0 SUSTAINABILITY APPRAISAL PROCESS</b>	<b>4</b>
<b>2.1 Requirement for Sustainability Appraisal</b>	<b>4</b>
<b>2.2 Sustainability Appraisal Regulations and Guidance</b>	<b>4</b>
<b>2.3 Sustainability Appraisal Process</b>	<b>4</b>
<b>2.4 Objectives of Sustainability Appraisal</b>	<b>5</b>
<b>2.5 Sustainability Appraisal Stages</b>	<b>5</b>
<b>2.6 Stage A - Scoping</b>	<b>6</b>
<b>2.7 Stage B - Developing and Refining Options and Assessing Effects</b>	<b>8</b>
<b>3.0 BACKGROUND</b>	<b>9</b>
<b>3.1 Study Area</b>	<b>9</b>
<b>3.2 Local Development Framework</b>	<b>9</b>
<b>3.3 Wigston Town Centre Area Action Plan</b>	<b>9</b>
<b>4.0 BASELINE AND KEY SUSTAINABILITY ISSUES</b>	<b>10</b>
<b>4.1 Introduction</b>	<b>10</b>
<b>4.2 Socio-Economic Baseline</b>	<b>11</b>
<b>4.3 Environmental Baseline</b>	<b>19</b>
<b>5.0 SUSTAINABILITY APPRAISAL OF THE ISSUES AND OPTIONS</b>	<b>30</b>
<b>5.1 Wigston Town Centre Area Action Plan Issues and Options</b>	<b>30</b>
<b>5.2 Sustainability Appraisal Methodology</b>	<b>33</b>
<b>6.0 NEXT STEPS</b>	<b>34</b>

**APPENDICES**

<b>Appendix A</b>	<b>-</b>	<b>Report Conditions</b>
<b>Appendix B</b>	<b>-</b>	<b>Scoping Consultation Responses</b>
<b>Appendix C</b>	<b>-</b>	<b>Compatibility Matrix</b>
<b>Appendix D</b>	<b>-</b>	<b>Issues and Options Appraisal Matrices</b>

**ABBREVIATIONS**

<b>AAP</b>	<b>-</b>	<b>Area Action Plan</b>
<b>LDF</b>	<b>-</b>	<b>Local Development Framework</b>
<b>SEA</b>	<b>-</b>	<b>Strategic Environmental Assessment</b>
<b>SA</b>	<b>-</b>	<b>Sustainability Appraisal</b>
<b>DPD</b>	<b>-</b>	<b>Development Plan Document</b>
<b>SPD</b>	<b>-</b>	<b>Supplementary Planning Document</b>
<b>RSS</b>	<b>-</b>	<b>Regional Spatial Strategy</b>

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<b>IRF</b>	-	<b>Integrated Regional Framework</b>
<b>WYGE</b>	-	<b>White Young Green Environmental</b>
<b>ODPM</b>	-	<b>Office of the Deputy Prime Minister</b>
<b>DCLG</b>	-	<b>Department of the Communities and Local Government</b>
<b>GOEM</b>	-	<b>Government Office for the East Midlands</b>
<b>EC</b>	-	<b>European Commission</b>
<b>SOA</b>	-	<b>Super Output Area</b>
<b>KS</b>	-	<b>Key Stage</b>
<b>NVQ</b>	-	<b>National Vocational Qualification</b>
<b>SLPCT</b>	-	<b>South Leicestershire Primary Care Trust</b>
<b>EAR</b>	-	<b>Economic Activity Rate</b>
<b>LTP</b>	-	<b>Local Transport Plan</b>
<b>PRoW</b>	-	<b>Public Rights of Way</b>
<b>NPFA</b>	-	<b>National Playing Fields Association</b>
<b>LNR</b>	-	<b>Local Nature Reserve</b>
<b>SSSI</b>	-	<b>Sites of Special Scientific Interest</b>
<b>SINC</b>	-	<b>Sites of Importance for Nature Conservation</b>
<b>BAP</b>	-	<b>Biodiversity Action Plan</b>
<b>OWLCA</b>	-	<b>Oadby and Wigston Landscape Character Assessment</b>
<b>SAM</b>	-	<b>Scheduled Ancient Monument</b>
<b>SMR</b>	-	<b>Sites and Monuments Record</b>
<b>AQMA</b>	-	<b>Air Quality Management Area</b>
<b>NAEI</b>	-	<b>National Atmospheric Emissions Inventory</b>

## 1.0 **INTRODUCTION**

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

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

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

White Young Green Environmental (WYGE) has been commissioned by Oadby and Wigston Borough Council to undertake a combined SA and SEA of the Wigston Town Centre AAP. For ease the combined approach is simply referred to as SA throughout these explanatory notes.

In June 2005 WYGE undertook Stage A (Scoping Stage) of the SA of the Oadby and Wigston LDF on behalf of Oadby and Wigston Borough Council. This resulted in the production of a SA Scoping Report, including development of a SA framework to be used in the appraisal of documents produced as part of the LDF. Additional consultation and work to establish the baseline conditions of the Wigston Town Centre area has been undertaken to inform the development of a specific SA framework for Wigston Town Centre, details of which are summarised within these explanatory notes.

Stage B of the SA of the Wigston Town Centre AAP involves an Options Appraisal. The results of this are presented in the Options Appraisal Matrices presented in Appendix D. This document provides a guide to the matrices.

## **2.0 SUSTAINABILITY APPRAISAL PROCESS**

### **2.1 Requirement for Sustainability Appraisal**

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

SEA is a requirement of the EU Directive 2001/42 on the Assessment of Certain Plans and Programmes on the Environment more commonly known as the SEA Directive. The objective of the SEA Directive as stated in Article 1 is:

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

The SEA Directive was brought into effect in the UK on 21<sup>st</sup> July 2004 through the Environmental Assessment of Plans and Programmes Regulations. Local Planning Authorities are required to carry out a SEA of their LDF under these regulations.

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

### **2.2 Sustainability Appraisal Regulations and Guidance**

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

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

### **2.3 Sustainability Appraisal Process**

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

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

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

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

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

## **2.4 Objectives of Sustainability Appraisal**

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

## **2.5 Sustainability Appraisal Stages**

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

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

- Identifying other plans and programmes of relevance to the Wigston Town Centre AAP.
- Collating baseline data and identifying gaps in the current baseline.
- Identifying baseline conditions and key sustainability issues on the basis of the baseline data collated.
- Developing SA objectives.
- Consulting on the scope of the SA.

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

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

### **STAGE C      Preparing the Sustainability Report**

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

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

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

**STAGE E Monitoring implementation of the plan**

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

**2.6 Stage A - Scoping****2.6.1 Links with Sustainability Appraisal Scoping**

Stage A of the SA (scoping stage) has already been undertaken for the Oadby and Wigston LDF and a SA Scoping Report<sup>2</sup> was produced in June 2005. The SA Scoping Report details the outcomes of Stage A including the development of the SA framework to be used in appraising all DPDs and SPDs produced under the Oadby and Wigston LDF.

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

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

A brief summary of the social, economic and environmental situation in Wigston Town Centre and key sustainability issues associated with the area are provided in Section 4.

**2.6.2 Wigston Town Centre Area Action Plan Sustainability Appraisal Framework**

At the end of Stage A SA objectives were developed. These SA objectives provide a basis against which to appraise the Wigston Town Centre AAP.

The East Midlands Integrated Regional Framework (IRF) produced by the Government Office for the East Midlands sets out how sustainable development should be achieved in the East Midlands. It sets out 18 objectives covering social, economic and environmental issues. The East Midlands IRF SA objectives were used as a starting point for the development of Wigston Town Centre AAP specific objectives. In addition, the review of plans and programmes were used to inform the development of Wigston Town Centre AAP specific objectives.

The SA objectives used to appraise the Wigston Town Centre AAP are listed in Table 2.1. These SA objectives have been slightly amended following consultee comments on the SA Scoping Report. Feedback from consultees on the suitability of the SA framework is provided in full in Appendix B.

<sup>2</sup> The Oadby and Wigston LDF SA Scoping Report can be found on the Oadby and Wigston Borough Council website at the following link: [http://www.oadby-wigston.gov.uk/Home/Planning/Forward%20Plans/Local%20Development/LDF\\_SA.aspx](http://www.oadby-wigston.gov.uk/Home/Planning/Forward%20Plans/Local%20Development/LDF_SA.aspx)



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

**Table 2.1 Wigston Town Centre AAP SA Objectives**

<b>Wigston Town Centre AAP SA Objectives</b>
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.
4. To improve community safety, and reduce crime, anti-social behaviour and the fear of crime.
5. To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.
6. To promote racial harmony and create cohesive communities.
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of Biodiversity Action Plan targets.
8. To preserve and enhance the character and appearance of archaeological sites, historic buildings, conservation areas, historic parks and other cultural assets.
9. To protect and enhance green spaces in the borough and to provide opportunities for public access to the countryside.
10. To manage prudently water resources, improve water quality and protect the floodplain.
11. To improve air quality particularly through reducing transport related pollutants.
12. To manage prudently mineral resources and avoid / reduce pollution of land.
13. To minimise energy use and develop renewable energy resources.
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.
18. To optimise the use of previously developed land, buildings and existing infrastructure.
19. To promote and ensure high standards of sustainable design and construction.
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.
21. To improve access to services for those without a car, disabled people, elderly people, ethnic minorities and deprived people by providing for everyday needs in each settlement.
22. To encourage and develop the use of public transport, cycling and walking.

## 2.7 **Stage B - Developing and Refining Options and Assessing Effects**

Stage B of the SA process involves appraisal of the emerging and Preferred Options of the Wigston Town Centre AAP and includes the following key tasks:

### **Stage B1: Testing the Wigston Town Centre AAP objectives against the SA framework**

A compatibility test has been undertaken to assess the compatibility of each of the Wigston Town Centre AAP objectives with the SA objectives. This is illustrated through the use of symbols in the Compatibility Matrix as shown below.

Key	
✓✓	Highly compatible
✓	Potentially compatible
✕✕	Highly incompatible
✕	Potentially incompatible
~	Neutral

The results of the compatibility test are presented in the Compatibility Matrix in Appendix C.

### **Stage B2: Developing and assessing the Wigston Town Centre AAP options.**

Appraisal of the options for the Wigston Town Centre AAP as detailed in Section 5.

The remainder of Stage B of the SA process will be undertaken following consultation on the options and prior to consultation on the Wigston Town Centre AAP Preferred Options as detailed in Section 6.0.

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### **3.0 BACKGROUND**

#### **3.1 Study Area**

The study area includes Wigston Town Centre along with the surrounding areas which have environmental, social and economic links with the AAP area. Wigston Town Centre is located within the St Wolstons ward and All Saints ward of Wigston and borders the Fields ward and Meadowcourt ward of the Wigston administrative area. Oadby and Wigston Borough is located in the County of Leicestershire in the East Midlands, immediately to the south of the Leicester City Council administrative area.

#### **3.2 Local Development Framework**

##### **3.2.1 Local Development Frameworks**

Fundamental changes to the planning system have been introduced through the Planning and Compulsory Purchase Act 2004 which requires Oadby and Wigston Borough Council to adopt a LDF in place of their existing Local Plan. The LDF will eventually become the document setting out guidelines for the development of Oadby and Wigston Borough. In the transitional period certain policies in the Local Plan will retain development plan status and be saved for three years or until those policies are superseded by the adoption of LDF documents.

The proposals and policies set out in the Oadby and Wigston LDF will set out a planning framework embraced by the entire community which will result in a sustainable Borough. It will assist Oadby and Wigston Borough in achieving excellence in the quality of its natural and built environment.

The Oadby and Wigston LDF will comprise a number of Development Plan Documents (DPDs) which will have statutory status. The proposals and policies set out in them will guide planning decisions. It will also comprise a number of Supplementary Planning Documents (SPDs) which will be material considerations in determining planning applications.

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

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

## 4.0 **BASELINE AND KEY SUSTAINABILITY ISSUES**

### 4.1 **Introduction**

The SEA Directive requires the “...current state of the environment...” (Annex 1b of the SEA Directive) and the “environmental characteristics of areas likely to be significantly affected...” (Annex 1c of the SEA Directive) to be identified.

This chapter provides a summary of the social, economic and environmental features of the study area. The study area includes the area to be covered by the Wigston Town Centre AAP area plus surrounding areas which have environmental, social and economic links with the AAP area.

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

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

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

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

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

#### **Environmental:**

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

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

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

## 4.2 **Socio-Economic Baseline**

### 4.2.1 Introduction

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

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

### 4.2.2 Local Economy and Employment

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

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

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

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

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

It is recognised that the local economy of Oadby and Wigston Borough is largely dependant on traditional manufacturing jobs with less opportunities being available for employment in the high technology industries and other new sectors. The Oadby and Wigston Corporate Plan identifies the need to diversify the economy away from traditional manufacturing industries.

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

#### 4.2.3 Population

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

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

#### 4.2.4 Deprivation

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

Table 4.1 details the Indices of Deprivation rankings for Oadby and Wigston SOA 004D and SOA 005A in January 2004. In each case the SOA with a rank of 1 is the most deprived area and the area with a rank of 32,482 is the least deprived.

**Table 4.1 Indices of Deprivation Rankings (2004)**

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

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

#### 4.2.5 Crime

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

Whilst levels of crime are low in Oadby and Wigston Borough, according to the Oadby and Wigston Corporate Plan (2006) there are still a number of trends which are of concern. Consultation indicates that residents placed a high degree of emphasis and priority on tackling crime and disorder, and have expressed fears and concerns about crime in their locality. The biggest concerns of residents were regarding intimidation by groups of young people who they perceive to be threatening, vandalism, graffiti and other deliberate damage to property and vehicles.

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

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

#### 4.2.6 Health

Health in Oadby and Wigston Borough is good compared with the rest of England. In the 2001 census 7.4% of the population considered their health to be 'not good' compared to 9.03% for

England as a whole. Similarly, male and female life expectancy in Oadby and Wigston Borough was higher than the national average in 2001.

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

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

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

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

#### 4.2.7 Education

Leicestershire County Council is the Local Education Authority for Oadby and Wigston Borough.

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

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



#### 4.2.8 Housing

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

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

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

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

According to the Land Registry online property database the average house price in Oadby and Wigston Borough in the period October to December 2006 was £169,478 respectively, which is lower than the county and national averages of £186,669 and £207,573. The average house price in Oadby and Wigston Borough is, however, higher than the regional average of £163,225.

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

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

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

#### 4.2.9 Traffic and Transport

##### Road Network

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

Wigston Town Centre is bound on all sides by main roads; Wakes Road in the north, the A5199 Bull Head Street in the east, the B582 Moat Street in the south, and the B5418 Leicester Road / Long Street in the west. The A5199 eventually leads to Leicester City Centre in the north, and Northampton, south east of the AAP area. The B582 is an orbital route which links Oadby, Wigston and South Wigston. The B5418 Leicester Road branches off in a north westerly direction

along Aylestone Lane west of the AAP area, and eventually meets the A563 Glenhills Way/Atlee Way Ring Road around Leicester City (located approximately 3km from the site).

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

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

#### Private Car Use

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

#### Public Transport, Walking and Cycling

The proportion of residents who use public transport, walk or cycle to work in St Wolstans ward and All Saints ward was 14.8% and 17.25% in 2001. Similarly, the proportion of residents who use public transport, walk or cycle to work in Oadby and Wigston SOA 004D and SOA 005A was 15.5% and 18.6% in 2001. These figures are all higher than the national average of 13%. According to the Oadby and Wigston Borough Corporate Plan (2006) the perceptions of local people are that public transport does not adequately cater for their needs, particularly in relation to travel within the Borough.

#### *Public Transport*

According to the multi-map website the AAP area is located approximately 2.1km from the nearest railway station (South Wigston Railway Station) and 31.2km from East Midlands Airport. South Wigston Railway Station is located on the Birmingham to Leicester line which allows a five minute journey to Leicester Station and also connects to Nottingham and Coventry City Centres. However, this service is very infrequent with trains to Leicester running every two hours during the daytime.

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

There are a number of frequent bus services operating in the Wigston area. Frequent services include (but are not limited to) the 47 (South Wigston / Wigston Magna – Leicester) and the 48 (Wigston Magna / South Wigston – Leicester) bus routes run by Centrebus / Arrive/ Bus stops are situated on Leicester Road, Bull Head Street, Aylestone Lane and Paddock Street.

The Oadby and Wigston Local Agenda 21 Strategy highlights the need to improve access to public transport, in particular for people with disabilities, parents, people of social and cultural minority groups and for people on a lower income.

### *Walking*

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

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

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

Bell Street, situated within the primary shopping area of Wigston Town Centre, is covered under Proposal Sh12 of the Oadby and Wigston Borough Local Plan. Oadby and Wigston Borough Council intend to prepare and implement a scheme for the pedestrianisation of Bell Street. This is a long-standing proposal intended to reduce current traffic problems associated with Bell Street. Various options have been considered and the most promising solution appears to be a time-limited scheme whereby all traffic would be excluded from the bulk of Bell Street between 10.30 am and 4 p.m. On-street orange-badge parking would be available down the whole street outside the core period and would be available throughout the day in the wider section of Bell Street adjoining Leicester Road.

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

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

### *Cycling*

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

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

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

#### 4.2.10 Leisure and Recreation

Open space and playing fields provide informal and formal recreation for all ages. The National Playing Fields Association (NPFA) recently published the Six Acre Standard. This is a planning guide to ensure that sufficient land is set aside in appropriate locations to enable people of all ages, especially the young, to participate in outdoor play, games, sports and other physical recreation. The NPFA suggests a minimum standard of outdoor playing space of 2.4 hectares for 1,000 people, comprising 1.6 hectares for outdoor sport and 0.8 hectares for children's play.

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

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

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

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

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

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

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

#### 4.2.11 Access to Services

Access to services within the AAP area is good. A number of services are provided within Wigston Town Centre. These include a post office, a medical centre/doctors surgery, a library, and a number of pharmacies, foodstores/supermarkets and leisure centres. The nearest primary schools are Wigston Birkett Community Special School, located on Launceston Road, approximately 3.5km south west of the AAP area, and Abington High School, located on the

B582 Station Road, 3km (approx) south west of the AAP area. The nearest secondary school is Guthlaxton College, located on Station Road, 3km (approx) south west of the AAP area. Leicester BUPA Hospital is located on Gartree Road, 4km (approx) north east of the AAP area.

As highlighted in Section 4.2.10, Memorial Park, an area of Public Open Space, is located centrally in the AAP area. In addition, Manchester Gardens is located south of Memorial Park, which is a significant area of open space. Two leisure centres exist within the AAP area; Unique Physique, on Paddock Street, and Jinz Ladies Health and Fitness Club, on Long Street. There is also a swimming pool in Wigston, located on Station Road just outside of the Town Centre.

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

#### 4.2.12 Key Sustainability Issues

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

### 4.3 Environmental Baseline

#### 4.3.1 Introduction

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

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

- Oadby and Wigston Borough Local Plan (Adopted in 1999)
- Oadby and Wigston Biodiversity Action Plan
- Leicester, Leicestershire and Rutland Biodiversity Action Plan (2002)
- Natural England Nature on the Map website ([www.natureonthemap.org.uk](http://www.natureonthemap.org.uk))
- Natural England website ([www.naturalengland.org.uk](http://www.naturalengland.org.uk))
- Oadby and Wigston Borough Landscape Character Assessment
- Oadby and Wigston Contaminated Land Strategy (2000)
- DCLG Best Value Performance Indicator website ([www.bvpi.gov.uk](http://www.bvpi.gov.uk))
- Google Maps website (<http://maps.google.co.uk>)
- Leicestershire Municipal Waste Management Strategy
- Central Leicestershire Local Transport Plan 2 (2006-2011)
- Oadby and Wigston Borough Air Quality Updating and Screening Assessment – Consultation Draft (2006)
- National Atmospheric Emissions Inventory website ([www.naei.org.uk](http://www.naei.org.uk))
- English Heritage website ([www.english-heritage.org.uk](http://www.english-heritage.org.uk))
- East Midlands Sustainable Development Round Table/Entec (2000) The Potential Impacts of Climate Change in the East Midlands
- Oadby and Wigston Borough Council (2007) London Road and St Peters Conservation Area Appraisal
- Oadby and Wigston Borough Council (2007) London Road and St Peters Conservation Area Appraisal Development Control Guidance
- Taylor Young (2007) Wigston Town Centre Area Action Plan Baseline Report

#### 4.3.2 Water Environment

##### Surface Water

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

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

##### Groundwater

In terms of groundwater, the Environment Agency Groundwater Vulnerability Map Sheet Number 23 (Leicestershire) shows that the majority of the underlying geology of the AAP area is classed as a Minor Aquifer, with high permeability<sup>3</sup>. Minor Aquifers do not often produce large quantities of water for abstraction. However, Minor Aquifers are important both for local supplies and for supplying base flow to rivers. Aquifers of high permeability are highly vulnerable to contaminants from the surface and could possibly transmit a wide range of pollutants.

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

<sup>3</sup> It should be noted that soil information for this area is based on fewer observations than elsewhere; a worst case vulnerability classification has therefore been assumed for these areas.

### Flood Risk

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

### Water Resources and Foul Drainage

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

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

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

#### 4.3.3 Biodiversity and Nature Conservation

##### Statutory Sites

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

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

##### Non Statutory Sites

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

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

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

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

##### Biodiversity Action Plan Habitats

The Leicester, Leicestershire and Rutland Biodiversity Action Plan (BAP) (2002) identifies local and national priority habitats. It also sets targets for their conservation and outlines mechanisms

for achieving these. The Leicester, Leicestershire and Rutland BAP identifies the following key habitats that may exist in the AAP area and the surrounding area:

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

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

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

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

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

### Species

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

Mammals:

- Noctule bat;
- Pipistrelle bat; and
- Brown long eared bat.



**Birds:**

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

**Invertebrates:**

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

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

- Bat species.

#### 4.3.4 Landscape and Visual Amenity

##### Townscape

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

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

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

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

##### Landscape Character

The AAP area falls within the Countryside Agency Landscape Character Area 94: Leicestershire Vales. The key characteristics of this area are given in Table 4.2.

**Table 4.2 Leicestershire Vale Landscape Character Area Characteristics**

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

The Oadby and Wigston Landscape Character Assessment (OWLCA), undertaken by Oadby and Wigston Borough Council, provides a more detailed characterisation of the landscape in Oadby and Wigston Borough. The OWLCA describes the Borough as “...a transition zone between the more distinct plateau and steep sided valley landscapes to the north and east, and the more open, rolling landscapes to the south and west.” The landscape is also influenced by the River Sence valley to the south and the valley of the Upper Soar to the west. The townscape of Wigston is predominantly residential but there are areas which are distinguished by employment and educational use. The southern part of Wigston Town Centre retains its historical character and is one of the highest quality urban areas in the Oadby and Wigston Borough.

#### 4.3.5 Geology

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

As highlighted in Section 4.3.2 the Environment Agency Groundwater Vulnerability Map Sheet Number 23 (Leicestershire) shows that the underlying geology of the AAP area is classed as Minor Aquifer of high vulnerability.

#### Contaminated Land

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

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

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

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

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

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

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

#### 4.3.6 Waste Management

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

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

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

#### 4.3.7 Cultural Heritage, Archaeology and Material Assets

##### Archaeological Sites

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

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

There are a number of archaeological sites of interest in Oadby and Wigston Borough, which form an important part of its heritage. 85 of these are listed on the Sites and Monuments Record (SMR) held by Leicestershire County Council.

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

### Conservation Areas

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

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

Oadby and Wigston Borough Council consider the Conservation Area to have special architectural or historic interest which it is desirable to preserve and enhance. Under the Planning (Listed Buildings and Conservation Areas) Act 1990 Conservation Area Consent generally is required before a building or other structure can be demolished. Development will not be permitted in, or where it would impact on, the Conservation Area unless:

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

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

### Listed Buildings

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

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

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

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

Table 4.3 lists the buildings of local historic and architectural interest in the Wigston Town Centre AAP area. Buildings which are of group, rather than individual, merit are shown in *italics*.

**Table 4.3 – Schedule of Significant Local Buildings (Wigston)**

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

#### 4.3.8 Noise

Background noise levels vary considerably within Oadby and Wigston Borough. However, high background noise levels are principally associated with road corridors. The Central Leicestershire Local Transport Plan 2 (2006-2011) highlights noise as a significant issue around busy, main roads.

#### 4.3.9 Air Quality

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

The Stage 3 Updating and Screening Assessment for Air Quality in Oadby and Wigston Borough (2000) resulted in the declaration of four Air Quality Management Areas<sup>4</sup> (AQMAs) in the Borough. Of these, three AQMAs are located within Wigston:

- Along Saffron Road (starting at the junction of Dorset Avenue through to the junction of Marstown Avenue).
- From Moat Street (Horsewell Lane junction) to Bull Head Street. Up through Bull Head Street and Leicester Road (up to the Fir Tree Close / Brighton Avenue junction) AND East from the

<sup>4</sup> AQMA's are designations made by a local authority where an assessment of air quality results in the need to devise an action plan to improve the quality of air.

McDonalds roundabout along Oadby Road (up to Estoril Avenue), and West to include Wakes Road.

- From the border of the Borough on Aylestone Lane, along Aylestone Lane (up to the Rolleston Road junction). Also includes West Avenue (up to the Wiltshire Road junction) and Shackerdale Road (up to Tythorn Drive junction).

The AQMAs in Oadby and Wigston Borough were declared because levels of Nitrogen Dioxide (NO<sub>2</sub>) within the areas were modelled and predicted to exceed the objectives set by the National Air Quality Strategy, resulting from high volumes of traffic on the road network. However, the exceedences were predicted purely as a result of carrying out modelling using Airviro modelling software. At the time there was insufficient NO<sub>2</sub> diffusion tube monitoring evidence to enable any informed judgements to be made.

As a result of the latest monitoring data Oadby & Wigston Borough Council have identified that the objective figure for NO<sub>2</sub> was met in all 4 AQMAs for the years 2003 - 2005, and is likely to be met in subsequent years. It was ascertained that the objective figure was also met in all other areas of the Borough (although the annual mean for one monitoring location was close to the objective figure). As a result of the 2006 Updating and Screening Assessment, Oadby and Wigston Borough Council are proposing to revoke all four AQMAs.

In 2006 the statutory objectives for Benzene, 1,3-butadiene, Lead, Sulphur Dioxide, Carbon Monoxide, Nitrogen Dioxide and PM<sub>10</sub> were met in Oadby and Wigston Borough.

#### 4.3.10 Climate Change

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

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

#### 4.3.11 Key Sustainability Issues

The key sustainability issues relating to the environment are:

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

- The need to manage the impacts of climate change, particularly the likelihood of increased flooding and demands on water resources.

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

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

As part of the options stage of the AAP development Taylor Young, in conjunction with BE Group and Faber Maunsell, have produced an Issues and Options Report for the Wigston Town Centre AAP. This report details the objectives for the future of the town and sets out the options for the AAP by character area. The report also provides a summary of the baseline situation, the methodology employed in the generation and assessment of options and the next steps in taking the AAP forward.

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

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

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

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

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

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

Tables 5.2 and 5.3 provide a brief summary of the options proposed for the Wigston Town Centre AAP. Full details of the options are given in the Wigston Town Centre AAP Issues and Options Report (2007) produced by Taylor Young.

**Table 5.2 Wigston Town Centre AAP Options – Site Based Interventions / Public Realm**

<b>Site Based Interventions / Public Realm</b>	
<b>Description</b>	<b>Level of Intervention</b>
<b>1.1 Burgess Street</b>	
Reinforce Bull Head Street as a key town centre entry point	<i>Low</i>
Improved signage to town centre	
Create better pedestrian connections	
Enhance and protect the two period properties	
Upgrading the café – as part of a shop front improvement scheme	
Gateway feature at appropriate location	
Upgrade the existing residential properties	<i>Medium</i>
Public realm upgrade	
Traffic calming measures	
Potential new route into the town centre inc junction re-alignment at Leicester Road / Wakes Road	<i>High</i>
New public transport interchange	
New gateway development fronting onto the roundabout – Burgess Street	
Opportunity for new retail development – Spring Lane	
<b>1.2 Long Street North / Leicester Road</b>	
Public realm upgrade – including completion of pedestrianisation of Bell Street	<i>Low</i>



<b>Site Based Interventions / Public Realm</b>	
<b>Description</b>	<b>Level of Intervention</b>
<b>1.2 Long Street North / Leicester Road</b>	
Improved presence / signage	<i>Low</i>
Enhanced connections to town centre parking	
Upgrade the existing library	
Shop front improvement scheme	<i>Medium</i>
Enhancement of the car parks and backs of retail / office units	
Create traffic calming initiatives – potential to close Frederick Street	
Potential to create east west routes by extending Frederick Street	
Create a one way route along Leicester Road	
Opportunities for new quality development on Junction Road	<i>High</i>
Potential new town square Frederick Street	
Potential new route into Town Centre	
New retail / residential / office scheme	
Potential for decked car parking	
Opportunity for office development fronting onto Long Street and Aylestone Lane	
New development on Paddock Street / Bull Head Street / facing Bell Street	
<b>1.3 Long Street South</b>	
Pedestrian area reconfiguration	<i>Low</i>
Boundary treatments and building facelifts	
Gateway feature at Long Street / Moat Street	
Shop front improvement scheme	<i>Medium</i>
New community focus associated with Church	
Improved presence / signage / lighting	
Landscape features	
Town scheme initiative for the residential buildings on Leicester Road	
Grant schemes available for the Listed properties	<i>High</i>
New residential opportunities	
Opportunities for grant initiatives for buildings within the Conservation Area.	
<b>1.4 The Lanes and Peace Memorial Park</b>	
Public realm / signage / lighting improvements	<i>Low</i>
Public realm / pavement upgrade	
Improvements to the alleyways	<i>Medium</i>
Boundary and landscape treatments	
<b>1.5 Bull Head Street Retail</b>	
Improved presence / signage / linkages / lighting	<i>Low</i>
Public realm / pavement upgrade	
Enhancement of the bus stops on Bull Head Street	<i>Medium</i>
Enhancement of the car park	
Opportunity for new high quality development	<i>High</i>
<b>1.6 Moat Street</b>	
Public realm improvements	<i>Low</i>
Improved presence / signage	
Lighting strategy	

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





**Table 5.3 Wigston Town Centre AAP Options – Non Physical Supporting Projects**

<b>Non Physical Supporting Projects</b>	
<b>Description</b>	<b>Level of Intervention</b>
<b>2.1 Town Centre Management</b>	
Town centre promotions and events	<i>Low</i>
Newsletter 'Wigston's Vision'	
Wigston Vision Board – To include local retailers forum	
Local press articles	
Themes for Long Street – e.g. based on town centre heritage / architecture	
Security Initiatives	<i>Medium</i>
Town Centre Champion (Regeneration Board)	
Town scheme grant available to upgrade properties	
Shop front improvement scheme	
Town Scheme Initiative	
Business support	
<b>2.2 Town Centre Design Guidance</b>	
Ad hoc advice on design in reaction to development proposals	<i>Low</i>
Production and promotion of town centre design guide	<i>Medium</i>
Incorporate Wigston specific themes, e.g. shop fronts	
<b>2.3 Access and Circulation</b>	
Signing and gateways strategy	<i>Low</i>
Parking strategy and rationalisation, including decriminalisation	
Bus stop / route coordination and upgrades	<i>Medium</i>
Pedestrian priority strategy (along appropriate routes)	
Encouraging physical activity	
One way circulation on parts of network	<i>High</i>
<b>2.4 Young People Initiative</b>	
Promotion of existing support services	<i>Low</i>
Proactive engagement process for the town centre	<i>Medium</i>

Non Physical Supporting Projects	
Description	Level of Intervention
<b>2.4 Young People Initiative</b>	
Improvement and development of town centre facilities	<i>Medium</i>
Fun days organised	
Healthy eating initiatives	
Crime reduction and anti-graffiti initiatives	
Design workshops	
Encouraging physical activity	
Development of new youth centre	<i>High</i>

**5.2 Sustainability Appraisal Methodology**

The Wigston Town Centre AAP options detailed in Section 5.1 above have been appraised using the SA objectives in Table 2.1. For each option it has been determined whether the option would be likely to move towards or away from the achievement of each objective. In some cases an option may have no influence on an SA objective, or its influence will depend upon how the option is implemented. This is illustrated through the use of symbols in the Options Appraisal Matrices as shown below:

<b>Key</b>	
	Option potentially moving towards achievement of Sustainability Appraisal objective
	Unknown: depends on how option will be implemented
	Option potentially moving away from achievement of Sustainability Appraisal objective
	Neutral: no relationship with Sustainability Appraisal objective/or change to status quo

The Options Appraisal Matrices are provided in Appendix D. In each matrix commentary has been provided to explain the likely effects that have been identified.

It should be noted that for the purposes of the SA baseline conditions are assumed to be the 'status quo' for Wigston Town Centre. Implementation of the options will result in either an improvement to or deterioration in this baseline. If the AAP is not implemented (do nothing situation) then it must be assumed that there will be no change to the current baseline. Although in reality this would not occur as natural and social processes would continue to operate.

## 6.0 NEXT STEPS

The Options Appraisal Matrices together with these explanatory notes form the first steps in Stage B of the SA of the Wigston Town Centre AAP. The findings of this appraisal will need to be taken into account in the preparation of the Preferred Options.

The next steps of the SA and associated steps of the Wigston Town Centre AAP are detailed in Table 6.1.

**Table 6.1 - Next Steps in the Sustainability Appraisal of the Wigston Town Centre AAP**

ODPM (2005) Guidance Stage		SA Steps	Links to AAP Process
Stage B Developing and refining options and assessing effects	B3 & B4	Predict and assess the effects of the Wigston Town Centre AAP Preferred Options.	Undertaken after draft Preferred Options have been developed. The Preferred Options will then need to be revised in line with any findings.
	B5	Develop mitigation to minimise adverse effects and maximise beneficial effects.	Undertaken after draft Preferred Options developed. The Preferred Options will then need to be revised in line with any findings.
	B6	Develop recommendations for monitoring and indicators.	Undertaken after draft Preferred Options developed.
Stage C Preparing the Sustainability Report	C1	Produce the Sustainability Report for the Wigston Town Centre AAP.	Undertaken in conjunction with preparation of Preferred Options Report.
Stage D Consulting on the Preferred Options and the Sustainability Report	D1	Consultation on the Sustainability Report.	Undertaken at the same time as formal consultation on the Preferred Options Report.
	D2	Appraise any significant changes to the Wigston Town Centre AAP.	Undertaken in conjunction with finalisation of the Wigston Town Centre AAP.
	D3	Produce a consultation statement to accompany the Wigston Town Centre AAP outlining how the findings of the SA and responses to consultation have been taken into account.	Undertaken in conjunction with finalisation of the Wigston Town Centre AAP.

ODPM (2005) Guidance Stage		SA Steps	Links to AAP Process
Stage E Monitoring the significant effects of implementing the Wigston Town Centre AAP	E1 & E2	Undertake monitoring of significant effects arising from the Wigston Town Centre AAP and respond to adverse effects.	Undertaken after the Wigston Town Centre AAP has been adopted.

**APPENDIX A**  
**REPORT CONDITIONS**

# WHITE YOUNG GREEN ENVIRONMENTAL LTD

## REPORT CONDITIONS

### OPTIONS APPRAISAL EXPLANATORY NOTES SUSTAINABILITY APPRAISAL OF THE WIGSTON TOWN CENTRE AREA ACTION

#### OADBY AND WIGSTON BOROUGH COUNCIL

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

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

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

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

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

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

*Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.*

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

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

February 2007

**APPENDIX B**  
**SCOPING STAGE CONSULTATION RESPONSES**



**Sustainability Appraisal of the Wigston Town Centre Area Action Plan  
Appendix B - Scoping Stage Consultation Responses**

Organisation / Name	Date Received	Comments	Response
<p align="center"><b>East Midlands Regional Assembly</b></p>	<p align="center">15<sup>th</sup> February 2007</p>	<ul style="list-style-type: none"> <li>The Regional Spatial Strategy (RSS) 8 seeks a holistic approach to the development process and therefore the Regional Core Objectives set out in Policy 1 reflect the social, economic, environmental and resource efficiency facets of sustainable development.</li> </ul>	<p>Comment noted.</p> <p>The objectives of the RSS have been considered within the Sustainability Appraisal (SA) of the Area Action Plan (AAP) options and this will be taken forward in the next steps of the SA.</p>
		<ul style="list-style-type: none"> <li>It would also be advantageous to include SA objectives on renewable energy and reducing the possible impact of future climate change, especially the risk of damage to life and property from flooding.</li> </ul>	<p>Comment noted.</p> <p>Renewable energy and the need to reduce the impact of climate change are considered under SA objectives 13 and 14. SA objectives 10, 11, 12, 18, 19, 20 and 22 also ensure consideration of a range of other aspects which may have effect upon climate change such as sustainable design and construction, resource use and sustainable transport.</p>
		<ul style="list-style-type: none"> <li>It is worth noting that the Draft Regional Plan, launched for consultation on 28<sup>th</sup> September 2006, has clearer aims in regards to the Core Regional Objectives. This may be more pertinent in regards to conformity as it is due to be adopted in 2008.</li> </ul>	<p>Comment noted.</p> <p>The aims of the Draft Regional Plan have been considered within the SA of the AAP options and this will be taken forward in the next steps of the SA.</p>
<p align="center"><b>Leicestershire Constabulary</b></p>	<p align="center">8<sup>th</sup> March 2007</p>	<ul style="list-style-type: none"> <li>Reinforce SA Objective 4 in that any action plan should consider the need 'to improve community safety, reduce anti-social behaviour, and reduce crime and the fear of crime'. Designing out crime and designing in community safety should be central to the planning and delivery of new development and should be a key requisite in the formation of AAPs.</li> </ul>	<p>Comment noted.</p> <p>SA objective 4 has been amended to read: 4. <i>To improve community safety, and reduce crime, anti-social behaviour and the fear of crime.</i></p> <p>The need to design out crime has been considered within the SA of the AAP options, under SA objective 4. This will be taken forward in the next steps of the SA.</p>
<p align="center"><b>Leicestershire County Council</b></p>	<p align="center">9<sup>th</sup> March 2007</p>	<ul style="list-style-type: none"> <li>The SA Scoping Report was produced in June 2005 and subsequently a number of developments have taken place that Local Development Framework (LDF) needs to take account of. Nationally, the following document should be considered. <ul style="list-style-type: none"> <li>PPS 1 Supplement, Planning and Climate Change</li> <li>PPS 3 Housing</li> <li>PPS 22 Renewable Energy</li> <li>PPS 25 Development and Flood Risk</li> </ul> </li> <li>At a regional level, the draft RSS should be included and at the county level, the Leicestershire Local Area Agreement (March 2006) in particular the Economic Block and Cleaner and Greener Block outcomes.</li> </ul>	<p>Comment noted.</p> <p>The objectives of these documents have been considered within the SA of the AAP options. A review of these documents was undertaken during Stage A of the SA process. A summary of the review will be provided in the Sustainability Report (Stage C of the SA process).</p>

**Sustainability Appraisal of the Wigston Town Centre Area Action Plan  
Appendix B - Scoping Stage Consultation Responses**

Organisation / Name	Date Received	Comments	Response
Leicestershire County Council	9 <sup>th</sup> March 2007	<ul style="list-style-type: none"> <li>Due to the localised nature of the AAPs it will be particularly important to analyse plans and programmes at the local level. The Oadby &amp; Wigston Housing Strategy should be added to the documents listed.</li> </ul>	<p>Comment noted.</p> <p>A review of the Oadby and Wigston Housing Strategy was undertaken during Stage A of the SA process. A summary of the review will be provided in the Sustainability Report (Stage C of the SA process).</p>
		<ul style="list-style-type: none"> <li>With particular reference to Appraisal Objectives 4 and 6, consideration should be given, wherever possible, in either the context of Oadby Town Centre AAP or Wigston Town Centre AAP, to the provision of a Multi Faith Centre. This could function not only as a centre for worship but as a single access point for a variety of cross-agency services (e.g. pre and post natal care, adult literacy, English for speakers of other Languages, Mother Tongue teaching). It could function as part of a community centre incorporating other elements.</li> </ul>	<p>Comment noted.</p> <p>This has been considered during the SA of the AAP options and will be taken forward in the next steps of the SA.</p>
		<ul style="list-style-type: none"> <li>Sustainability issues which are considered to take on greater significance when considered in the context of Oadby and Wigston town centres are:               <ul style="list-style-type: none"> <li>Traffic and transport, linked to air and climate.</li> <li>Population and quality of life.</li> <li>Cultural heritage and archaeology.</li> </ul> </li> </ul>	<p>Comment noted.</p> <p>Traffic and transport, linked to air and climate change has been considered within the SA of the AAP options, under SA objectives 11, 14 and 22. Quality of life has been considered within the SA of the AAP options, under a number of SA objectives, including SA objectives 1 (housing provision), 3 (health), 5 (community needs), 6 (cohesive communities) and 21 (access). Cultural heritage / archaeology have been considered under SA objectives 3 and 8.</p>
		<ul style="list-style-type: none"> <li>The inclusion of objectives 12 and 20 is welcomed.</li> </ul>	<p>Comment noted.</p>
		<ul style="list-style-type: none"> <li>Format of Sustainability Report considered suitable, however it is assumed that the quality of the detailed mapping will be improved.</li> </ul>	<p>Comment noted.</p>
Environment Agency	12 <sup>th</sup> March 2007	<ul style="list-style-type: none"> <li>Need to make reference to PPS23- Planning and Pollution Control and PPS25- Development and Flood Risk.</li> </ul>	<p>Comment noted.</p> <p>This has been considered during the SA of the AAP options and will be taken forward in the next steps of the SA.</p>
		<ul style="list-style-type: none"> <li>Dr Sue Hornby can supply a CD of baseline data sets.</li> </ul>	<p>Comment noted.</p>

**Sustainability Appraisal of the Wigston Town Centre Area Action Plan  
Appendix B - Scoping Stage Consultation Responses**

Organisation / Name	Date Received	Comments	Response
<p align="center"><b>Environment Agency</b></p>	<p align="center">12<sup>th</sup> March 2007</p>	<ul style="list-style-type: none"> <li>The key sustainability issue listed at paragraph 5.7.5 should be expanded to include 'and the increased surface water run off from an increase in hard surfaced areas'.</li> </ul>	<p>Comment noted.</p> <p><i>'The need to prevent increases in surface water run-off and flood risk'</i> has been included as a key sustainability issue for the Wigston Town Centre AAP, as highlighted in Section 4.3.11 of the explanatory notes.</p>
		<ul style="list-style-type: none"> <li>Remediation and re-use of contaminated land does not appear to have been recognised as a key sustainability issue. This should be included in paragraph 5.6.6.</li> </ul>	<p>Comment noted.</p> <p><i>'The need to ensure the remediation and re-use of contaminated land'</i> has been included as a key sustainability issue for the Wigston Town Centre AAP, as highlighted in Section 4.3.11 of the explanatory notes.</p>
<p align="center"><b>English Heritage</b></p>	<p align="center">12<sup>th</sup> March 2007</p>	<ul style="list-style-type: none"> <li>Strategic Environmental Assessment (SEA)/SA should be focused and relevant to the area under consideration, e.g. baseline data that relates to the AAP areas. You need to ask the local authority heritage officers about any relevant issues with regard to the historic environment of the areas to be addressed. As far as English Heritage are aware, they are not areas of great historic interest.</li> </ul>	<p>Comment noted.</p> <p>WYGE has collated additional baseline information that is more specific to the Wigston Town Centre AAP, a summary of which is provided in Section 4.0 of the explanatory notes. Section 4.3.7 of the explanatory notes provides summary of cultural heritage, archaeology and material assets associated with the area, which has informed the appraisal of the AAP options.</p>
		<ul style="list-style-type: none"> <li>Under SA objectives, you may wish to add one that addresses townscape.</li> </ul>	<p>Comment noted.</p> <p>The protection and enhancement of townscape character has been considered under SA objective 9.</p>
<p align="center"><b>Leicestershire County Council</b></p>	<p align="center">14<sup>th</sup> March 2007</p>	<ul style="list-style-type: none"> <li>Leicestershire County Council now has a new Local Transport Plan (LTP) with new priority objectives, although some are the same. One of the key findings of the LTP is that sustainable transport alone will not solve congestion, but that it needs to be complemented by targeted highway improvements. Thus the LTP 2006-2011 has 6 priorities (paragraph 2.128 et seq), which WYGE will need to bear in mind: <ul style="list-style-type: none"> <li>Tackling congestion</li> <li>Improving access to facilities</li> <li>Reducing road casualties</li> <li>Improving air quality</li> <li>Reducing the impact of traffic</li> <li>Managing transport assets.</li> </ul> </li> </ul>	<p>Comment noted.</p> <p>The objectives of the Leicestershire LTP 2 have been considered within the SA of the AAP options, in particular under SA objectives 11, 14 and 22. A review of the Oadby and Wigston Housing Strategy was undertaken during Stage A of the SA process. A summary of the review will be provided in the Sustainability Report (Stage C of the SA process).</p>

**APPENDIX C**  
**COMPATIBILITY MATRIX**

**Sustainability Appraisal of the Wigston Town Centre Area Action Plan  
Appendix C - Compatibility Matrix**

Compatibility Matrix Key			
✓✓	Highly Compatible	✓	Partially Compatible
~	Neutral		
✗	Potentially Incompatible	✗✗	Highly Incompatible

Oadby and Wigston Sustainability Appraisal Objectives	Wigston Town Centre Area Action Plan Objectives						Comment on Compatibility between Wigston Town Centre Area Action Plan Objectives and Sustainability Appraisal Objectives
	To establish a distinct and sustainable role for Wigston	To encourage the growth of economic and social benefits for local people	To improve and diversify the town centre offer	To provide a safe and legible town centre	To achieve an attractive and accessible place to shop, live and work	To ensure that Wigston reflects high quality and inspirational design	
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	✓	✓✓	✓	~	✓✓	✓	The objectives of the Area Action Plan (AAP) will allow the provision of decent and affordable homes; meeting local needs with links to services. Any new housing must be compatible with the needs of the existing population, and should engender high quality design.
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	✓	✓✓	~	✓	✓	~	The reduction of health inequalities through the provision of wide access to health services could be addressed through the promotion of social benefits for local people. In addition, achieving an attractive place for people to work and live will require the provision of good access to health services and will help to maintain good health. A safer town centre may encourage walking.
3. To provide better opportunities for people to access and understand local heritage and participate in cultural and recreational activities.	✓	✓	✓	~	✓	✓	Access to local heritage features and cultural / recreational activities could be incorporated into the requirement to provide an attractive place to live, and through the growth of social benefits for local people. Local heritage will also play an important part in the establishment of a distinctive role for Wigston. High quality and inspirational design presents opportunities for incorporating local heritage.
4. To improve community safety, and reduce crime, anti-social behaviour and the fear of crime.	~	✓✓	✓	✓✓	✓✓	✓	As part of the provision of a safe town centre and the growth of economic & social benefits for local people, an improvement of community safety and a reduction in the fear of crime should be integral. This will also contribute towards the provision of an attractive place to shop, live and work. High quality design should also incorporate design to reduce crime.
5. To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	~	✓✓	✓	✓	✓	✓	The growth of social benefits for local people and an improvement of the town centre offer will present opportunities for the provision of improved support and empowerment for elderly and deprived groups. High quality and inspirational design may present opportunities for the involvement of local communities.
6. To promote racial harmony and create cohesive communities.	~	✓	✓	✓	✓	~	A growth in economic and social benefits for local people and an increase in the diversity of the town centre offer will contribute towards the promotion of racial harmony and social cohesion. This will also be partially achieved through the provision of an attractive place to live and work.
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	✓	~	~	~	✓	✓	As part of the provision of an inspirational design and achievement of an attractive place, the protection of the natural environment and achievement of BAP targets should be integral. This may also be achieved through the provision of an attractive place to live and work.
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation areas, historic parks and other cultural assets.	✗	✓	✗	~	✓	✓	Wigston town centre incorporates The Lanes Conservation Area. Development associated with establishing a role for Wigston and improving the town centre offer could affect this area and its setting. The preservation and enhancement of historical assets may be achieved through the provision of an inspirational and high quality design, and through the achievement of an attractive place to live and works. In addition, this will contribute towards a growth in social benefits for local people.
9. To protect and enhance the landscape and green spaces in the borough and to provide opportunities for public access to the countryside.	✗	✓	✗	~	✓	✓	Through the provision of an attractive place to live and work and a growth in the social benefits for local people, the protection and enhancement of the greenspaces and landscape in the locality may be integral. Development associated with establishing a role for Wigston and improving the town centre offer could result in loss of open / green spaces - it is important to ensure these are protected.
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.	~	✓	~	~	✓	✓	High quality design and the provision of measures to ensure accessibility should consider protection against floodrisk and the prudent management of water resources. In addition, this will work towards the growth of social benefits for local people.

**Sustainability Appraisal of the Wigston Town Centre Area Action Plan  
Appendix C - Compatibility Matrix**

Compatibility Matrix Key			
✓✓	Highly Compatible	✓	Partially Compatible
~	Neutral		
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Oadby and Wigston Sustainability Appraisal Objectives	Wigston Town Centre Area Action Plan Objectives						Comment on Compatibility between Wigston Town Centre Area Action Plan Objectives and Sustainability Appraisal Objectives
	To establish a distinct and sustainable role for Wigston	To encourage the growth of economic and social benefits for local people	To improve and diversify the town centre offer	To provide a safe and legible town centre	To achieve an attractive and accessible place to shop, live and work	To ensure that Wigston reflects high quality and inspirational design	
11. To improve air quality particularly through reducing transport related pollutants.	✗	✓	✗	~	✓	✓	As part of the AAP objectives to ensure an attractive place to live and work, and to ensure a sustainable role for Wigston, the reduction of transport related air pollution should be considered. This will also be engendered within the growth of social benefits for local people. However, development associated with establishing a role for Wigston and improving the town centre offer could attract more people to the town and lead to an increase in car use and associated air pollutant emissions.
12. To manage prudently mineral resources and avoid / reduce pollution of land.	✓	✓	✓	~	✓	~	As part of the objective to ensure the growth of economic and social benefits for local people and the provision of an attractive place to live and work, the prudent management of land resources should be integral. Development in Wigston may also reduce the need for development of greenfield sites.
13. To minimise energy use and develop renewable energy resources.	✓	✓	~	~	✗	✓	The use of renewable energy sources could be taken forward as part of the objective to develop a sustainable role for Wigston and to produce a high quality and inspirational design. However, the use of certain modes of renewable energy sources (e.g. wind turbines) may have a negative impact on the visual amenity of the area for some potential residents.
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	✗	✓	✗	~	~	✓	Under the AAP objectives to provide a sustainable role for Wigston, and to ensure the growth of social and economic benefits for local people, a commitment to reduce greenhouse gas production should be integral. However, development associated with establishing a role for Wigston and improving the town centre offer could attract more people to the town and lead to an increase in car use and associated greenhouse gas emissions.
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.	✓	✓	~	~	✓	✓	The prevention and avoidance of local, regional and global environmental impacts resulting from human activity in the locale will form part of the AAP objective to establish a sustainable role for Wigston. In addition, this will also assist in the growth of economic and social benefits for local people. Provision of an accessible location will help to encourage people to walk rather than use their cars.
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.	✓	✓✓	~	~	✓✓	~	Through the AAP objective to ensure the growth in economic and social benefits for local people, and the provision of an accessible and attractive place to live and work, the improvement of access to education and training facilities will be paramount.
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.	✓	✓✓	✓	~	✓✓	✓	As part of the growth of economic benefits for local people and the provision of an attractive place to shop, work and live, the development of a strong enterprise culture with good access to employment opportunities for all will be central.
18. To optimise the use of previously developed land, buildings and existing infrastructure.	✓	✓	✓✓	~	✓	✓	The objectives to improve and diversify the town centre, and to provide a high quality and inspirational design presents opportunities to optimise the re-use of land and existing buildings wherever possible.
19. To promote and ensure high standards of sustainable design and construction.	✓	✓	✓	~	✓	✓✓	The establishment of a distinct and sustainable role for Wigston, and the use of high quality and inspirational design will contribute towards the use of sustainable construction techniques.
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.	✗	✓	✗	~	✓	✓	The AAP objectives to increase social benefits for local people and to achieve an attractive place to live and work are compatible with waste minimisation and recycling. However, development associated with establishing a role for Wigston and improving the town centre offer could result in construction and operational waste.

**Sustainability Appraisal of the Wigston Town Centre Area Action Plan  
Appendix C - Compatibility Matrix**

Compatibility Matrix Key			
✓✓	Highly Compatible	✓	Partially Compatible
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Oadby and Wigston Sustainability Appraisal Objectives	Wigston Town Centre Area Action Plan Objectives						Comment on Compatibility between Wigston Town Centre Area Action Plan Objectives and Sustainability Appraisal Objectives
	To establish a distinct and sustainable role for Wigston	To encourage the growth of economic and social benefits for local people	To improve and diversify the town centre offer	To provide a safe and legible town centre	To achieve an attractive and accessible place to shop, live and work	To ensure that Wigston reflects high quality and inspirational design	
21. To improve access to services for those without a car, disabled people, elderly people, ethnic minorities and deprived people by providing for everyday needs in each settlement.	✓✓	✓✓	✓	✓	✓✓	✓	To achieve the AAP objective of ensuring a growth in economic and social benefits for local people, the improvement of access to services for special needs groups and those without access to private modes of transport will be paramount. Ensuring that Wigston is an attractive and accessible place to shop, live and work will contribute towards improving access for all.
22. To encourage and develop the use of public transport, cycling and walking.	✓✓	✓	✓	✓	✓✓	✓	The establishment of a sustainable role for Wigston and the provision of an accessible and attractive place to shop, live and work will help to encourage improvements in public transport infrastructure and safe routes for pedestrians and cyclists.

**APPENDIX D**  
**ISSUES AND OPTIONS APPRAISAL MATRICES**



**Sustainability Appraisal of the Wigston Town Centre Area Action Plan  
Appendix D - Options Appraisal Matrices**

↑	Option moving towards achievement of Sustainability Appraisal objective	↓	Option moving away from achievement of Sustainability Appraisal objective
↕	Unknown: depends on how option will be implemented	↔	Neutral: no relationship with Sustainability Appraisal objective

Sustainability Appraisal Objectives	1.1 Burgess Street					
	Low		Medium		High	
	Effect	Comment	Effect	Comment	Effect	Comment
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	↑	Improvements to pedestrian connections and signage will help to ensure that housing in the Burgess Street area has better links with the services provided in the Town Centre.	↑	Upgrade of the existing residential properties will help to improve the overall quality of housing.	↕	New residential development as part of the new gateway development will contribute towards the provision of housing in the Borough. However, new gateway development fronting onto the roundabout may result in loss of some housing in the area. Provision of a new retail development will help to improve links to retail services for housing in and around Wigston Town Centre. Provision of a new public transport exchange will help to link housing with services further afield (e.g. in Leicester City Centre).
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↑	Improvements to pedestrian connections and signage will help to encourage people to walk to access services and thus help to improve health.	↑	Traffic calming initiatives should help to improve road safety, minimise the risk of road accidents and ease the impact of severance. Such measures should also encourage people to walk and thus have a benefit upon health. Improvements to the public realm may contribute towards general well-being.	↕	Provision of a new route into the Town Centre may result in increased traffic passing through the area and thus have an effect upon health.
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.	↕	Provision of a gateway feature and enhancement of the two period properties may present opportunities to improve access to, and understanding of, local heritage.	↔	No significant effects anticipated.	↕	New gateway development may provide opportunities to celebrate heritage / culture.
4. To improve community safety, and reduce crime, anti-social behaviour and the fear of crime.	↕	Improvements to pedestrian connections and signage will help to increase activity in the area throughout the day encouraging community interaction helping to reduce the fear of crime.	↕	Traffic calming measures will improve road safety and minimise the risk of road accidents, thereby improving community safety. Traffic calming measures may also encourage people to walk, thereby increasing activity in the area throughout the day, which may encourage community interaction and help to reduce the fear of crime.	↕	Provision of a new route into the Town Centre may help to increase activity in the area throughout the day and thus potentially improve community safety and reduce the fear of crime. Development may have an effect upon crime and anti-social behaviour. The nature of the effect will be dependant upon the design and layout of development (e.g. enclosed alleyways may encourage crime). Need to consult with the local Police Architectural Liaison Officer to determine how best to integrate crime reduction measures into development. Secured by Design Principles should be adopted as part of development design.
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.	↕	Provision of a gateway feature may present opportunities to encourage community empowerment (e.g. involving local communities in the design of the feature). Need to ensure that improvements meet the needs of the community, including the young, elderly and those who are deprived. Ensure that opportunities are available for consultation so communities can help to direct / focus measures.	↕	Need to ensure that improvements meet the needs of the community, including the young, elderly and those who are deprived. Ensure that opportunities are available for consultation so communities can help to direct / focus measures.	↕	Need to ensure that new development meets the needs of the community, including the young, elderly and those who are deprived. Ensure that opportunities are available for consultation so communities can help to direct / focus measures.
6. To promote racial harmony and create cohesive communities.	↕	Provision of a gateway feature may present opportunities to promote racial harmony / cohesive communities. Need to ensure that enhancements provide for community interaction.	↕	Need to ensure that enhancements provide for community interaction.	↕	Need to ensure that new developments provide for community interaction.
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	↔	No significant effects anticipated.	↕	Upgrade of the existing residential properties could have an effect upon BAP / protected species which may be present in the area (e.g. bats which may be roosting in roofs). Ensure necessary ecological surveys are undertaken before enhancement works commence.	↕	Development of a new route into the Town Centre, a new gateway development fronting onto the roundabout and a new retail development on Spring Street may have an effect upon BAP / protected species which may be present in the area (e.g. bats which may be roosting in roofs). Ensure necessary ecological surveys are undertaken before enhancement works commence. There may be opportunities for ecological enhancements as part of the proposed development, which should be pursued.
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation areas, historic parks and other cultural assets.	↑	Enhancement and protection of the two period properties will contribute towards the protection and enhancement of historic buildings within Wigston.	↕	While there are no designated sites or Listed Buildings within this area, upgrade of the existing residential properties and the public realm could have an effect upon the setting of historic buildings and conservation areas within Wigston Town Centre and the surrounding area. Sensitive design should be ensured so as to protect and enhance the historical, cultural and archaeological assets of the area.	↕	While there are no designated sites or Listed Buildings within this area, new development could have an effect upon the setting of historic buildings and conservation areas within Wigston Town Centre and the surrounding area. Sensitive design should be ensured so as to protect and enhance the historical, cultural and archaeological assets of the area.
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.	↑	Enhancement and protection of the two period properties, upgrading the café and provision of a gateway feature will help to improve the townscape within this area.	↑	Upgrade of existing residential properties and the public realm will help to enhance the townscape within this area.	↕	New development may have an effect upon the townscape of the area. The nature of the effect will be dependant upon the scale, layout and design of development.
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.	↔	No significant effects anticipated.	↕	Upgrade of existing residential properties may present opportunities for improving water efficiency (e.g. installation of rainwater butts).	↓	The new gateway development / new retail development could impact on water bodies (e.g. due to construction related pollution incidents). Development could also increase overall volume of waste water created and the demand for water. Need to ensure that water use, waste water and surface water run-off is managed prudently and in accordance with best practice guidelines.

**Sustainability Appraisal of the Wigston Town Centre Area Action Plan  
Appendix D - Options Appraisal Matrices**

↑	Option moving towards achievement of Sustainability Appraisal objective	↓	Option moving away from achievement of Sustainability Appraisal objective
↕	Unknown: depends on how option will be implemented	↔	Neutral: no relationship with Sustainability Appraisal objective





Sustainability Appraisal Objectives	1.1 Burgess Street					
	Low		Medium		High	
	Effect	Comment	Effect	Comment	Effect	Comment
11. To improve air quality particularly through reducing transport related pollutants.	↑	Improvements to pedestrian connections and signage will help to encourage people to walk to access services instead of using the car. This could help to minimise air pollutant emissions associated with car use.	↑	Traffic calming initiatives should help to improve road safety, minimise the risk of road accidents and ease the impact of severance. This may help to encourage people to walk instead of using the car and therefore could help to reduce pollutant emissions associated with car use, which impact upon air quality.	↕	Provision of a new route into the Town Centre, plus a new gateway development and a new retail development may result in increased traffic passing through the area. This may have an adverse effect upon local air quality.
12. To manage prudently mineral resources and avoid / reduce the pollution of land.	↔	No significant effects anticipated.	↔	No significant effects anticipated.	↑	The new gateway development and new retail development on brownfield land may reduce the need for development on greenfield land and thus help to reduce the pollution of land.
13. To minimise energy use and develop renewable energy resources.	↔	No significant effects anticipated.	↕	Upgrade of existing residential properties and the public realm may present opportunities for improving energy efficiency and the use of renewable energy (e.g. installation of solar panels, installation of energy efficient street lamps).	↓	New gateway development and new retail development may result in an increase in energy consumption. Need to ensure that new buildings are energy efficient. Renewable energy technologies should be incorporated into new development.
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	↑	Improvements to pedestrian connections and signage may help to encourage people to walk to access services instead of using the car. This could help to minimise car related greenhouse gas emissions.	↑	Traffic calming initiatives should help to improve road safety, minimise the risk of road accidents and ease the impact of severance. This may help to encourage people to walk instead of using the car and therefore could help to reduce car related greenhouse gas emissions.	↕	Provision of a new route into the Town Centre, plus a new gateway development and a new retail development may attract more traffic which could lead to increased greenhouse gas emissions.
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.	↑	Improvements to pedestrian connections and signage may help to encourage people to walk to access services instead of using the car.	↑	Traffic calming measures may help to encourage people to walk to access services instead of using the car. Upgrade of existing residential properties may present opportunities for providing water and energy conservation measures (e.g. installation of rainwater butts) to enable people to reduce their environmental impacts.	↓	New development may result in an increase in waste production, energy use and water consumption. Energy and water conservation measures should be provided as part of development (e.g. installation of rainwater butts, installation of solar panels) to enable people to reduce their environmental impact. Accessible recycling and composting facilities should be provided.
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.	↔	No significant effects anticipated.	↔	No significant effects anticipated.	↕	New development may provide training opportunities for employees (e.g. short courses / training schemes).
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.	↑	Provision of a gateway feature may contribute towards attracting inward investment into the town with the knock-on effect of creating more jobs.	↑	Public realm improvements may contribute towards attracting inward investment into the town, with the knock-on effect of creating more jobs.	↑	Provision of a new retail development (and potentially a new gateway development) will provide employment opportunities for the local population. Provision of a new gateway development may also contribute towards attracting inward investment into the town with the knock-on effect of creating more jobs.
18. To optimise the use of previously developed land, buildings and existing infrastructure.	↔	No significant effects anticipated.	↑	Upgrade of existing residential properties will make good use of existing buildings.	↑	Development of sites within the Town Centre will make use of previously developed land and existing infrastructure. Existing buildings should also be used where possible.
19. To promote and ensure high standards of sustainable design and construction.	↔	No significant effects anticipated.	↕	Upgrade of existing residential properties and the public realm may present opportunities for incorporating elements of sustainable design.	↕	New development may have an effect. The nature of the effect will be dependant upon the design of development proposed. New buildings should seek to achieve an 'Excellent' rating under the BREEAM methodology.
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.	↔	No significant effects anticipated.	↕	Upgrade of existing residential properties and the public realm may present opportunities for the re-use of materials / use of materials with a high recycled content.	↓	New gateway development and a new retail development may result in increased volumes of waste both during construction and operation. Opportunities for the reuse of construction waste should be sought wherever possible. Recycling facilities should be integrated into new developments to encourage people to sort / recycle their waste.
21. To improve access to services for those without a car, disabled people, elderly people, ethnic minorities and deprived people by providing for everyday needs in each settlement.	↑	Improvements to pedestrian connections and signage should help to ensure good access to services in the Town Centre for those without a car.	↑	Traffic calming measures should help to improve road safety, minimise the risk of road accidents and ease the impact of severance. This may help to improve access to services in the Town Centre for those without a car.	↑	Provision of a new retail development (and potentially a new gateway development) will help to improve access to retail facilities.
22. To encourage and develop the use of public transport, cycling and walking.	↑	Improvements to pedestrian connections and signage may help to encourage people to walk instead of using the car. Good connections should also be provided for cyclists to encourage cycling as another alternative to the car.	↑	Traffic calming initiatives should help to improve road safety, minimise the risk of road accidents and ease the impact of severance. This may help to encourage people to walk instead of using the car.	↕	Provision of a new route into the Town Centre for cars may discourage people from walking and cycling. Need to ensure provision of safe and attractive pedestrian and cycle routes within the Burgess Street area and to the surrounding area. Facilities for cyclists such as secure cycle storage and showers should be provided as part of development.


































**Sustainability Appraisal of the Wigston Town Centre Area Action Plan  
Appendix D - Options Appraisal Matrices**

↑	Option moving towards achievement of Sustainability Appraisal objective	↓	Option moving away from achievement of Sustainability Appraisal objective
↕	Unknown: depends on how option will be implemented	↔	Neutral: no relationship with Sustainability Appraisal objective

Sustainability Appraisal Objectives	1.2 Long Street North / Leicester Road					
	Low		Medium		High	
	Effect	Comment	Effect	Comment	Effect	Comment
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	↔	No significant effects anticipated.	↔	No significant effects anticipated.	↑	Residential development will contribute towards provision of housing. Need to ensure that housing is decent and accessible. Affordable housing should be provided as part of residential development. New retail development will help to improve links to retail services for housing in and around Wigston Town Centre. Provision of a new transport interchange will help to link housing in Wigston with services further afield (e.g. in Leicester City Centre).
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↑	Improving signage and completion of pedestrianisation along Bell Street may help to encourage people to walk to access services and thus help to improve health. Improvements to the public realm may contribute towards general well-being.	↑	Traffic calming initiatives should help to improve road safety, minimise the risk of road accidents and ease the impact of severance. Such measures should also encourage people to walk and thus have a benefit upon health. Improvements to the public realm may contribute towards general well-being.	↕	Provision of a new transport interchange may improve access for local residents to health care services. Provision of a new route into the Town Centre may result in increased traffic passing through the area and thus have an effect upon health.
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.	↑	Upgrade of the existing library may provide more opportunities for people to participate in cultural activities.	↔	No significant effects anticipated.	↑	New library / community development and development of a new town square may provide more opportunities for people to participate in cultural activities. Provision of a new transport interchange may improve access for local residents to local heritage and cultural and leisure activities.
4. To improve community safety, and reduce crime, anti-social behaviour and the fear of crime.	↕	Connection enhancements to Town Centre parking and improvements to signage and completion of pedestrianisation along Bell Street may increase activity in the area throughout the day encouraging community interaction helping to reduce the fear of crime.	↕	Traffic calming initiatives will help to encourage people to walk and thus increase activity in the area throughout the day, which may help to encourage community interaction helping to reduce the fear of crime.	↕	Provision of a new town square and provision of a new route into the Town Centre will help to increase activity in the area throughout the day encouraging community interaction helping to reduce the fear of crime. New development may have an effect upon crime and anti-social behaviour. The nature of the effect will be dependant upon the design and layout of development (e.g. enclosed alleyways may encourage crime). Need to consult with the local Police Architectural Liaison Officer to determine how best to integrate crime reduction measures into development. Secured by Design Principles should be adopted as part of development design.
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.	↕	Need to ensure that improvements meet the needs of the community, including the young, elderly and those who are deprived. Ensure that opportunities are available for consultation so communities can help to direct / focus measures.	↕	Need to ensure that improvements meet the needs of the community, including the young, elderly and those who are deprived. Ensure that opportunities are available for consultation so communities can help to direct / focus measures.	↕	Provision of a new town square may present opportunities to encourage community empowerment (e.g. involving local communities in the design of the town square). Need to ensure that development meets the needs of the community, including the young, elderly and those who are deprived. Ensure that opportunities are available for consultation so communities can help to direct / focus measures.
6. To promote racial harmony and create cohesive communities.	↕	Need to ensure that enhancements provide for community interaction.	↕	Need to ensure that enhancements provide for community interaction.	↑	Provision of a new town square may present opportunities to promote cohesive communities (e.g. involving local communities in the design of the town square). Provision of a new community development would help to contribute towards cohesive communities and promotion of racial harmony. Need to ensure that developments provide for community interaction.
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	↔	No significant effects anticipated.	↔	No significant effects anticipated.	↕	All developments as proposed under this option may have an effect upon BAP / protected species which may be present in the area (e.g. direct disturbance, loss of habitat). Ensure necessary ecological surveys are undertaken before works commence. There may be opportunities for ecological enhancements as part of the proposed development, which should be pursued.
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation areas, historic parks and other cultural assets.	↕	Upgrade of the public realm and the library could have an effect upon the setting of historic buildings and conservation areas and their settings within Wigton Town Centre and the surrounding area, in particular Listed Buildings and Locally Listed Buildings which are present within the area. Sensitive design should be ensured so as to protect and enhance the historic value of the area.	↕	The Shop Front Improvement Scheme, car park / retail / office enhancements and creation of one-way routes and an east-west route could have an effect upon the setting of historic buildings and conservation areas and their settings within Wigton Town Centre and the surrounding area, in particular Listed Buildings and Locally Listed Buildings which are present within the area. Sensitive design should be ensured so as to protect and enhance the historic value of the area.	↓	New development on Paddock Street / Bull Head Street / Bell Street could have an effect upon the setting of historic buildings and conservation areas and their settings within Wigton Town Centre and the surrounding area, in particular Listed Buildings and Locally Listed Buildings which are present within the area. An area of archaeological potential is also located to the south of the area. Sensitive design should be ensured so as to protect and enhance the historic value of the area.
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.	↑	Upgrade of the public realm and the library will help to enhance the townscape within this area.	↕	The Shop Front Improvement Scheme and car park / retail / office enhancements will help to enhance the townscape within this area. Creation of a one-way route and east-west routes could have an effect upon townscape. The nature of the effect will be dependant upon development design / layout.	↕	New development proposed may have an effect upon townscape, (particularly development on Paddock Street / Bull Head Street / Bell Street). The nature of the effect will be dependant upon the scale, layout and design of development. Provision of a new transport interchange may improve access for local residents to green space in the Borough and to the surrounding countryside.

**Sustainability Appraisal of the Wigston Town Centre Area Action Plan  
Appendix D - Options Appraisal Matrices**

 Option moving towards achievement of Sustainability Appraisal objective	 Option moving away from achievement of Sustainability Appraisal objective
 Unknown: depends on how option will be implemented	 Neutral: no relationship with Sustainability Appraisal objective

Sustainability Appraisal Objectives	1.2 Long Street North / Leicester Road					
	Low		Medium		High	
	Effect	Comment	Effect	Comment	Effect	Comment
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.		No significant effects.		Extension of Frederick Street could impact on water bodies (e.g. due to construction related pollution incidents).		All new developments proposed under this option could impact on water bodies (e.g. due to construction related pollution incidents). Development could also increase overall volume of waste water created and the demand for water. Need to ensure that water use, waste water and surface water run-off is managed prudently and in accordance with best practice guidelines.
11. To improve air quality particularly through reducing transport related pollutants.		Improving signage and completion of pedestrianisation along Bell Street will help to encourage people to walk to access services instead of using the car. This could help to minimise air pollutant emissions associated with car use.		Traffic calming initiatives should help to improve road safety, minimise the risk of road accidents and ease the impact of severance. This may help to encourage people to walk instead of using the car and therefore could help to reduce pollutant emissions associated with car use, which impact upon air quality. Creation of a one-way route and a east-west routes could encourage car use, as the route should improve the circulation of traffic. However, the one-way route may also reduce congestion, which should have a beneficial effect upon air quality.		Development of a new transport interchange will help to encourage people to use public transport instead of using the car. This could help to minimise air pollutant emissions associated with car use. However, provision of a new route into the Town Centre and decked car parking, plus significant developments as proposed under this option may result in increased traffic passing through the area. This may have an adverse effect upon local air quality.
12. To manage prudently mineral resources and avoid / reduce the pollution of land.		No significant effects anticipated.		No significant effects anticipated.		New development on brownfield land may reduce the need for development on greenfield land and thus help to reduce the pollution of land.
13. To minimise energy use and develop renewable energy resources.		No significant effects anticipated.		No significant effects anticipated.		New development may result in an increase in energy consumption. Need to ensure that new buildings are energy efficient. Renewable energy technologies should be incorporated into new development.
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.		Improving signage and completion of pedestrianisation along Bell Street will help to encourage people to walk to access services instead of using the car. This will help to minimise car related greenhouse gas emissions.		Traffic calming initiatives should help to improve road safety, minimise the risk of road accidents and ease the impact of severance. This may help to encourage people to walk instead of using the car and therefore could help to reduce car related greenhouse gas emissions. Creation of a one-way route and a east-west routes could encourage car use, as the route should improve the circulation of traffic. However, the one-way route may also reduce congestion, which should help to reduce car related greenhouse gas emissions.		Development of a new transport interchange will help to encourage people to use public transport instead of using the car. This will help to minimise car related greenhouse gas emissions. However, provision of a new route into the Town Centre and decked car parking, plus significant developments as proposed under this option may attract more traffic which could lead to an increase in car related greenhouse gas emissions.
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.		Improving signage and completion of pedestrianisation along Bell Street will help to encourage people to walk to access services instead of using the car.		Traffic calming initiatives will help to encourage people to walk to access services instead of using the car.		Development of a new transport interchange will help to encourage people to use public transport instead of using the car. New development may result in an increase in waste production, energy use and water consumption. Energy and water conservation measures should be provided as part of development (e.g. installation of rainwater butts, installation of solar panels) to enable people to reduce their environmental impact. Accessible recycling and composting facilities should be provided.
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.		Upgrade of the existing library may provide more opportunities for people to access education and training.		No significant effects anticipated.		Provision of a new transport interchange may improve access for local residents to education and training facilities (e.g. in Leicester). Provision of a new community / library development may provide more opportunities for people to access education and training. New office development may provide training opportunities for employees (e.g. short courses and training schemes).
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.		Improvements to the public realm may contribute towards attracting inward investment into the town with the knock-on effect of creating more jobs.		Shop front improvements, enhancements of car parks / backs of office / retail units and road network improvements may contribute towards attracting inward investment into the town, with the knock-on effect of creating more jobs.		Provision of new retail and office developments should provide employment opportunities for the local population. New development should also contribute towards attracting inward investment into the town with the knock-on effect of creating more jobs.
18. To optimise the use of previously developed land, buildings and existing infrastructure.		Upgrade of existing library will make good use of existing buildings.		No significant effects anticipated.		Development of sites within the Town Centre will make use of previously developed land and existing infrastructure. Existing buildings should also be used where possible.
19. To promote and ensure high standards of sustainable design and construction.		Upgrade of the public realm and the existing library may present opportunities for incorporating elements of sustainable design.		No significant effects anticipated.		New development proposed may have an effect. The nature of the effect will be dependant upon the design of development proposed. New buildings should seek to achieve an 'Excellent' rating under the BREEAM methodology. Residential development should achieve a Code for Sustainable Homes rating of Level 3.
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.		Upgrade of the public realm and the existing library may present opportunities for the re-use of materials / use of materials with a high recycled content.		No significant effects anticipated.		New development may result in increased volumes of waste both during construction and operation. Opportunities for the reuse of construction waste should be sought wherever possible. Recycling facilities should be integrated into new developments to encourage people to sort / recycle their waste.

**Sustainability Appraisal of the Wigston Town Centre Area Action Plan  
Appendix D - Options Appraisal Matrices**

↑ Option moving towards achievement of Sustainability Appraisal objective	↓ Option moving away from achievement of Sustainability Appraisal objective
↕ Unknown: depends on how option will be implemented	↔ Neutral: no relationship with Sustainability Appraisal objective





Sustainability Appraisal Objectives	1.2 Long Street North / Leicester Road					
	Low		Medium		High	
	Effect	Comment	Effect	Comment	Effect	Comment
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.	↑	Connection enhancements to Town Centre parking, and improvements to signage and completion of pedestrianisation along Bell Street should help to ensure good access to services in the Town Centre for those all members of the community.	↑	Traffic calming measures should help to improve road safety, minimise the risk of road accidents and ease the impact of severance. This may help to improve access to services in the Town Centre for those without a car.	↑	Provision of a new transport interchange should improve access to services (e.g. in Leicester City Centre) for those without a car. New retail development and library / community development will contribute towards service provision in the area.
22. To encourage and develop the use of public transport, cycling and walking.	↑	Improving signage and completion of pedestrianisation along Bell Street should help to encourage people to walk instead of using the car. Good connections should also be provided for cyclists to encourage cycling as another alternative to the car.	↕	Traffic calming initiatives should help to improve road safety, minimise the risk of road accidents and ease the impact of severance. This may help to encourage people to walk instead of using the car. However, creation of a one-way route and a east-west routes could result in an increase in traffic passing through the area which could lead to an increase in car related greenhouse gas emissions.	↕	Provision of a new transport interchange should help to encourage people to use public transport services. However, provision of a new route into the Town Centre for cars and car parking may discourage people from walking and cycling. Need to ensure provision of safe and attractive pedestrian and cycle routes within the Sandhurst Street area and to the surrounding area. Facilities for cyclists such as secure cycle storage and showers should be provided as part of development.


































**Sustainability Appraisal of the Wigston Town Centre Area Action Plan  
Appendix D - Options Appraisal Matrices**

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Sustainability Appraisal Objectives	1.3 Long Street South					
	Low		Medium		High	
	Effect	Comment	Effect	Comment	Effect	Comment
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	↑	Reconfiguration of the pedestrian area should help to ensure that housing in the area has better pedestrian links with the services provided in the Town Centre.	↑	Upgrade of the existing residential properties as part of the Town Scheme Initiative will help to improve the quality of housing.	↑	New residential opportunities in this area will contribute towards provision of housing. New housing in this area will link in to provision of services in Wigston Town Centre. Need to ensure that housing is decent and accessible. Affordable housing should be provided as part of residential development.
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↑	Reconfiguration of the pedestrian area should help to encourage people to walk to access services and thus help to improve health. Improvements to the public realm may contribute towards general well-being.	↕	Improvements to the public realm may contribute towards general well-being.	↔	No significant effects anticipated.
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.	↕	Re-configuration of the pedestrian area may improve access to cultural / leisure facilities and areas of cultural / historic interest in the area. Development of a gateway feature on Long Street / Moat Street may provide opportunities to celebrate heritage / culture.	↔	No significant effects are anticipated.	↔	No significant effects anticipated.
4. To improve community safety, and reduce crime, anti-social behaviour and the fear of crime.	↕	Reconfiguration of the pedestrian area may help to increase activity in the area throughout the day encouraging community interaction helping to reduce the fear of crime.	↔	No significant effects anticipated.	↕	New development may have an effect upon crime and anti-social behaviour. The nature of the effect will be dependant upon the design and layout of development (e.g. enclosed alleyways may encourage crime). Need to consult with the local Police Architectural Liaison Officer to determine how best to integrate crime reduction measures into development. Secured by Design Principles should be adopted as part of development design.
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.	↕	Provision of a gateway feature may present opportunities to encourage community empowerment (e.g. involving local communities in the design of the feature). Need to ensure that improvements meet the needs of the community, including the young, elderly and those who are deprived. Ensure that opportunities are available for consultation so communities can help to direct / focus measures.	↕	Need to ensure that improvements meet the needs of the community, including the young, elderly and those who are deprived. Ensure that opportunities are available for consultation so communities can help to direct / focus measures.	↕	Need to ensure that residential development meets the needs of the community, including the young, elderly and those who are deprived. Ensure that opportunities are available for consultation so communities can help to direct / focus measures.
6. To promote racial harmony and create cohesive communities.	↕	Need to ensure that enhancements provide for community interaction.	↕	A new community focus associated with the Church may provide for community interaction, although use of the Church may alienate certain groups. Need to ensure that enhancements provide for community interaction.	↕	Need to ensure that new residential developments provide for community interaction.
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	↔	No significant effects anticipated.	↕	New landscape features may provide opportunities for the provision of suitable habitats for BAP / protected species, and therefore may help to protect and enhance biodiversity.	↕	New residential development may have an effect upon BAP / protected species which may be present in the area (e.g. direct disturbance, loss of habitat). Ensure necessary ecological surveys are undertaken before enhancement works commence. There may be opportunities for ecological enhancements as part of the proposed development, which should be pursued.
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation areas, historic parks and other cultural assets.	↕	Building facelifts may contribute towards the protection and enhancement of historic buildings, in particular Listed Buildings and Locally Listed Buildings which are present within the area. Need to ensure that facelifts are undertaken sensitively so as to protect and enhance the historic value of the area.	↕	The shop front improvement scheme, Town Scheme Initiative, landscape features and improved presence / street lighting could have an effect upon the setting of historic buildings and conservation areas and their settings within Wigton Town Centre and the surrounding area, including the Lanes Conservation Area and Listed Buildings and Locally Listed Buildings which are present within the area. Sensitive design should be ensured so as to protect and enhance the historic value of the area.	↕	New residential development could have an effect upon the setting of historic buildings and conservation areas and their settings within Wigton Town Centre and the surrounding area, including the Lanes Conservation Area, Listed Buildings and Locally Listed Buildings which are present within the area. Sensitive design should be ensured so as to protect and enhance the historic value of the area. Grant schemes / initiatives for listed properties and buildings will contribute towards the protection and enhancement of historic buildings within Wigston.
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.	↑	Boundary treatments, building facelifts and provision of a gateway feature will help to improve the townscape within this area.	↑	The shop front improvement scheme, Town Scheme Initiative, landscape features and improved presence / street lighting will help to enhance the townscape within this area.	↕	New residential development could have an effect upon townscape in the area. The nature of the effect will be dependant upon the scale, layout and design of development. Grant schemes / initiatives for listed properties and buildings within the Conservation Area will contribute towards the enhancement of townscape.
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.	↔	No significant effects anticipated.	↔	No significant effects anticipated.	↓	New residential development could impact on water bodies (e.g. due to construction related pollution incidents). Development could also increase overall volume of waste water created and the demand for water. Need to ensure that water use, waste water and surface water run-off is managed prudently and in accordance with best practice guidelines.
11. To improve air quality particularly through reducing transport related pollutants.	↕	Reconfiguration of the pedestrian area should help to encourage people to walk to access services instead of using the car. This could help to minimise air pollutant emissions associated with car use.	↔	No significant effects anticipated.	↔	No significant effects anticipated.

**Sustainability Appraisal of the Wigston Town Centre Area Action Plan  
Appendix D - Options Appraisal Matrices**

	Option moving towards achievement of Sustainability Appraisal objective		Option moving away from achievement of Sustainability Appraisal objective
	Unknown: depends on how option will be implemented		Neutral: no relationship with Sustainability Appraisal objective

Sustainability Appraisal Objectives	1.3 Long Street South					
	Low		Medium		High	
	Effect	Comment	Effect	Comment	Effect	Comment
12. To manage prudently mineral resources and avoid / reduce the pollution of land.		No significant effects anticipated.		No significant effects anticipated.		New residential development on brownfield land may reduce the need for development on greenfield land and thus help to reduce the pollution of land.
13. To minimise energy use and develop renewable energy resources.		No significant effects anticipated.		Improvements to lighting may present opportunities for improving energy efficiency and the use of renewable energy (e.g. installation of energy efficient street lamps).		New residential development may result in an increase in energy consumption. Need to ensure that new buildings are energy efficient. Renewable energy technologies should be incorporated into new development.
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.		Reconfiguration of the pedestrian area may help to encourage people to walk to access services instead of using the car. This could help to minimise car related greenhouse gas emissions.		No significant effects anticipated.		New residential development may increase car traffic, which could lead to an increase in car related greenhouse gas emissions.
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.		Reconfiguration of the pedestrian area may help to encourage people to walk to access services instead of using the car.		Upgrade of the existing residential properties as part of the Town Scheme Initiative may present opportunities to encourage people to reduce their environmental impact (e.g. provision of recycling / composting facilities). Energy and water conservation measures should be provided as part of development (e.g. installation of rainwater butts, installation of solar panels) to enable people to reduce their environmental impact. Accessible recycling and composting facilities should be provided.		New residential development may result in an increase in waste production, energy use and water consumption. Energy and water conservation measures should be provided as part of development (e.g. installation of rainwater butts, installation of solar panels) to enable people to reduce their environmental impact. Accessible recycling and composting facilities should be provided.
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.		No significant effects anticipated.		No significant effects anticipated.		No significant effects anticipated.
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.		Reconfiguration of the pedestrian area, boundary treatments / facelifts and provision of a gateway feature may contribute towards attracting inward investment into the town with the knock-on effect of creating more jobs.		Landscape and townscape improvements proposed may contribute towards attracting investment into the town, with the knock-on effect of creating jobs.		New residential development and enhancements of buildings under grant schemes / initiatives may contribute towards attracting investment into the town, with the knock-on effect of creating more jobs.
18. To optimise the use of previously developed land, buildings and existing infrastructure.		No significant effects anticipated.		No significant effects anticipated.		Potential new residential development may reduce the need for development on greenfield land and thus help to reduce the pollution of land.
19. To promote and ensure high standards of sustainable design and construction.		Reconfiguration of the pedestrian area, boundary treatments / facelifts and provision of a gateway feature may present opportunities for incorporating elements of sustainable design.		Implementation of the Town Scheme Initiative, and landscape / townscape improvements may present opportunities for incorporating elements of sustainable design.		Should improvements to Listed Buildings / buildings within the Conservation Area be undertaken as part of grant schemes this may present opportunities for incorporating elements of sustainable design.
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.		No significant effects anticipated.		No significant effects anticipated.		New residential development may result in increased volumes of waste both during construction and operation. Opportunities for the re-use of construction waste should be sought wherever possible. Recycling and composting facilities should be integrated into new development to encourage people to sort / recycle their waste.
21. To improve access to services for those without a car, disabled people, elderly people, ethnic minorities and deprived people by providing for everyday needs in each settlement.		Reconfiguration of the pedestrian area should help to ensure good access to services in the Town Centre for those without a car.		No significant effects anticipated.		No significant effects anticipated.
22. To encourage and develop the use of public transport, cycling and walking.		Reconfiguration of the pedestrian area may help to encourage people to walk to instead of using the car. Good connections should also be provided for cyclists to encourage cycling as another alternative to the car.		No significant effects anticipated.		No significant effects anticipated.





**Sustainability Appraisal of the Wigston Town Centre Area Action Plan  
Appendix D - Options Appraisal Matrices**











↑ Option moving towards achievement of Sustainability Appraisal objective	↓ Option moving away from achievement of Sustainability Appraisal objective
↕ Unknown: depends on how option will be implemented	↔ Neutral: no relationship with Sustainability Appraisal objective

Sustainability Appraisal Objectives	1.4 The Lanes and Peace Memorial Park			
	Low		Medium	
	Effect	Comment	Effect	Comment
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	↔	No significant effects anticipated.	↔	No significant effects anticipated.
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↕	Pavement upgrades in the area and the provision of lighting may help to encourage people to walk, and thus may help to improve health. Improvements to the public realm may contribute towards general well-being.	↕	Improvements to the alleyways may help to encourage people to walk, and thus may help to improve health. Improvements to the public realm may contribute towards general well-being.
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.	↔	No significant effects anticipated.	↔	No significant effects anticipated.
4. To improve community safety, and reduce crime, anti-social behaviour and the fear of crime.	↕	Lighting improvements may help to reduce crime, anti-social behaviour and the fear of crime in the area.	↕	Improvements to the alleyways may help to reduce crime, anti-social behaviour and the fear of crime in the area.
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.	↕	Need to ensure that improvements meet the needs of the community, including the young, elderly and those who are deprived. Ensure that opportunities are available for consultation so communities can help to direct / focus measures.	↕	Need to ensure that improvements meet the needs of the community, including the young, elderly and those who are deprived. Ensure that opportunities are available for consultation so communities can help to direct / focus measures.
6. To promote racial harmony and create cohesive communities.	↕	Provision of a gateway feature may present opportunities to promote racial harmony / cohesive communities. Need to ensure that enhancements provide for community interaction.	↕	Need to ensure that new developments provide for community interaction.
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	↔	No significant effects anticipated.	↕	Landscape treatments may provide opportunities for the provision of suitable habitats for BAP / protected species, and therefore may help to protect and enhance biodiversity.
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation areas, historic parks and other cultural assets.	↕	Public realm improvements could have an effect upon the setting of historic buildings and conservation areas and their settings within Wigton Town Centre and the surrounding area, including the Lanes Conservation Area and Listed Buildings and Locally Listed Buildings which are present within the area. Sensitive design should be ensured so as to protect and enhance the historical, cultural and archaeological assets of the area.	↕	Improvements to the alleyways and boundary / landscape treatments could have an effect upon the setting of historic buildings and conservation areas and their settings within Wigton Town Centre and the surrounding area, including the Lanes Conservation Area and Listed Buildings and Locally Listed Buildings which are present within the area. Sensitive design should be ensured so as to protect and enhance the historical, cultural and archaeological assets of the area.
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.	↑	Public realm improvements should help to improve the townscape within this area.	↑	Improvements to the alleyways and boundary / landscape treatments should help to improve the townscape within this area.
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.	↔	No significant effects anticipated.	↔	No significant effects anticipated.
11. To improve air quality particularly through reducing transport related pollutants.	↕	Pavement upgrades may help to encourage people to walk instead of using the car. This may therefore help to reduce pollutant emissions associated with car use, which impact upon local air quality.	↕	Improvements to the alleyways may help to encourage people to walk instead of using the car. This may therefore help to reduce pollutant emissions associated with car use, which impact upon local air quality.
12. To manage prudently mineral resources and avoid / reduce the pollution of land.	↔	No significant effects anticipated.	↔	No significant effects anticipated.
13. To minimise energy use and develop renewable energy resources.	↕	Lighting improvements may present opportunities for improving energy efficiency (e.g. installation of energy efficient street lamps).	↔	No significant effects anticipated.
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	↕	Pavement upgrades may help to encourage people to walk instead of using the car. This may therefore help to reduce car related greenhouse gas emissions.	↕	Improvements to the alleyways may help to encourage people to walk instead of using the car. This may therefore help to reduce car related greenhouse gas emissions.
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.	↑	Pavement upgrades may help to encourage people to walk instead of using the car.	↑	Improvements to the alleyways may help to encourage people to walk instead of using the car.
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.	↔	No significant effects anticipated.	↔	No significant effects anticipated.
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.	↑	Public realm improvements may contribute towards attracting inward investment into the town with the knock-on effect of creating more jobs.	↑	Improvements to the alleyways and boundary / landscape treatments may contribute towards attracting inward investment into the town with the knock-on effect of creating more jobs.







































**Sustainability Appraisal of the Wigston Town Centre Area Action Plan  
Appendix D - Options Appraisal Matrices**

 Option moving towards achievement of Sustainability Appraisal objective	 Option moving away from achievement of Sustainability Appraisal objective
 Unknown: depends on how option will be implemented	 Neutral: no relationship with Sustainability Appraisal objective

Sustainability Appraisal Objectives	1.4 The Lanes and Peace Memorial Park			
	Low		Medium	
	Effect	Comment	Effect	Comment
18. To optimise the use of previously developed land, buildings and existing infrastructure.		No significant effects anticipated.		No significant effects anticipated.
19. To promote and ensure high standards of sustainable design and construction.		Public realm improvements may present opportunities to incorporate elements of sustainable design.		Boundary and landscape treatments may present opportunities to incorporate elements of sustainable design.
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.		No significant effects anticipated.		No significant effects anticipated.
21. To improve access to services for those without a car, disabled people, elderly people, ethnic minorities and deprived people by providing for everyday needs in each settlement.		Pavement upgrades should make the Town Centre more accessible to those without a car.		Improvements to the alleyways should make the Town Centre more accessible to those without a car.
22. To encourage and develop the use of public transport, cycling and walking.		Pavement upgrades may help to encourage people to walk instead of using the car. Good connections should also be provided for cyclists to encourage cycling as another alternative to the car.		Improvements to the alleyways may help to encourage people to walk instead of using the car.

**Sustainability Appraisal of the Wigston Town Centre Area Action Plan  
Appendix D - Options Appraisal Matrices**

 Option moving towards achievement of Sustainability Appraisal objective	 Option moving away from achievement of Sustainability Appraisal objective
 Unknown: depends on how option will be implemented	 Neutral: no relationship with Sustainability Appraisal objective

Sustainability Appraisal Objectives	1.5 Bull Head Street Retail					
	Low		Medium		High	
	Effect	Comment	Effect	Comment	Effect	Comment
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.		No significant effects anticipated.		No significant effects anticipated.		No significant effects anticipated.
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.		Pavement upgrades in the area and the provision of lighting may help to encourage people to walk, and thus may help to improve health. Improvements to the public realm may contribute towards general well-being.		No significant effects anticipated.		No significant effects anticipated.
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.		No significant effects anticipated.		No significant effects anticipated.		No significant effects anticipated.
4. To improve community safety, and reduce crime, anti-social behaviour and the fear of crime.		Lighting improvements may help to reduce crime, anti-social behaviour and the fear of crime in the area.		No significant effects anticipated.		New development may have an effect upon crime and anti-social behaviour. The nature of the effect will be dependant upon the design and layout of development (e.g. enclosed alleyways may encourage crime). Need to consult with the local Police Architectural Liaison Officer to determine how best to integrate crime reduction measures into development. Secured by Design Principles should be adopted as part of development design.
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.		Need to ensure that improvements meet the needs of the community, including the young, elderly and those who are deprived. Ensure that opportunities are available for consultation so communities can help to direct / focus measures.		Need to ensure that enhancements meet the needs of the community, including the young, elderly and those who are deprived. Ensure that opportunities are available for consultation so communities can help to direct / focus measures.		Need to ensure that new development meets the needs of the community, including the young, elderly and those who are deprived. Ensure that opportunities are available for consultation so communities can help to direct / focus measures.
6. To promote racial harmony and create cohesive communities.		Need to ensure that improvements provide for community interaction.		Need to ensure that enhancements provide for community interaction.		Need to ensure that new developments provide for community interaction.
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.		No significant effects anticipated.		No significant effects anticipated.		New development could have an effect upon BAP / protected species which may be present in the area (e.g. bats which may be roosting in roofs). Ensure necessary ecological surveys are undertaken before enhancement works commence. There may be opportunities for ecological enhancements as part of the proposed development, which should be pursued.
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation areas, historic parks and other cultural assets.		Public realm improvements proposed could have an effect upon the setting of historic buildings and conservation areas and their settings within Wigton Town Centre and the surrounding area, including the Lanes Conservation Area, Listed Buildings and Locally Listed Buildings which are present within the area. An area of archaeological potential is also located within the northern part of this area. Sensitive design should be ensured so as to protect and enhance the historical, cultural and archaeological assets of the area.		Enhancements proposed could have an effect upon the setting of historic buildings and conservation areas and their settings within Wigton Town Centre and the surrounding area, including the Lanes Conservation Area, Listed Buildings and Locally Listed Buildings which are present within the area. An area of archaeological potential is also located within the northern part of this area. Sensitive design should be ensured so as to protect and enhance the historical, cultural and archaeological assets of the area.		New development proposed could have an effect upon the setting of historic buildings and conservation areas and their settings within Wigton Town Centre and the surrounding area, including the Lanes Conservation Area and Listed Buildings and Locally Listed Buildings which are present within the area. An area of archaeological potential is also located within the northern part of this area. Sensitive design should be ensured so as to protect and enhance the historical, cultural and archaeological assets of the area. Need to ensure that appropriate archaeological surveys are undertaken. Advice should be sought from a suitably qualified archaeologist.
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.		Public realm improvements will help to enhance the townscape within this area.		Enhancements of the bus stops on Bull Head Street and enhancement of the car park will help to enhance the townscape within this area.		New development may have an effect upon the townscape of the area. The nature of the effect will be dependant upon the scale, layout and design of development.
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.		No significant effects anticipated.		No significant effects anticipated.		New development could impact on water bodies (e.g. due to construction related pollution incidents). Development could also increase overall volume of waste water created and the demand for water. Need to ensure that water use, waste water and surface water run-off is managed prudently and in accordance with best practice guidelines.
11. To improve air quality particularly through reducing transport related pollutants.		Pavement upgrades in the area may help to encourage people to walk instead of using the car. This could help to minimise air pollutant emissions associated with car use.		Enhancements of the bus stops on Bull Head Street may help to encourage people to use public transport instead of the car. This could help to minimise air pollutant emissions associated with car use. However, enhancement of the car park may help to encourage car use, which could have an adverse impact.		New development may increase car traffic, which could lead to an increase in air pollutant emissions associated with car use.
12. To manage prudently mineral resources and avoid / reduce the pollution of land.		No significant effects anticipated.		No significant effects anticipated.		New development on brownfield land may reduce the need for development on greenfield land and thus help to reduce the pollution of land.

**Sustainability Appraisal of the Wigston Town Centre Area Action Plan  
Appendix D - Options Appraisal Matrices**

↑	Option moving towards achievement of Sustainability Appraisal objective	↓	Option moving away from achievement of Sustainability Appraisal objective
↕	Unknown: depends on how option will be implemented	↔	Neutral: no relationship with Sustainability Appraisal objective

Sustainability Appraisal Objectives	1.5 Bull Head Street Retail					
	Low		Medium		High	
	Effect	Comment	Effect	Comment	Effect	Comment
13. To minimise energy use and develop renewable energy resources.	↕	Lighting improvements may present opportunities for improving energy efficiency (e.g. installation of energy efficient street lamps).	↔	No significant effects anticipated.	↓	New development may result in an increase in energy consumption. Need to ensure that new buildings are energy efficient. Renewable energy technologies should be incorporated into new development.
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	↕	Pavement upgrades in the area may help to encourage people to walk instead of using the car. This could help to minimise car related greenhouse gas emissions.	↕	Enhancements of the bus stops on Bull Head Street may help to encourage people to use public transport instead of the car. This could help to minimise car related greenhouse gas emissions. However, enhancement of the car park may help to encourage car use, which could have an adverse impact.	↕	New development may increase car traffic, which could lead to an increase in car related greenhouse gas emissions.
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.	↕	Pavement upgrades in the area may help to encourage people to walk instead of using the car.	↕	Enhancements of the bus stops on Bull Head Street may help to encourage people to use public transport instead of the car. However, enhancement of the car park may help to encourage car use, which could have an adverse impact.	↓	New development may result in an increase in waste production, energy use and water consumption. Energy and water conservation measures should be provided as part of development (e.g. installation of rainwater butts, installation of solar panels) to enable people to reduce their environmental impact. Accessible recycling and composting facilities should be provided.
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.	↔	No significant effects anticipated.	↔	No significant effects anticipated.	↔	No significant effects anticipated.
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.	↑	Public realm improvements may contribute towards attracting inward investment into the town, with the knock-on effect of creating more jobs.	↑	Enhancements of the bus stops on Bull Head Street and enhancement of the car park may contribute towards attracting inward investment into the town, with the knock-on effects of creating more jobs.	↑	New development will provide employment opportunities for the local population. New development should also contribute towards attracting inward investment into the town with the knock-on effect of creating more jobs.
18. To optimise the use of previously developed land, buildings and existing infrastructure.	↔	No significant effects anticipated.	↔	No significant effects anticipated.	↑	New development within the Town Centre will make use of previously developed land and existing infrastructure. Existing building should also be used where possible.
19. To promote and ensure high standards of sustainable design and construction.	↕	Public realm improvements may present opportunities for incorporating elements of sustainable design.	↔	No significant effects anticipated.	↕	New development may have an effect. The nature of the effect will be dependant upon the design of development proposed. New buildings should seek to achieve an Excellent rating under the BREEAM methodology.
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.	↔	No significant effects anticipated.	↔	No significant effects anticipated.	↓	New development may result in increased volumes of waste both during construction and operation. Opportunities for the reuse of construction waste should be sought wherever possible. Recycling facilities should be integrated into new developments to encourage people to sort / recycle their waste.
21. To improve access to services for those without a car, disabled people, elderly people, ethnic minorities and deprived people by providing for everyday needs in each settlement.	↑	Pavement upgrades in the area should make the Town Centre more accessible to those without a car.	↔	No significant effects anticipated.	↔	No significant effects anticipated.
22. To encourage and develop the use of public transport, cycling and walking.	↕	Pavement upgrades in the area may help to encourage people to walk instead of using the car. Good connections should also be provided for cyclists to encourage cycling as another alternative to the car.	↕	Enhancements of the bus stops on Bull Head Street may help to encourage people to use public transport instead of the car. However, enhancement of the car park may help to encourage car use, which could have an adverse impact. Need to ensure provision of safe and attractive pedestrian and cycle routes within the Burgess Street area and to the surrounding area.	↔	No significant effects anticipated.

**Sustainability Appraisal of the Wigston Town Centre Area Action Plan  
Appendix D - Options Appraisal Matrices**

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Sustainability Appraisal Objectives	1.6 Moat Street					
	Low		Medium		High	
	Effect	Comment	Effect	Comment	Effect	Comment
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	↔	No significant effects anticipated.	↑	Upgrade of the existing residential properties as part of the Town Scheme Initiative will help to improve the quality of housing.	↑	Redevelopment of the existing residential properties should help to improve the quality of housing.
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↕	The provision of lighting may encourage people to walk and thus have a benefit upon health. Improvements to the public realm may contribute towards general well-being.	↕	Boundary treatments may contribute towards general well-being.	↔	No significant effects anticipated.
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.	↔	No significant effects anticipated.	↔	No significant effects anticipated.	↔	No significant effects anticipated.
4. To improve community safety, and reduce crime, anti-social behaviour and the fear of crime.	↑	Provision of lighting as part of the lighting strategy may help to crime, anti-social behaviour and the fear of crime in the area.	↔	No significant effects anticipated.	↔	No significant effects anticipated.
5. To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	↕	Need to ensure that improvements meet the needs of the community, including the young, elderly and those who are deprived. Ensure that opportunities are available for consultation so communities can help to direct / focus measures.	↕	Need to ensure that improvements meet the needs of the community, including the young, elderly and those who are deprived. Ensure that opportunities are available for consultation so communities can help to direct / focus measures.	↕	Need to ensure that new development meets the needs of the community, including the young, elderly and those who are deprived. Ensure that opportunities are available for consultation so communities can help to direct / focus measures.
6. To promote racial harmony and create cohesive communities.	↕	Need to ensure that enhancements provide for community interaction.	↕	Need to ensure that enhancements provide for community interaction.	↕	Need to ensure that new developments provide for community interaction.
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	↔	No significant effects anticipated.	↔	No significant effects anticipated.	↕	Redevelopment of existing residential properties may have an effect upon BAP / protected species which may be present in the area (e.g. bats which may be roosting in roofs). Ensure necessary ecological surveys are undertaken before enhancement works commence. There may be opportunities for ecological enhancements as part of the proposed development, which should be pursued.
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation areas, historic parks and other cultural assets.	↕	Public realm improvements proposed could have an effect upon the setting of historic buildings and conservation areas and their settings within Wigton Town Centre and the surrounding area, including the Lanes Conservation Area, Listed Buildings and Locally Listed Buildings which are present within the area. Sensitive design should be ensured so as to protect and enhance the historical, cultural and archaeological assets of the area.	↕	Boundary treatments and building enhancements proposed could have an effect upon the setting of historic buildings and conservation areas and their settings within Wigton Town Centre and the surrounding area, including the Lanes Conservation Area, Listed Buildings and Locally Listed Buildings which are present within the area. Sensitive design should be ensured so as to protect and enhance the historical, cultural and archaeological assets of the area.	↕	Redevelopment of the existing residential properties could have an effect upon the setting of historic buildings and conservation areas and their settings within Wigton Town Centre and the surrounding area, including the Lanes Conservation Area, Listed Buildings and Locally Listed Buildings which are present within the area. Sensitive design should be ensured so as to protect and enhance the historical, cultural and archaeological assets of the area.
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.	↑	Public realm improvements will help to enhance the townscape within this area.	↑	Boundary treatments and building enhancements will help to enhance the townscape within this area.	↕	Redevelopment of the existing residential properties may have an effect upon the townscape of the area. The nature of the effect will be dependant upon the scale, layout and design of development.
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.	↔	No significant effects anticipated.	↔	No significant effects anticipated.	↕	Upgrade of existing residential properties may present opportunities for improving water efficiency (e.g. installation of rainwater butts).
11. To improve air quality particularly through reducing transport related pollutants.	↔	No significant effects anticipated.	↔	No significant effects anticipated.	↔	No significant effects anticipated.
12. To manage prudently mineral resources and avoid / reduce the pollution of land.	↔	No significant effects anticipated.	↔	No significant effects anticipated.	↔	Redevelopment of existing residential properties on brownfield land may reduce the need for development on greenfield land and thus help to reduce the pollution of land.
13. To minimise energy use and develop renewable energy resources.	↔	No significant effects anticipated.	↔	No significant effects anticipated.	↕	Upgrade of existing residential properties may present opportunities for improving energy efficiency and the use of renewable energy (e.g. installation of solar panels, installation of energy efficient street lamps).
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	No significant effects anticipated.	↔	No significant effects anticipated.	↔	No significant effects anticipated.
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.	↔	No significant effects anticipated.	↔	No significant effects anticipated.	↕	Upgrade of existing residential properties may present opportunities to incorporate measures that encourage people to reduce their environmental impacts (e.g. provision of accessible recycling / composting facilities).

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Appendix D - Options Appraisal Matrices**

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↕ Unknown: depends on how option will be implemented	↔ Neutral: no relationship with Sustainability Appraisal objective





Sustainability Appraisal Objectives	1.6 Moat Street					
	Low		Medium		High	
	Effect	Comment	Effect	Comment	Effect	Comment
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.	↔	No significant effects anticipated.	↔	No significant effects anticipated.	↔	No significant effects anticipated.
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.	↑	Public realm improvements and lighting may contribute towards attracting inward investment into the town with the knock-on effect of creating more jobs.	↑	Boundary treatments and building enhancements may contribute towards attracting investment into the town with the knock-on effect of creating more jobs.	↑	Upgrade of existing residential properties may contribute towards attracting investment into the town with the knock-on effect of creating more jobs.
18. To optimise the use of previously developed land, buildings and existing infrastructure.	↔	No significant effects anticipated.	↔	No significant effects anticipated.	↑	Upgrade of existing residential properties will make good use of previously developed land. Existing buildings should be used where possible.
19. To promote and ensure high standards of sustainable design and construction.	↕	Public realm improvements may present opportunities for incorporating elements of sustainable design.	↔	No significant effects anticipated.	↕	Upgrade of existing residential properties may present opportunities for sustainable design and construction. New housing should achieve a Code for Sustainable Homes rating of at least Level 3.
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.	↔	No significant effects anticipated.	↔	No significant effects anticipated.	↕	Upgrade of existing residential properties and the public realm may present opportunities for the re-use of materials / use of materials with a high recycled content.
21. To improve access to services for those without a car, disabled people, elderly people, ethnic minorities and deprived people by providing for everyday needs in each settlement.	↔	No significant effects anticipated.	↔	No significant effects anticipated.	↔	No significant effects anticipated.
22. To encourage and develop the use of public transport, cycling and walking.	↔	No significant effects anticipated.	↔	No significant effects anticipated.	↔	No significant effects anticipated.






























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Appendix D - Options Appraisal Matrices**

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Sustainability Appraisal Objectives	1.6 Moat Street					
	Low		Medium		High	
	Effect	Comment	Effect	Comment	Effect	Comment
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	↔	No significant effects anticipated.	↑	Upgrade of the pedestrian routes will help to ensure that housing in the area has better links with the services provided in the Town Centre.	↑	New residential development will contribute towards the provision of housing in the Borough. Need to ensure that housing is decent and accessible. Affordable housing should be provided as part of residential development.
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↕	The provision of lighting may encourage people to walk and thus have a benefit upon health. Improvements to the public realm may contribute towards general well-being.	↑	Upgrade of the pedestrian routes may encourage people to walk and thus help to improve health. Improvements to the public realm may contribute towards general well-being.	↔	No significant effects anticipated.
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.	↕	Development of a gateway feature on Moat Street / Bull Head Street may provide opportunities to celebrate heritage / culture.	↕	Upgrade of the pedestrian routes may improve access to cultural / leisure facilities and areas of cultural / historic interest in the area.	↔	No significant effects anticipated.
4. To improve community safety, and reduce crime, anti-social behaviour and the fear of crime.	↑	Provision of lighting as part of the lighting strategy may help to crime, anti-social behaviour and the fear of crime in the area.	↕	Upgrade of the pedestrian routes may help to increase activity in the area throughout the day encouraging community interaction helping to reduce the fear of crime.	↕	Relocation of the Police Station to another area may have an effect upon crime rates in the Cross Street area. New development may have an effect upon crime and anti-social behaviour. The nature of the effect will be dependant upon the design and layout of development (e.g. enclosed alleyways may encourage crime). Need to consult with the local Police Architectural Liaison Officer to determine how best to integrate crime reduction measures into development. Secured by Design Principles should be adopted as part of development design.
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.	↕	Provision of a gateway feature may present opportunities to encourage community empowerment (e.g. involving local communities in the design of the feature). Need to ensure that improvements meet the needs of the community, including the young, elderly and those who are deprived. Ensure that opportunities are available for consultation so communities can help to direct / focus measures.	↕	Need to ensure that improvements meet the needs of the community, including the young, elderly and those who are deprived. Ensure that opportunities are available for consultation so communities can help to direct / focus measures.	↕	Need to ensure that new development meets the needs of the community, including the young, elderly and those who are deprived. Ensure that opportunities are available for consultation so communities can help to direct / focus measures.
6. To promote racial harmony and create cohesive communities.	↕	Provision of a gateway feature may present opportunities to promote racial harmony / cohesive communities. Need to ensure that enhancements provide for community interaction.	↕	Need to ensure that quality public realm / boundary treatments provide for community interaction.	↕	Need to ensure that new developments provide for community interaction.
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	↔	No significant effects anticipated.	↔	No significant effects anticipated.	↕	New development may have an effect upon BAP / protected species which may be present in the area (e.g. bats which may be roosting in roofs). Ensure necessary ecological surveys are undertaken before enhancement works commence. There may be opportunities for ecological enhancements as part of the proposed development, which should be pursued.
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation areas, historic parks and other cultural assets.	↕	Public realm improvements proposed could have an effect upon the setting of historic buildings and conservation areas and their settings within Wigton Town Centre and the surrounding area, including the Lanes Conservation Area, Listed Buildings and Locally Listed Buildings which are present within the area. Sensitive design should be ensured so as to protect and enhance the historical, cultural and archaeological assets of the area.	↕	Quality public realm / boundary treatments proposed could have an effect upon the setting of historic buildings and conservation areas and their settings within Wigton Town Centre and the surrounding area, including the Lanes Conservation Area, Listed Buildings and Locally Listed Buildings which are present within the area. Sensitive design should be ensured so as to protect and enhance the historical, cultural and archaeological assets of the area.	↕	New development could have an effect upon the setting of historic buildings and conservation areas and their settings within Wigton Town Centre and the surrounding area, including the Lanes Conservation Area, Listed Buildings and Locally Listed Buildings which are present within the area. Sensitive design should be ensured so as to protect and enhance the historical, cultural and archaeological assets of the area.
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.	↑	Public realm improvements and development of a gateway feature should help to enhance the townscape within this area.	↑	Quality public realm / boundary treatments proposed should help to enhance the townscape within this area. Upgrade of pedestrian routes may also improve access to greenspace in the surrounding area.	↕	New development may have an effect upon the townscape of the area. The nature of the effect will be dependant upon the scale, layout and design of development.
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.	↔	No significant effects anticipated.	↔	No significant effects anticipated.	↓	New development could impact on water bodies (e.g. due to construction related pollution incidents). Development could also increase overall volume of waste water created and the demand for water. Need to ensure that water use, waste water and surface water run-off is managed prudently and in accordance with best practice guidelines.
11. To improve air quality particularly through reducing transport related pollutants.	↔	No significant effects anticipated.	↕	Upgrade of the pedestrian routes may encourage people to walk instead of using the car. This could help to minimise air pollutant emissions associated with car use.	↔	No significant effects anticipated.
12. To manage prudently mineral resources and avoid / reduce the pollution of land.	↔	No significant effects anticipated.	↔	No significant effects anticipated.	↑	New development on brownfield land may reduce the need for development on greenfield land and thus help to reduce the pollution of land.






















**Sustainability Appraisal of the Wigston Town Centre Area Action Plan  
Appendix D - Options Appraisal Matrices**

 Option moving towards achievement of Sustainability Appraisal objective	 Option moving away from achievement of Sustainability Appraisal objective
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Sustainability Appraisal Objectives	1.6 Moat Street					
	Low		Medium		High	
	Effect	Comment	Effect	Comment	Effect	Comment
13. To minimise energy use and develop renewable energy resources.		Lighting improvements as part of the lighting strategy may present opportunities for improving energy efficiency (e.g. installation of energy efficient street lamps).		No significant effects anticipated.		New development may result in an increase in energy consumption. Need to ensure that new buildings are energy efficient. Renewable energy technologies should be incorporated into new development.
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.		No significant effects anticipated.		Upgrade of the pedestrian routes may encourage people to walk instead of using the car. This could help to minimise car related greenhouse gas emissions.		No significant effects anticipated.
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.		No significant effects anticipated.		Upgrade of the pedestrian routes may encourage people to walk instead of using the car.		New development may result in an increase in waste production, energy use and water consumption. Energy and water conservation measures should be provided as part of development (e.g. installation of rainwater butts, installation of solar panels) to enable people to reduce their environmental impact. Accessible recycling and composting facilities should be provided.
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.		No significant effects anticipated.		Upgrade of the pedestrian routes may improve access to education / training facilities in the area.		No significant effects anticipated.
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.		Public realm improvements, including lighting, and development of a gateway feature may contribute towards attracting inward investment into the town with the knock-on effect of creating more jobs.		Quality public realm / boundary treatments and the upgrade of pedestrian routes may contribute towards attracting inward investment into the town with the knock-on effect of creating more jobs.		New development may provide employment opportunities for the local population. New development may also contribute towards attracting inward investment into the town with the knock-on effect of creating more jobs.
18. To optimise the use of previously developed land, buildings and existing infrastructure.		No significant effects anticipated.		Upgrade of the existing police station and fire station will make good use of existing buildings and previously developed land.		New development within the Town Centre will make use of previously developed land and existing infrastructure. Existing buildings should be used where possible.
19. To promote and ensure high standards of sustainable design and construction.		Public realm improvements and the upgrade of the police and fire station may present opportunities for sustainable design and construction.		Quality public realm and boundary treatments and the upgrade of pedestrian routes may present opportunities for incorporating elements of sustainable design.		New development may have an effect. The nature of the effect will be dependant upon the design of development proposed. New buildings should seek to achieve an Excellent rating under the BREEAM methodology. New residential development should achieve a Code for Sustainable Homes rating of at least Level 3.
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.		Upgrade of the police station and fire station may present opportunities for the re-use of materials / use of materials with a high recycled content.		No significant effects anticipated.		New development may result in increased volumes of waste both during construction and operation. Opportunities for the reuse of construction waste should be sought wherever possible. Recycling facilities should be integrated into new developments to encourage people to sort / recycle their waste.
21. To improve access to services for those without a car, disabled people, elderly people, ethnic minorities and deprived people by providing for everyday needs in each settlement.		No significant effects anticipated.		Upgrade of pedestrian routes should make the Town Centre more accessible to those without a car.		No significant effects anticipated.
22. To encourage and develop the use of public transport, cycling and walking.		No significant effects anticipated.		Upgrade of pedestrian routes will encourage people to walk instead of using the car. Good connections should also be provided for cyclists to encourage cycling as another alternative to the car.		No significant effects anticipated.





**Sustainability Appraisal of the Wigston Town Centre Area Action Plan  
Appendix D - Options Appraisal Matrices**

 Option moving towards achievement of Sustainability Appraisal objective	 Option moving away from achievement of Sustainability Appraisal objective
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Sustainability Appraisal Objectives	Non Supporting Physical Projects 2.1 Town Centre Management 2.2 Town Centre Design Guidance 2.3 Access and Circulation 2.4 Young People Initiative					
	Low		Medium		High	
	Effect	Comment	Effect	Comment	Effect	Comment
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.		No significant effects are anticipated.		Access and circulation improvements proposed under 2.3 should help to ensure that housing has better links with the services provided in the Town Centre. The improvement and development of Town Centre facilities should also be of benefit, as it will ensure the provision of additional services / facilities.		No significant effects are anticipated.
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.		The Parking Strategy and rationalisation of parking proposed as part of 2.3 should help to reduce car traffic in the town and thus may have a benefit upon health		The pedestrian priority strategy and bus stop / route co-ordination proposed as part of 2.3 will help to encourage people to walk / use public transport instead of using the car, which has associated health benefits. 2.3 and 2.4 also propose to encourage physical activity, which should help to improve the health of the local community. In addition, 2.4 proposes the organisation of fun days and healthy eating initiatives, which will encourage healthy living, and the improvement / development of Town Centre facilities, which may include health / recreation facilities.		Development of the new youth centre proposed under 2.4 may help to improve health through the provision / organisation of sports and recreational activities, and through education.
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.		Town Centre promotion and events and local press articles proposed under 2.1 may increase awareness of cultural / leisure activities and local heritage. The signing and gateways strategy proposed under 2.3 may also increase awareness of cultural / leisure services and local heritage should signage be provided for these aspects.		The pedestrian priority strategy proposed under 2.3 may improve pedestrian access to cultural / leisure facilities and to areas of cultural / historical interest in Wigston. The creation of themes for Long Street under 2.1 based on Town Centre heritage / architecture should help to increase understanding of local heritage. Fun days and design workshops proposed under 2.4 may also present opportunities for people to participate in cultural / leisure activities and could help to increase understanding of local heritage should fun days be held in relation to these aspects.		Development of a new youth centre proposed under 2.4 may help to encourage people to participate in cultural / leisure activities, e.g. through the provision of leisure facilities, organisation of cultural / leisure activities.
4. To improve community safety, and reduce crime, anti-social behaviour and the fear of crime.		Security initiatives proposed under 2.1 should help to improve community safety and to reduce anti-social behaviour in the Town Centre. Ad hoc advice on design in reaction to development proposals proposed under 2.2 should also help to reduce crime, the fear of crime and anti-social behaviour. Need to consult with the local Police Architectural Liaison Officer to determine how best to integrate crime reduction measures into development. Secured by Design Principles should be adopted as part of development design.		Provision of Town Centre wardens proposed under 2.1 may help to reduce crime, the fear of crime and anti-social behaviour. The production and promotion of a Town Centre design guide proposed under 2.2 may also be of benefit should it provide guidance on crime reduction through development design. The improvement and development of Town Centre facilities, the organisation of fun days, crime reduction and anti graffiti initiatives and the encouragement of physical activity proposed under 2.4 should also help to reduce crime and anti-social behaviour.		Development of a new youth centre under 2.4 may help to reduce crime and anti-social behaviour, e.g. through the provision of recreation / leisure activities which engage young people.
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.		Town Centre promotion and events and local press articles / newsletters should provide opportunities for public involvement. Ad hoc advice on design in relation to development proposals under 2.2 may help to ensure that development meets the needs of local communities. Need to ensure that opportunities are made available for consultation so communities can help to direct / focus measures.		Implementation of a proactive engagement process for the Town Centre and design workshops proposed under 2.4 should help to ensure that development meets the needs of local communities. Need to ensure that any proposals meet the needs of the whole community, including the young, elderly and those who are deprived. Local communities should be given an adequate opportunity to comment during consultation so communities can help to direct / focus measures.		No significant effects are anticipated.
6. To promote racial harmony and create cohesive communities.		Town Centre promotion and events and local press articles proposed under 2.1 may present opportunities to promote racial harmony in the community. Ad hoc advice on design in reaction to development proposals may also present opportunities to ensure that community cohesion and racial harmony are taken into consideration.		The organisation of fun days, the encouragement of physical activity and design workshops proposed under 2.4 should help to improve community cohesion. The production and promotion of a Town Centre design guide proposed under 2.2 may help to promote racial harmony and community cohesion should it provide guidance on these aspects through development design.		Development of the new youth centre proposed under 2.4 should help to encourage cohesion between young people. Need to ensure that the youth centre is designed to ensure cohesive communities and promotes racial harmony.
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.		Ad hoc advice on design in relation to development proposals proposed under 2.2 may help to ensure that development has no adverse impact upon habitats / species present within the area of development. Guidance should ensure the protection / enhancement of the natural environment.		Improvement and development of Town Centre facilities under 2.4 may have an effect upon BAP / protected species which may be present in the area (e.g. direct disturbance, loss of habitat). Town Centre design guidance proposed under 2.2 may help to ensure that development has no adverse impact upon the natural environment should it contain guidance on these aspects. Guidance should ensure the protection / enhancement of the natural environment.		Development of the new youth centre under 2.4 may have an effect upon BAP / protected species which may be present in the area (e.g. direct disturbance, loss of habitat). Ensure necessary ecological surveys are undertaken before works commence.







**Sustainability Appraisal of the Wigston Town Centre Area Action Plan  
Appendix D - Options Appraisal Matrices**

	Option moving towards achievement of Sustainability Appraisal objective		Option moving away from achievement of Sustainability Appraisal objective
	Unknown: depends on how option will be implemented		Neutral: no relationship with Sustainability Appraisal objective

Sustainability Appraisal Objectives	Non Supporting Physical Projects 2.1 Town Centre Management 2.2 Town Centre Design Guidance 2.3 Access and Circulation 2.4 Young People Initiative					
	Low		Medium		High	
	Effect	Comment	Effect	Comment	Effect	Comment
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation areas, historic parks and other cultural assets.		Ad hoc advice on design in relation to development proposals proposed under 2.2 may help to ensure that development has no adverse impact upon the character, appearance and setting of historic / cultural / archaeological assets present within the area of development.		Improvement and development of Town Centre facilities under 2.4 could have an effect upon the setting of historic buildings and conservation areas within Wigston Town Centre and the surrounding area. However, implementation of themes for Long Street based on Town Centre heritage / architecture should help to ensure that development has a beneficial effect. Town Centre design guidance proposed under 2.2 may help to ensure that development has no adverse impact upon historic / cultural / archaeological assets should it contain guidance on these aspects.		Development of the new youth centre under 2.4 could have an effect upon the setting of historic buildings and conservation areas within Wigston Town Centre and the surrounding area. Sensitive design should be ensured so as to protect and enhance the historical, cultural and archaeological assets of the area.
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.		Ad hoc advice on design in relation to development proposals proposed under 2.2 may help to ensure that development has no adverse impact upon the landscape / townscape and greenspace. Guidance should ensure the protection / enhancement of the landscape / townscape and greenspace.		Improvement and development of Town Centre facilities under 2.4 may have an effect on the townscape of the area. The nature of the effect will depend upon the scale, layout and design of development. The creation of themes for Long Street under 2.1 may present opportunities for the inclusion of cultural and historical aspects, which would help to increase awareness of the local historical / cultural / archaeological assets and thereby help to ensure their protection and enhancement. Town Centre design guidance proposed under 2.2 may help to ensure that development has no adverse impact upon the landscape / townscape and greenspace should it contain guidance on these aspects. Guidance should ensure the protection / enhancement of the landscape / townscape and greenspace.		Development of the new youth centre under 2.4 may have an effect on the townscape of the area. The nature of the effect will depend upon the scale, layout and design of development.
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.		Ad hoc advice on design in relation to development proposals proposed under 2.2 may help to ensure that development has no adverse impact upon water resources, water quality and flood risk within / around the area of development. Guidance should ensure that water use, waste water and surface water run-off / flood risk associated with development is managed prudently and in accordance with best practice guidelines.		Improvement and development of Town Centre facilities proposed under 2.4 could impact on groundwater / surface water (e.g. due to construction related pollution incidents). New development could also increase the overall volume of waste water created and increase demand for water. Town Centre design guidance proposed under 2.2 may help to ensure that development has no adverse impact upon water resources, water quality and flood risk should it contain guidance on these aspects. Guidance should ensure that water use, waste water and surface water run-off / flood risk associated with development is managed prudently and in accordance with best practice guidelines.		Development of the new youth centre under 2.4 could impact on groundwater / surface water (e.g. due to construction related pollution incidents). New development could also increase the overall volume of waste water created and increase demand for water. Need to ensure that water use, waste water and surface water run-off is managed prudently and in accordance with best practice guidelines.
11. To improve air quality particularly through reducing transport related pollutants.		The Parking Strategy and rationalisation of parking proposed as part of 2.3 may help to reduce car traffic in the town and therefore could help to reduce pollutant emissions associated with car use which impact upon air quality		Bus stop / route co-ordination and upgrades proposed under 2.3 should help to encourage people to use public transport instead of the car, and may therefore help to reduce pollutant emissions associated with car use which impact upon air quality. Implementation of the pedestrian priority strategy should also help to encourage people to walk / cycle.		Implementation of a one way system on parts of the network may encourage car use as this scheme should improve the circulation of traffic. This may therefore result in an increase in pollutant emissions associated with car use, which impact upon local air quality. However, the one way system may also reduce congestion, which would have a beneficial effect upon air quality.
12. To manage prudently mineral resources and avoid / reduce the pollution of land.		No significant effects are anticipated.		Improvement and development of Town Centre facilities under 2.4 may reduce the need for development on greenfield land and thus help to reduce the pollution of land.		Development of the new youth centre under 2.4 may reduce the need for development on greenfield land and thus help to reduce the pollution of land.
13. To minimise energy use and develop renewable energy resources.		Ad hoc advice on design in relation to development proposals proposed under 2.2 may help to ensure that development minimises energy use. Guidance should ensure that development is energy efficient and should ensure that opportunities are sought to incorporate renewable energy technologies where possible.		Improvement and development of Town Centre facilities under 2.4 may result in an increase in energy consumption. Town Centre design guidance proposed under 2.2 may help to ensure that development minimises energy use should it contain guidance on energy efficiency. Guidance should ensure that development is energy efficient and should ensure that opportunities are sought to incorporate renewable energy technologies where possible.		Development of the new youth centre under 2.4 may result in an increase in energy consumption. Need to ensure that new buildings are energy efficient. Renewable energy technologies should be incorporated into new development.
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.		The Parking Strategy and rationalisation of parking proposed as part of 2.3 may help to reduce car related greenhouse gas emissions.		Bus stop / route co-ordination and upgrades proposed under 2.3 should help to encourage people to use public transport instead of the car, and may therefore help to reduce car related greenhouse gas emissions.		Implementation of a one way system on parts of the network may encourage car use as this scheme should improve the circulation of traffic. This may therefore result in an increase in car related greenhouse gas emissions. The one way system would however help reduce traffic congestion in the area.

**Sustainability Appraisal of the Wigston Town Centre Area Action Plan  
Appendix D - Options Appraisal Matrices**

	Option moving towards achievement of Sustainability Appraisal objective		Option moving away from achievement of Sustainability Appraisal objective
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Sustainability Appraisal Objectives	Non Supporting Physical Projects 2.1 Town Centre Management 2.2 Town Centre Design Guidance 2.3 Access and Circulation 2.4 Young People Initiative					
	Low		Medium		High	
	Effect	Comment	Effect	Comment	Effect	Comment
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.		Town Centre promotion and events and local press articles proposed under 2.1 may present opportunities to inform people of environmental issues and to promote sustainable living. Ad hoc advice on design in reaction to development proposals proposed under 2.2 may help to ensure the inclusion of design aspects which encourage more sustainable living, e.g. provision of recycling facilities, should it contain guidance on these aspects. The Parking Strategy and rationalisation of parking proposed as part of 2.3 may help to encourage people to use public transport or walk / cycle instead of using the car.		Improvement and development of Town Centre facilities under 2.4 may result in an increase in waste protection, energy use and water consumption. Town Centre design guidance proposed under 2.2 may help to ensure the inclusion of design aspects which encourage more sustainable living, e.g. provision of recycling facilities, should it contain guidance on these aspects. Bus stop / route co-ordination and upgrades proposed under 2.3 should help to encourage people to use public transport instead of the car.		Development of the new youth centre under 2.4 may result in an increase in waste production, energy use and water consumption. Implementation of a one way system on parts of the network may encourage car use as this scheme should improve the circulation of traffic. The one way system would however help reduce traffic congestion in the area.
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.		Promotion of existing support services may help to increase awareness of education / training opportunities and job vacancies in the area.		Access and circulation improvements proposed under 2.3 should help to improve access to education / training facilities, in particular bus stop / route coordination and upgrades proposed as part of 2.3. Improvements and development to Town Centre facilities proposed under 2.4 may improve provision of education / training facilities in the area. Business support proposed under 2.1 may aid businesses in developing training programmes, thereby improving training opportunities for employees.		No significant effects are anticipated.
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.		Town Centre promotions and events, newsletters and press articles proposed under 2.1 should help to promote the attractiveness of Wigston and encourage investment, with the knock-on effect of creating more jobs.		The shop improvement scheme, Town Scheme Initiative and business support proposed under 2.1 should contribute towards attracting inward investment into the town, with the knock-on effect of creating more jobs. Improvement and development of Town Centre facilities under 2.4 should also encourage investment into the area. The production and promotion of a Town Centre design guide and implementation of specific themes under 2.2 and access and circulation improvements proposed under 2.3 should also be of benefit.		Development of a new youth centre under 2.4 may provide employment opportunities for the local population. Such development will also contribute towards attracting inward investment to the area, with the knock-on effect of creating more jobs.
18. To optimise the use of previously developed land, buildings and existing infrastructure.		No significant effects are anticipated.		No significant effects are anticipated.		Development of a new youth centre under 2.4 should make use of previously developed land and existing infrastructure. Existing buildings should be used where possible.
19. To promote and ensure high standards of sustainable design and construction.		Ad hoc advice on design in relation to development proposals proposed under 2.2 may help to ensure high standards of sustainable design and construction. Guidance should ensure that new buildings achieve an 'Excellent' rating under the BREEAM methodology.		Improvement and development of Town Centre facilities under 2.4 may have an effect. Town Centre design guidance proposed under 2.2 may help to ensure high standards of sustainable design and construction. Guidance should ensure that new buildings achieve an 'Excellent' rating under the BREEAM methodology.		Development of a new youth centre under 2.4 may have an effect. New buildings should seek to achieve an 'Excellent' rating under the BREEAM methodology.
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.		Ad hoc advice on design in relation to development proposals proposed under 2.2 may help to ensure development has no adverse impact upon waste production. Guidance should ensure that recycling and composting facilities are integrated within new development, and should encourage the re-use of construction waste.		Improvement and development of Town Centre facilities under 2.4 may result in increased volumes of waste both during construction and operation. Town Centre design guidance proposed under 2.2 may help to ensure development has no adverse impact upon waste production. Guidance should ensure that recycling and composting facilities are integrated within new development, and should encourage the re-use of construction waste.		Development of a new youth centre under 2.4 may result in increased volumes of waste both during construction and operation. Opportunities for the re-use of construction waste should be sought wherever possible. Recycling and composting facilities should be integrated into new development to encourage people to sort / recycle their waste.
21. To improve access to services for those without a car, disabled people, elderly people, ethnic minorities and deprived people by providing for everyday needs in each settlement.		No significant effects are anticipated.		The improvement and development of Town Centre facilities under 2.4 will ensure the provision of additional services / facilities in the area. Bus stop / route co-ordination and upgrades proposed under 2.3 should make the Town Centre more accessible to those without a car. Implementation of a proactive engagement process for the Town Centre under 2.4 should help to ensure that access to services for those without a car is taken into consideration.		No significant effects are anticipated.
22. To encourage and develop the use of public transport, cycling and walking.		The Parking Strategy and rationalisation of parking proposed as part of 2.3 may help encourage people to walk / cycle instead of using the car. Need to ensure provision of safe and attractive pedestrian and cycle routes within Wigston and to the surrounding area.		Bus stop / route co-ordination and upgrades proposed under 2.3 should help to encourage people to use public transport instead of the car. Implementation of the pedestrian priority strategy should also help to encourage people to walk / cycle. Need to ensure provision of safe and attractive pedestrian and cycle routes within Wigston and to the surrounding area.		Implementation of a one way system on parts of the network may encourage car use as this scheme should improve the circulation of traffic. The one way system may also reduce congestion.