

Harborough Local Plan: Options Consultation

Sustainability Appraisal

Interim Report

September 2015

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1. Introduction

1.1 Introduction

- 1.1.1 Harborough Council is currently developing a Local Plan, of which an important part is to undertake a Sustainability Appraisal ('SA'). Sustainability Appraisal is a process for determining the sustainability implications of a draft Plan (*including any reasonable alternatives*) and forms an important part of plan-making.
- 1.1.2 SA is a legal requirement, but more importantly the findings can help to inform the development of a more sustainable Local Plan by highlighting the constraints and opportunities that the Plan (and any alternative strategies) may have.
- 1.1.3 The Council has commissioned professional consultants AECOM to undertake the SA of the Local Plan; ensuring a robust and independent assessment of the Local Plan as it develops.
- 1.1.4 This interim SA Report sets out the findings of the sustainability assessments that have been undertaken alongside the development of the Council's Options Consultation Document.

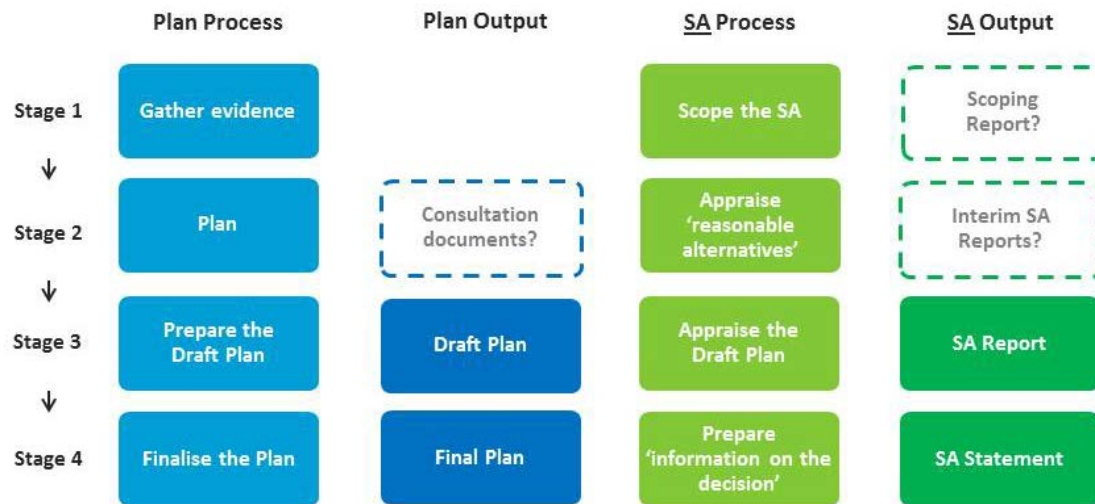
1.2 Overview of Sustainability Appraisal

- 1.2.1 SA is a process that involves the systematic identification and evaluation of the potential environmental impacts of high-level decision-making (e.g. a plan, programme or strategy).
- 1.2.2 SA is also a tool for communicating the likely effects of a 'plan', 'programme' or 'strategy' (and any reasonable alternatives), explaining the decisions taken with regard to the approach decided upon, and encouraging engagement from key stakeholders such as local communities, businesses and other interested parties.
- 1.2.3 Although SA can be applied flexibly, it is a legal requirement under the Environmental Assessment of Plans and Programmes Regulations 2004 (which were prepared in order to transpose into national law the EU Strategic Environmental Assessment (SEA) Directive).¹ The Regulations set out prescribed processes that must be followed. In particular, the regulations require that an SA Report is published for consultation alongside the draft Local Plan that 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and its reasonable alternatives'.² The SA Report must then be taken into account alongside consultation responses when finalising the Plan.
- 1.2.4 SA can be viewed as a four-stage process (illustrated in **Figure 1.1**) that produces a number of statutory and non-statutory outputs.

¹ Directive 2001/42/EC: <http://ec.europa.eu/environment/eia/sea-legalcontext.htm>

² Regulation 12(2) <http://www.legislation.gov.uk/ukxi/2004/1633/regulation/12/made>

Figure 1-1: SA as a four stage process



1.3 What stage of the SA process are we at?

1.3.1 Undertaking an SA is an iterative process, but it typically follows the four stages identified in **Figure 1.1**. This interim SA Report essentially represents the outcome of stages 1 and 2 of this process.

Stage 1: Scoping

1.3.2 The scoping stage of SA involves the following key tasks, which are undertaken to identify the environmental issues that should be the focus of the SA and describe how the assessments will be undertaken:

- Reviewing the policy context;
- Establishing the current and projected baseline position for a range of environmental factors;
- Identifying the key environmental issues;
- Establishing a methodological framework that will be used as a basis for undertaking assessments (referred to as a SA Framework;
- Identifying limitations and assumptions.

- 1.3.3 After gathering this information, the Council prepared a Scoping Report, to present the scope of the SA to interested parties.
- 1.3.4 The Scoping Report was published and sent to the statutory bodies (Historic England, Natural England, and the Environment Agency) to seek feedback on the scope of the SA. In particular whether:
- The relevant policy context had been reviewed;
 - Up-to-date and relevant baseline information had been gathered;
 - The most important environmental issues have been identified; and
 - The assessment methodology is appropriate.
- 1.3.5 Following the period of consultation (which lasted 5 weeks between 16 May 1 and 20 June 2014) the Council responded to feedback as deemed necessary before 'finalising' the Scoping Report in October 2014. It should be remembered that the scope of the SA constantly evolves as new evidence and information becomes available. The Scoping Report is available to view on the Council's website by clicking [here](#)

Stage 2: Assessment of Reasonable Alternatives

- 1.3.6 Stage 2 of the SA process involves identification and assessment of 'reasonable alternatives'. This means comparing different approaches that could be taken to achieve the objectives of the Local Plan. The issues that have been explored in the Local Plan Options Consultation Document are listed below:
- Housing and employment growth;
 - The strategic distribution of housing and employment (i.e. the spatial strategy);
 - Strategic Distribution;
 - Site specific options for delivery of the spatial strategy.
 - Development in the Countryside;
 - Affordable Housing;
 - Green Infrastructure;
 - Town Centres and Retail;
 - Gypsy and Traveller, and Travelling Showpeople.
- 1.3.7 These issues are discussed in the following chapters, presenting outline reasons as to why reasonable alternatives have been appraised in the SA or not (as the case may be). Where reasonable alternatives have been identified, the methodology for appraising these has been presented, followed by a summary of the SA findings (with more detailed appraisals attached as appendices as necessary).

2. Housing and employment strategy (establishing the reasonable alternatives)

2.1 Housing and employment growth

- 2.1.1 The whole of Leicester and Leicestershire has been defined a 'housing market area', across which people travel to work and move house. This is therefore an appropriate area to establish and plan for the housing needs of the future population.
- 2.1.2 The seven local authorities in Leicester and Leicestershire have worked together to commission a 'Strategic Housing Market Assessment' (SHMA) (2014) under the Government's required 'duty to cooperate'. This study calculates the 'objectively assessed need' (OAN) for housing up to 2031 and to 2036. It determines both the number of houses needed to buy and rent on the private market, and the number of 'affordable houses'.
- 2.1.3 The SHMA identifies an overall level of need, and breaks this down to each individual authority. Each authority has indicated that it has enough suitable housing land to meet its OAN. Within Harborough District the OAN is 475 new dwellings each year from 2011 to 2031 or a total of 9,500 dwellings over the plan period. This is substantially higher than the figure set out in the Core Strategy, which planned for 350 new dwellings each year between 2006 and 2028, or a total of 7,700 dwellings over the plan period.
- 2.1.4 The OAN for Harborough is a reasonable level of housing to test in the SA given that it has been identified using a robust methodology that takes account of population projections, local migration, household formation rates and economic factors. Given that each authority in the Housing Market Area has indicated that it will be capable of meeting its own needs (and hence the overall needs across the HMA will be accounted for), Harborough Council therefore consider that the OAN identified for the District is the only reasonable alternative.
- 2.1.5 The following alternatives were explored and deemed to be unreasonable by the Council.
- *Plan for a lower level of housing growth than the OAN for Harborough* - The Council consider that this is an unreasonable alternative as it would not deliver certain objectives of the Local Plan (i.e. to meet housing needs). Furthermore, the Council does not consider that there are strong enough Planning reasons to not meet full objectively assessed needs.
 - *Plan for a higher level of housing growth than the OAN for Harborough* – The Council explored whether it would be useful to test the implications of planning for a higher level of housing growth than the OAN for Harborough. The rationale behind this would be to identify what the implications would be if Harborough was to take potential unmet needs from neighbouring authorities in the HMA. At this stage, all authorities have indicated that they can meet their own needs, and therefore, it is not necessary to test this alternative. Should monitoring of housing delivery across the HMA reveal that some authorities are not meeting their own needs, then it may be necessary to explore where this unmet need could be met. However, it would be more appropriate to undertake this assessment as part of a Plan review and collaboratively across the HMA authorities.
- 2.1.6 With regards to employment land, the [Leicester and Leicestershire HMA Employment Land Study](#) (April, 2013) calculated the number of new jobs needed (6,400 full time equivalent (FTE)) and converted this into amounts of land required for office, industrial, and warehousing uses in Harborough to 2031, as reproduced in **Table 2.1**.

Table 2.1 – Employment land requirements for Harborough to 2031

	Offices (B1a/b)	Industrial (B1c/B2/small B8)	Warehousing (large B8 > 10,000m ²)
Forecast Demand	11,000 m ²	19.9ha	40.9ha

2.1.7 The [Leicester and Leicestershire Strategic Distribution Sector Study](#) (November, 2014) recommended that Harborough District needs to contribute as part of the wider Leicestershire sub-region, to the forecast demand of:

- 209 ha of land at rail-served sites to 2031; and
- 152 ha of non-rail served sites to 2031

2.1.8 However, some of this ('local') need has already been built or is planned for through the granting of planning permissions, retained allocations or allocations in Neighbourhood Plans. This leaves the district in an estimated position of oversupply for offices (of 25,602m² floorspace), and an outstanding need for industrial land (of between 7ha and 18ha) and potentially needing to contribute towards a sub-regional need for large scale warehousing (50ha of rail-served land and 107ha of non-rail-served sites) to 2031, a slightly different position to that set out in the Core Strategy.

2.1.9 Employment land provision needs to relate to population forecasts and housing provision to ensure the workforce is well-balanced in terms of local access to jobs and minimising commuting. The employment land demand forecasts for Harborough take this into account and therefore present the most reasonable growth scenario. It is not considered useful or reasonable to plan for lower levels of employment provision as this may not comply with NPPF requirements to meet development needs.

2.1.10 With regards to sub-regional provision of large scale warehousing, this is an issue that ought to be considered collaboratively across the HMA and with other neighbouring authorities such as Northampton and Rugby. See Chapter 12 for further discussion about options for sub regional employment provision (at Magna Park).

2.2 Housing and employment distribution (establishing the reasonable alternatives)

2.2.1 As discussed above, the Council has resolved to meet the full OAN for Harborough, which equates to 9,500 dwellings to 2031. The next step is to identify alternative strategies for distributing the OAN and associated employment provision (which meets or exceeds forecast demand)..

2.2.2 Several factors played an important role in establishing these alternative strategies as discussed below.

Commitments and completions

- 2.2.3 The Plan period will run from 2011 to 2031. Therefore, at the time the Plan is adopted, housing and employment sites will already have been built ('completed'), and a further planning permissions (commitments) will be in place. Commitments and completions will reduce the overall amount of housing to be planned for and forms the baseline for distributing the residual housing need. The total completions and commitments for Harborough is 5,813 dwellings, which makes up 61% of the OAN up to 2031.

Potential strategic development areas (SDAs)

- 2.2.4 The Council received proposals in response to "calls for sites" which indicates that large amounts of land could deliver not only significant housing provision but also provide additional transport infrastructure which not only provides access to the site, but offers additional links in the District's road network. Such proposals are at a scale which would both require and be able to provide space for education and community facilities together with local employment provision.
- 2.2.5 Given the potential benefits that SDAs could bring to new and existing communities, the Council considers that the distribution of housing at one or a combination of SDAs would be a reasonable approach to housing delivery that ought to be tested in the SA.

The existing Core Strategy

- 2.2.6 The current Core Strategy for Harborough sets out an appropriate approach to housing distribution in the context of the evidence that was available when the Core Strategy was prepared and adopted. It is reasonable to test whether this broad distribution remains appropriate given that the housing need for Harborough has increased in light of the 2014 SHMA.

The initial strategic alternatives

The Council initially established eleven strategic development options. These options were essentially split into three groups.

- a. *Core Strategy based options (4 separate options);*
- b. *Options based upon one SDA (3 options);*
- c. *Options based on more than one SDA (4 options).*

- 2.2.7 Each set of Options includes variations in the delivery of housing and employment. For example: different locations for the SDAs; and different concentrations of development. All of the Options exceed the required housing and employment growth between 17 ha to 28 ha (see Appendix A). The employment provision has been distributed slightly differently for each strategic option to reflect a number of factors such as; employment land supply, responding to the market, potential for employment at SDAs, and to match housing growth with job opportunities. It is important to note that these alternatives do not take account of provision for the strategic distribution sector (which are dealt with in Chapter 13).
- 2.2.8 Following discussion with AECOM and a high level consideration of the reasonableness of these eleven options, the Council decided to discard two options as unreasonable. This left nine strategic options as set out in **Table 2.2** below.

- 2.2.9 The first option to be discarded was a variant of the Core Strategy, which was similar to Option 1 'Rural' in **Table 2.2**. The discarded option was a 'deep rural' variant of the Core Strategy that proposed a higher level of growth in the villages that sit below the Selected Rural Villages in the settlement hierarchy. This option was deemed to be unreasonable as it would lead to a significant portion of housing being located in unsustainable locations. The scale of development would not create the critical mass to support new facilities and thus would only contribute to increased population being located in isolated areas reliant on car travel and poorly served by facilities.
- 2.2.10 The second option to be discarded was a variant of the SDA options. This option proposed that SDAs could be delivered at Kibworth, Lutterworth and Scraptoft / Thurnby / Bushby. This option appeared to be worth consideration given that SDAs can bring wider benefits to communities such as strategic infrastructure improvements. However, further examination of what this option would mean highlighted that significant growth at SDAs would lead to a much lower or 'no growth' situation for the Selected Rural Villages and Rural Centres. This has disadvantages from a socio-economic point of view in failing to provide housing choice in these villages. Over the longer term the viability of these settlements would be likely to suffer with implications for health, wellbeing and community cohesion. Reliance on delivery via three SDAs may also make a 5 year housing supply more difficult to maintain. With these issues in mind, this Option was considered to be unreasonable and was not taken forward for further analysis.

The reasonable alternatives

Table 2.2: Strategic options for housing and employment (i.e. the reasonable alternatives tested in the SA)

Option	Description
Option 1: Rural Continue the current distribution strategy with a rural focus)	60% of the District's future housing need would be met in the urban settlements (Thurnby, Bushby and Scraptoft, Market Harborough, Lutterworth and Broughton Astley) and 40% met in the rural settlements (Rural Centres and Selected Rural Villages). The bulk of employment provision would be in Market Harborough (approximately 10ha), with at least 4ha at Lutterworth and approximately 3ha at Fleckney to balance its relatively high potential housing growth.
Option 2: Core Strategy Distribution Continue to use the Core Strategy distribution strategy	Distribution of future housing need would continue as identified in the Core Strategy with approximately 70% of future new housing planned for the urban settlements and 30% planned for the rural settlements. The bulk of employment provision would be in Market Harborough (approximately 10ha) with at least 4ha at Lutterworth and approximately 3ha at Fleckney to balance its relatively high potential housing growth.
Option 3: Urban Continue the current distribution strategy with an urban focus	80% of the District's future housing need would be met in the urban settlements and 20% met in the rural settlements. The bulk of employment provision would be in Market Harborough (approximately 10ha) with at least 4ha at Lutterworth and approximately 3ha at Fleckney to balance its relatively high potential housing growth.

Option	Description
<p>Option 4: Scraftoft / Thurnby SDA</p> <p>Scraftoft / Thurnby Strategic Development Area and reduced growth in other parts of the District</p>	<p>A proposal which would provide a significant extension to the east of Scraftoft and Thurnby has been received by the Council. The proposal is for at least 1000 dwellings with community facilities together with a link-road between Scraftoft village and the A47. Further assessment of transport impacts, landscape and viability is needed. However, delivery of this strategic development area would reduce the requirement for all other settlements in the District.</p> <p>The bulk of employment provision would be in Market Harborough (approximately 10ha) with at least 4ha at Lutterworth and approximately 3ha at Fleckney to balance its relatively high potential housing growth. The potential SDA at Scraftoft does not include proposals to deliver employment land.</p>
<p>Option 5: Kibworth SDA</p> <p>Kibworth Strategic Development Area and reduced growth in other parts of the District</p>	<p>Two proposals near the Kibworths have been received. Both proposals offer new road infrastructure, community and employment facilities and around 1,200 houses. One proposal involves development to the north of Kibworth Harcourt and a potential relief road for the existing A6. The other involves development to the west of the Kibworths and linking road infrastructure between the A6 and Saddington Road. Further assessment of transport impacts, landscape and viability is needed in terms of both proposals. <u>This Option would include just one of these two strategic development areas.</u> Delivery of either potential strategic development area would reduce the requirement for all other settlements in the District.</p> <p>Approximately 5ha of employment land would be delivered as part of the Kibworth SDA. A further approximately 10ha of employment land would be delivered in Market Harborough along with at least 4ha at Lutterworth and approximately 3ha at Fleckney to balance its relatively high potential housing growth.</p>
<p>Option 6: Lutterworth SDA</p> <p>Lutterworth Strategic Development Area and reduced growth in other parts of the District</p>	<p>A proposal which could result in development of approximately 1,950 dwellings, local facilities and employment land by 2031 to the east of Lutterworth has been received by the Council. This would involve provision of a road link between the A4304 (to the east of Lutterworth) and A426 (Leicester Road to the north of Lutterworth) thus providing relief for Lutterworth town centre. It would lead to approximately 550 dwellings delivered in this location after 2031. There is also scope for provision of a motorway service facility adjoining M1 Junction 20 and land for logistics and distribution. Further assessment of transport impacts, landscape and viability is needed. Delivery of this strategic development area would reduce the requirement for all other settlements in the District.</p> <p>Approximately 10ha of employment land would be delivered at Lutterworth in conjunction with delivery of the Lutterworth SDA. A further approximately 10ha of employment land would be delivered in Market Harborough along with approximately 3ha at Fleckney to balance its relatively high potential housing growth.</p>

Option	Description
<p>Option 7: Scraftoft / Thurnby SDA and Kibworth SDA</p> <p>Strategic Development Areas at Scraftoft / Thurnby and Kibworth and limited growth in other part of the District</p>	<p>This would involve two strategic development areas in the District: approximately 1,200 dwellings at the Kibworths; and approximately 1,000 dwellings to the east of Scraftoft / Thurnby. Further housing in each of the proposed strategic development areas may take place beyond 2031. Other settlements would receive limited housing growth.</p> <p>Approximately 5ha of employment land would be delivered at Kibworth in conjunction with delivery of one of the potential Kibworth SDAs. A further approximately 10ha of employment land would be delivered in Market Harborough, at least 4ha in Lutterworth and approximately 3ha at Fleckney to balance its relatively high potential housing growth.</p>
<p>Option 8 Scraftoft / Thurnby SDA and Lutterworth SDA</p> <p>Strategic Development Areas at Scraftoft / Thurnby and Lutterworth and limited growth in other part of the District)</p>	<p>This would involve two strategic development areas in the District: approximately 1,950 dwellings to the east of Lutterworth; and approximately 1,000 dwellings to the east of Scraftoft / Thurnby. Further housing in each of the proposed strategic development areas may take place beyond 2031. Other settlements would receive limited housing growth.</p> <p>Approximately 10ha of employment land would be delivered at Lutterworth in conjunction with delivery of the Lutterworth SDA. A further approximately 10ha of employment land would be delivered in Market Harborough and approximately 3ha of employment land at Fleckney to balance its relatively high potential housing growth.</p>
<p>Option 9: Lutterworth SDA and Kibworth SDA</p> <p>Strategic Development Areas at Lutterworth and Kibworth and limited growth in other part of the District)</p>	<p>This would involve two strategic development areas in the District: approximately 1,950 dwellings to the east of Lutterworth; and approximately 1,200 dwellings at the Kibworths. Further housing in each of the proposed strategic development areas may take place beyond 2031. Other settlements would receive limited housing growth.</p> <p>Approximately 10ha of employment land would be delivered at Lutterworth in conjunction with delivery of the Lutterworth SDA. Approximately 5ha of employment land would be delivered at Kibworth in conjunction with one of the potential Kibworth SDAs. A further approximately 10ha of employment land would be delivered in Market Harborough and approximately 3ha of employment land at Fleckney to balance its potential housing growth.</p>

3. Housing and employment strategy (appraisal methodologies)

3.1 Appraisal methodology

- 3.1.1 The sustainability appraisal has been undertaken from the 'bottom-up' (at the community level) and 'top-down' (from a strategic perspective) to illustrate the effects of each of the nine strategic options on individual settlements as well as what this means across the District. This approach allows for a transparent and robust appraisal of the options. It also allows for interested stakeholders to examine the sustainability implications of each option at the level they are most concerned with. The starting point for undertaking the appraisals was to identify the varying levels of housing and employment growth proposed at each settlement under the nine strategic options. It is important to note that these alternatives do not take account of provision for the strategic distribution sector (which are dealt with in Chapter 13).

3.2 Settlement level appraisals

- 3.2.1 An appraisal of the strategic options has been undertaken for each settlement identified in the settlement hierarchy as follows.

Principal Urban Area	<i>Thurnby & Bushby, Scraptoft</i>
Sub Regional Centre	<i>Market Harborough</i>
Key Centres	<i>Lutterworth, Broughton Astley</i>
Rural Centres	<i>Billesdon, Fleckney, Great Glen, Houghton on the Hill, Husbands Bosworth, The Kibworths, Ullesthorpe</i>
Selected Rural Villages	<i>Bitteswell, Church Langton, Claybrooke Magna, Dunton Bassett, Foxton, Gilmorton, Great Bowden, Great Easton, Hallaton, Lubenham, Medbourne, North Kilworth, South Kilworth, Swinford, Tilton, Tugby</i>

- 3.2.2 **Appendix A** outlines how much housing and employment would be proposed under each of the nine options for each of these settlements. In some cases, there are little differences between the nine options. Therefore, for each settlement, this information has been used to group the nine housing options (*and corresponding employment provision*) into distinct 'scenarios' that reflect potential different effects from an SA perspective³ that the housing and employment options could have. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.
- 3.2.3 For each settlement a table has been produced like the example below which identifies the Distinct scenarios and the corresponding housing options and employment provision. As **Table 3.1** illustrates, 3 scenarios have been tested for Tugby. Scenario 1 covers housing Options 1 and 2, because the

³ These groupings into scenarios are similar, but not exactly the same as the groupings presented in Section 13 of the Councils Options Document.

proposed level of growth for Options 1 and 2 is very similar and will therefore have the same effects. For Scenario 2, housing Options 4, 5, 6 and 7 are considered together in the appraisal. For Scenario 3, housing options 3, 8 and 9 are considered together in the appraisal.

- 3.2.4 The scale of housing growth for each settlement has been determined (*i.e. high, medium, low etc.*) taking into account past rates of population and dwelling growth in each settlement between 2001 and 2011 using Census data. For some settlements, scenarios with similar amounts of housing have been sub-divided to differentiate between the housing options that have corresponding growth at nearby SDAs, and those that do not.
- 3.2.5 Each settlement level appraisal table contains an 'assumptions' section that further explains why scenarios have been differentiated.

Table 3.1: Identifying scenarios for appraisal at each settlement (Example for Tugby)

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision*				Assumptions	
			Market Harborough	Lutterworth	Kibworth	Fleckney		Total
1	High growth (24-34 dwellings)	1, 2	10 ha	4 ha	-	3 ha	17 ha	There are variations in employment provision for the options grouped under scenario 2 (options 4,5,6,7) and scenario 3 (options 3, 8, 9). However, it is likely that the effects of employment provision for Tugby would be the same regardless of variations in employment land provision across the 9 options. This is because access to jobs from Tugby would largely be in Leicester or other large centres. Employment provision in Lutterworth and/or Kibworth would be less likely to be accessed. Variations in land provision at these SDAs would not affect the appraisal findings under Scenarios 2 and 3.
2	Moderate-high growth (14-21 dwellings)	4,	10 ha	4 ha	-	3 ha	17 ha	
		5, 7			5 ha		22 ha	
		6			5 ha		22 ha	
3	Low growth (7-9 dwellings)	3	10 ha	4 ha	-	3 ha	17 ha	
		8		10 ha	-		23 ha	
		9		10 ha	5 ha		28 ha	

Determining the effects

- 3.2.6 The appraisals undertaken for each settlement determine the nature and significance of effects against the Sustainability Objectives (and sub-criteria) established in the SA Framework. The effects are grouped into six SA Topics, which were identified in the Scoping Report. The relevant SA Objectives for each topic are listed beside the SA topic in **Table 3.2** below. **Appendix B** contains the full SA framework.

Table 3.2: SA Topics and corresponding SA Objectives

SA Topic	SA Objectives covered
1. Natural Environment	<i>Biodiversity, agricultural land, soil, water geodiversity</i>
2. Built and Natural Heritage	<i>Landscape & settlement character, heritage</i>
3. Health and Wellbeing	<i>Education, health, recreation, open space access to services, air quality, community cohesion</i>
4. Resilience to Climate Change	<i>Flooding, green infrastructure</i>
5. Housing and Economy	<i>Housing delivery, rural economy, investment</i>
6. Resource Use	<i>Energy efficiency, water efficiency, carbon emissions, minerals</i>

3.2.7 When determining the significance of any effects against each of the six SA Topics, a detailed assessment of factors was undertaken to take account of:

- the scale and nature of development;
- the sensitivity of receptors; *and*
- the likelihood of effects occurring.

3.2.8 These factors were used to determine a score for each scenario against the six SA topics. The scoring system used is outlined below.

- Major positive ✓✓✓
- Moderate positive ✓✓
- Minor positive ✓
- Insignificant impacts -
- Minor negative ✗
- Moderate negative ✗✗
- Major negative ✗✗✗
- Uncertain effects ?

3.2.9 If effects are determined to be significant, then a tick or cross will be scored. To differentiate between the extent of effects; a minor, moderate or major effect can be scored. This allows for a more detailed comparison and differentiation between scenarios that are determined to have a significant effect.

Defining significance

3.2.10 For the settlement level appraisals, the significance of effects has been determined in the context of the settlement in question. It is important to remember that what is significant at the settlement scale may not be significant in the context of the District as a whole. For example, the provision of 40 new houses may have a significant negative effect on the character of a small rural village. However, in the context of the District as a whole, this may not constitute a significant effect if there are no implications for other settlements.

3.3 Cumulative appraisal

The appraisals undertaken for each settlement (as discussed above) do not consider effects ‘outside’ of those settlements; rather they provide a local view of what the implications might be for settlements under each of the different housing and employment options. Whilst this is useful to engage residents with the issues facing their local communities, it should be borne in mind that the Local Plan (and SA) explore such implications at a strategic level. This means looking at how the Options affect the District ‘as a whole’ and looking at cumulative and synergistic effects between settlements. These strategic effects are addressed through a ‘cumulative appraisal’ that brings together the individual settlement level appraisals and explores the effects of the housing and employment options ‘as a whole’ across the District. This section outlines the methodology for undertaking this cumulative appraisal.

3.3.1 The cumulative assessment presents the findings of the settlement level appraisals in a series of matrices; one for each of the six SA topics. The scores from each settlement appraisal have been transferred into the relevant cell in the matrix. For each settlement, the cells in the matrix are shaded according to the predicted effects in the settlement appraisals. Where no effect is likely to occur (i.e. a neutral effect) then the cell is left blank/unshaded. Where there are uncertain effects, the cell simply comprises of text that is coloured red (for uncertain negative effects) or green (for uncertain positive effects).

Major positive effect	Major negative effect
Moderate positive effect	Moderate negative effect
Minor positive effect	Minor negative effect
Uncertain positive effect	Uncertain negative effect
Neutral effect	

3.3.2 **Figure 3.1** below illustrates how the matrix has been completed for Option 1 in terms of the effects on natural environment. This illustrates that there are minor negative effects on natural environment predicted in several settlements including; Bitteswell, Hallaton, Claybrooke Magna, Ullesthorpe, Lutterworth and Market Harborough. It also shows that moderate negative effects are predicted to occur in South Kilworth and Fleckney, whilst minor positive effects are predicted to occur in Houghton on the Hill.

Figure 3.1: Sample of the cumulative appraisal matrix showing effects of Option 1 on natural environment

Option 1	Sustainable Rural Villages								Rural Centres				Key Centres	SRC	PUA	Overall Score
	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	XXX
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			

'Overall Scores'

- 3.3.3 An overall score has been determined for each of the nine strategic housing and employment options for each of the six sustainability topics. These overall scores have been determined by considering the overall implications of each option across the District.
- 3.3.4 Whilst this is influenced by the scores predicted at a settlement level, the overall score is not simply an 'adding up' of the effects at settlement level, as the significance of effects differs at different levels of the settlement hierarchy. For example, what is significant for a rural village is not necessarily significant at larger settlements such as Key Centres. The overall score also takes account of cumulative and synergistic effects which can only be considered at a strategic level. The overall scores are presented as follows.
- Major positive ✓✓✓
 - Moderate positive ✓✓
 - Minor positive ✓
 - Insignificant impacts -
 - Minor negative ✗
 - Moderate negative ✗✗
 - Major negative ✗✗✗
- 3.3.5 A text summary is provided for each housing and employment option to further explain the rationale for determining the overall score of each housing option against each sustainability topic (see sections 5 to 10). This has culminated in the production of a summary / conclusions table that summarises the sustainability effects of each option across the District (see section 11).
- 3.3.6 **Figure 3.2** illustrates how the three 'layers' of the appraisal correspond to one another, with the scores identified at the settlement level feeding into the matrices for the cumulative appraisals and then the overall scores identified through the cumulative appraisals feeding into the conclusions table which outlines the overall sustainability performance of each Option.

Figure 3.2: Fitting the appraisals together – how the settlement level appraisals have informed the strategic appraisals

Settlement level appraisals

Tugby (appraisal of effects on natural environment)

Natural Resources (SA Objectives 1 and 2)		Scenario 1	Scenario 2	Scenario 3
Nature of effects	Biodiversity	Increased housing on greenfield land (Scenario 1 and 2) could have a negative effect on biodiversity through the loss of habitat of local importance such as hedgerows and trees.	There would be limited effects on natural resources with Scenario 3 as very low growth would occur. However, there would also be limited opportunity for enhancement to biodiversity.	Environmental quality
	Environmental quality	There would be loss of land classified as Grade 3 under Scenario 1, 2 and to a lesser extent 3. The scale of development involved would not have an effective level of air quality or water quality.	There is an SSSI, Lightfoot Forest, in Tugby, and although this lies partly within the parish, it is some distance from village itself. There are a few TPOs in Tugby but are unlikely to be affected by development.	Sensitivity of receptors
Likelihood of effects	Sensitivity of receptors	Open land for development may contain hedgerows and trees on the boundary of value to wildlife.	Agricultural land surrounding Tugby is classified as Grade 3.	Likelihood of effects
	Likelihood of effects	Mitigation measures could be secured as part of developments on effect receptors. This could also include the potential for enhancement. There is likely to be greater environmental effects with the higher the growth options.	The SSSI impact zone for Lightfoot Forest only seeks applications above 100 dwellings to be assessed for potential impacts on the SSSI. The housing numbers under each scenario are lower than this, so impacts would not be anticipated.	Significance
Significance	Significance	Although Scenario 1 (and to a lesser extent 2 and 3) present the potential for negative effects, mitigation measures could limit the effects on local wildlife. Nevertheless, Scenario 1 is recorded as a minor negative effect as the higher scale of growth would make it more difficult to avoid wildlife damage and disturbance.	For Scenario 2, it is likely that these effects could be avoided increasingly, and hence a neutral effect is predicted. If enhancement was secured through development, it is possible that a minor positive effect could be achieved in terms of biodiversity, but it is not possible to say with certainty at this stage if this would be the case.	There would be a loss of agricultural land under Scenario 1 and 2, which would be unavoidable (although this would be very small scale). For Scenario 1 and to some extent 2, which involves greater levels of development, this constitutes a minor negative effect on land.
		There would be no effect under Scenario 3.		

Fleckney (appraisal of effects on natural environment)

Natural Resources (SA Objectives 1 and 2)		Scenario 1	Scenario 2	Scenario 3a	Scenario 3b	Scenario 4a	Scenario 4b
Nature of effects	Nature of effects	××	×	×	×	×	×
		*There would be no different effects for scenarios 2a and 2b and 3a and 3b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenarios 2 and below covers both sub-options.					
Sensitivity of receptors	Sensitivity of receptors	Biodiversity - Increased housing on greenfield land could have a negative effect on biodiversity through the loss and disturbance to wildlife habitats such as hedgerows, grassland and trees. Development would also present the potential for greater visitor disturbance to the Grand Union Canal. The effects would be likely to be more pronounced for Scenario 1 due to the higher level of growth, and less likely for Scenarios 2, 3 and 4 (least effect), which would involve lower levels of growth. The potential to enhance green infrastructure could be higher for Scenarios involving higher rates of growth.					
		Environmental quality - There would be an increasing loss of land classified as Grade 3 under Scenarios 1 (most loss) to 4 (least loss).					
Likelihood of effects	Likelihood of effects	Higher levels of growth could affect local air quality if it leads to an increase in car trips to and through the village centre. This could potentially be an issue for scenarios 1 and 2 which would generate a greater number of trips.					
		The Grand Union SSSI lies to the East of Fleckney. Areas of land outside the settlement boundary to the East fall within the SSSI risk zone that requires development above 50 dwellings to be assessed for potential effects on the SSSI. Within the urban area and surrounding land to the north, south and west, development above 100 dwellings should be assessed. Individually, developments surrounding Fleckney may not trigger this requirement, but there is a potential for cumulative effects. There are areas of land surrounding Fleckney that may have local importance to wildlife. For example, adjacent to Fleckney Brook.					
Significance	Significance	Agricultural land surrounding Fleckney is classified as Grade 3.					
		It is considered unlikely that those options involving an SDA at Kibworth (options 5, 7, 9) could have an effect on road traffic through Fleckney. This is because access to services and jobs from an SDA in Kibworth would be more likely to be direct to the A6.					
Significance	Significance	For scenarios 1 and 2, effects on biodiversity would be likely as there would be a need to release all or most land identified in the SHLAA and/or further land that may come forward through a call for sites. This would need to be on greenfield land, and there would likely be a loss of trees, hedgerows and grassland. Scenario 3 would involve a lower level of growth, so the likelihood of negative effects would be lower than Scenarios 1 and 2, as more sensitive areas could possibly be avoided. Effects under scenario 4 would be likely to be less pronounced still.					
		It is very likely that there would be a permanent loss of agricultural land under each of the scenarios, with a greater amount for scenarios 1 and 2 (over 20 hectares in total), and a lesser amount for scenarios 3 and 4.					
Significance	Significance	Depending upon the location and scale of development, trips to and through the village centre by car could potentially increase, as development would be likely to occur on the settlement edges.					

Cumulative appraisal for each SA Topic

	Sustainable Rural Villages								Rural Centres				Key Centres	SRC	PUA	Overall Score
Option 1	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	XXX
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option 2	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	XXX
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			

Overall appraisal of sustainability for each option

	Option 1 (Rural)	Option 2 (Core Strat)	Option 3 (Urban)	Option 4 (PUA)	Option 5 (Kibworth)	Option 6 (Lutterworth)	Option 7 (PUA and Kib)	Option 8 (PUA & Lutt)	Option 9 (Kib & Lutt)
Natural Environment	×××	×××	××	×	××	×	-	✓	-
Etc...									

4. Housing and employment strategy (Introduction to the appraisal findings)

4.1 Introduction

- 4.1.1 As described in the methodology in Chapter 3 of this interim SA Report; an appraisal of the nine strategic options was undertaken for each settlement within the settlement hierarchy (i.e. *PUA, Sub Regional Centre, Key Centres, Rural Centres and Selected Rural Villages*).
- 4.1.2 **Appendix C** sets out the detailed appraisal findings for the housing and employment options for each settlement. Each settlement-level appraisal commences with a description of the scenarios to be tested and how these relate to the nine strategic options.
- 4.1.3 Chapters 5 to 10 present a summary of effects predicted for each settlement. The following topics are presented and an overall score is predicted for each strategic option against the six SA topics based upon a consideration of cumulative effects across the District:
- Chapter 5. Summary of effects on natural environment;
 - Chapter 6. Summary of effects on built and natural heritage;
 - Chapter 7. Summary of effects on health and wellbeing;
 - Chapter 8. Summary of effects on resilience;
 - Chapter 9. Summary of effects on housing and economy;
 - Chapter 10. Summary of effects on resource use.
- 4.1.4 Following each summary table a short discussion is presented to identify the cumulative effects as well as the rationale for the 'overall scores' predicted for the nine strategic options against each SA Topic.
- 4.1.5 Section 11 brings the overall scores together to present conclusions on the broad sustainability performance of each housing option across the District.

5. Summary of effects at settlement level on natural environment

Core Strategy Options			SDA based options (one SDA)			SDA based options (two SDAs)		
1 - Rural	2.Core Strategy	3. Urban	4. PUA	5.Kibworth	6. Lutterworth	7. PUA & Kibworth	8. PUA & Lutterworth	9. Lutterworth & Kibworth

	Sustainable Rural Villages								Rural Centres				Key Centres	SRC	PUA	Overall Score
Option 1	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtan	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	XXX
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option 2	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtan	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	XXX
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option 3	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtan	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	XX
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option 4	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtan	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	X
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option 5	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtan	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	XX
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option 6	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtan	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	X
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option 7	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtan	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	-
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option 8	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtan	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	-
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option 9	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtan	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	-
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			

Major positive effect	Major negative effect
Moderate positive effect	Moderate negative effect
Minor positive effect	Minor negative effect
Uncertain positive effect	Uncertain negative effect
Neutral effect	

5.1 Discussion of the combined / overall effects of each option on natural environment

- 5.1.1 This section discusses the overall score for each option taking into consideration the effects at each settlement, how significant these are on a District level, any cumulative or synergistic effects. This informs the overall score for each option with regards to the effects on 'natural environment'. The factors that have been considered when determining the effects have been guided by the SA Objectives and Sub Criteria that fall within this SA Topic (i.e. *biodiversity, agricultural land, soil, water geodiversity*). See Appendix B for the full SA Framework.

Option 1 (Core Strategy – rural focus)

- 5.1.2 Option 1 would have a major negative effect overall as there would be potential for minor effects on biodiversity across the District, with particularly negative effects in Fleckney and South Kilworth. There would also be a need to release agricultural land of best and most versatile grade, which cumulatively would constitute a major negative effect.

Option 2 (Core Strategy)

- 5.1.3 Option 2 is predicted to have a major negative effect on natural environment overall, as there would be potential for minor negative effect on biodiversity at many of the Sustainable Rural Villages (which constitutes a cumulative major negative effect). There would also be a cumulative loss of best and most versatile agricultural lands, and air quality issues could be exacerbated in Lutterworth and the Leicester Urban Area due to substantial growth without accompanying upgrades to the highway network.

Option 3 (Core Strategy – urban focus)

- 5.1.4 Option 3 would avoid adverse effects on natural environment in most of the rural settlements but could have negative effects on biodiversity, soil and air quality in Market Harborough, Lutterworth and the Leicester Urban Area. On balance a moderate negative effect is predicted.

Option 4 (SDA in Scraftoft / Thurnby / Bushby)

- 5.1.5 Option 4 would have mixed effects; with some minor negative effects on wildlife predicted at certain villages and key centres but neutral effects at others. The adverse effects on Market Harborough, Lutterworth and Scraftoft / Thurnby / Bushby are predicted only to be minor. On balance a minor negative effect is predicted for this option taking into account effects across the District such as cumulative effects on soil and local wildlife sites.

Option 5 (SDA in Kibworth)

- 5.1.6 Option 5 would have mixed effects with some minor negative effects predicted at certain villages and key centres but neutral effects at others. The effects on the natural environment on Market Harborough, Scraftoft / Thurnby / Bushby and Lutterworth are predicted to be minor due to lower levels of growth. However, a moderate negative effect is predicted at Kibworth due to the loss of best and most versatile agricultural lands associated with Kibworth SDA. There may be potential for green infrastructure enhancement, but at this stage it is unclear which SDA would be developed and what measures would be provided. On balance a moderate negative effect is predicted for this option taking into account effects across the District.

Option 6 (SDA in Lutterworth)

- 5.1.7 Option 6 would have mostly neutral effects on settlements with regards to the natural environment, with minor negative effects only predicted for some rural villages that are more sensitive in terms of biodiversity or would need to accommodate larger amounts of growth. Conversely, positive effects are predicted in Lutterworth as it is likely that enhancements to biodiversity could occur as a result of the SDA. On balance, a neutral effect on natural environment is predicted across the District.

Option 7 (SDA in Kibworth and Scraftoft / Thurnby / Bushby)

- 5.1.8 Option 7 would have mostly neutral effects on settlements with only minor negatives predicted for some rural villages that are more sensitive (i.e. adjacent to locally designated wildlife sites and habitats) or would need to accommodate larger amounts of growth. A negative effect is predicted for Kibworth due to loss of agricultural land and potential effects on biodiversity at the SDA (it is unclear which SDA proposal would be brought forward). A minor negative effect is also predicted in Scraftoft / Thurnby / Bushby as there will be a loss of soil resources and potential effects on wildlife. The potential for strategic improvements to green infrastructure and improvements to air quality (through congestion relief) could offset this to an extent though. On balance, a neutral effect on natural environment is predicted across the District.

Option 8 (SDA in Scraftoft / Thurnby / Bushby and Lutterworth)

- 5.1.9 Option 8 would have mostly neutral effects on rural villages and key centres with only minor effects in South Kilworth and Husbands Bosworth due to their proximity to sensitive wildlife sites and the loss of Grade 2 agricultural land. There would also be positive effects in Market Harborough, as there would be limited further growth (and hence protection of agricultural land and open space). The SDAs could have negative effects on soil and biodiversity, but on the other hand could potentially enhance strategic green infrastructure and relieve congestion (with beneficial effects for air quality). Overall a minor positive effect is predicted taking into account the effects across the District.

Option 9 (SDA in Kibworth and Lutterworth)

- 5.1.10 Option 9 would have mostly neutral effects on rural villages and key centres with only minor effects in South Kilworth and Husbands Bosworth due to the sensitivity of these settlements (proximity to wildlife habitats). There would be positive effects in Market Harborough, as further growth would be limited (and hence protection of agricultural land and open space), and positive effects in Lutterworth through potential relief of congestion. However, there is potential for negative effects in Kibworth (due to loss of agricultural land and greenspace), which means that overall a neutral effect is predicted.

6. Summary of effects at settlement level on Built and Natural Heritage

Core Strategy Options			SDA based options (one SDA)			SDA based options (two SDAs)		
1 - Rural	2.Core Strategy	3. Urban	4. PUA	5.Kibworth	6. Lutterworth	7. PUA & Kibworth	8. PUA & Lutterworth	9. Lutterworth & Kibworth

	Sustainable Rural Villages								Rural Centres				Key Centres	SRC	PUA	Overall Score
Option1	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	XXX
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option2	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	XXX
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option3	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	X
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option4	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	XX
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option5	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	XX
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option6	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	X
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option7	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	X
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option8	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	X
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option9	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	-
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			

Major positive effect	Major negative effect
Moderate positive effect	Moderate negative effect
Minor positive effect	Minor negative effect
Uncertain positive effect	Uncertain negative effect
Neutral effect	

6.1 Discussion of the combined / overall effects of each option on Built and Natural Heritage

- 6.1.1 This section discusses the overall score for each option taking into consideration the effects at each settlement, how significant these are on a District level any cumulative or synergistic effects. This informs the overall score for each option with regards to the effects on built and natural heritage. The factors that have been considered when determining the effects have been guided by the SA Objectives and Sub Criteria that fall within this SA Topic (i.e. *landscape & settlement character, heritage*). See Appendix B for the full SA Framework.

Option 1 (Core Strategy – rural focus)

- 6.1.2 Option 1 is likely to have moderate or minor negative effects at the majority of rural centres and selected rural villages due to the scale of growth potentially affecting the character of these settlements. Effect on the larger settlements of Market Harborough and Lutterworth would be neutral, but overall a major negative effect on landscape character and heritage is predicted, reflecting the adverse effects at multiple villages and rural centres.

Option 2 (Core Strategy)

- 6.1.3 Option 2 is predicted to have a major negative effect overall as there would be either moderate or minor negative effect at the majority of rural centres and selected rural villages due to the scale of growth potentially affecting the character of these settlements. There would also be minor negative effects on the character of Market Harborough, Lutterworth and Scaptoft / Thurnby / Bushby.

Option 3 (Core Strategy – urban focus)

- 6.1.4 Option 3 would avoid effects on built and natural heritage in the majority of settlements, but this would be at the expense of Market Harborough which would need to release significant amounts of land in areas that are sensitive to change. On balance a minor negative effect is predicted as the majority of settlements would be unaffected and this would 'offset' adverse effects on the landscape around Market Harborough.

Option 4 (SDA in Scaptoft / Thurnby / Bushby)

- 6.1.5 Option 4 would have mixed effects, with some minor or moderate negative effects predicted on the character of certain villages and key centres but neutral effects at others. The effects on Market Harborough and Lutterworth are predicted only to be neutral. A moderate negative effect is predicted at Scaptoft / Thurnby / Bushby due to substantial development in an Area of Separation. On balance a moderate negative effect is predicted.

Option 5 (SDA in Kibworth)

- 6.1.6 Option 5 would have mixed effects with minor negative effects predicted at some villages, moderate negative effects at most of the key centres and neutral effects at other settlements. A major negative effect is predicted at Kibworth due to the loss of sensitive landscape and the significant scale of growth

involved. On the other hand, there would be a neutral effect on Lutterworth, Market Harborough and the Scraftoft / Thurnby / Bushby SDA. A moderate negative effect is predicted overall, reflecting the major effects in Kibworth and minor effects at multiple selected villages.

Option 6 (SDA in Lutterworth)

- 6.1.7 Option 6 would have mostly neutral effects on settlements with only minor negatives predicted for some rural villages that are more sensitive or would need to accommodate larger amounts of growth. Whilst there would be potential for negative effects on landscape in Lutterworth, there would be a minor positive effect on Market Harborough through restricting growth and thus protection of areas of greatest landscape sensitivity. Consequently, only a minor negative effect is predicted overall across the District.

Option 7 (SDA in Kibworth and Scraftoft / Thurnby / Bushby)

- 6.1.8 Option 7 would have mostly neutral effects on settlements with only minor negatives predicted for some rural villages that are more sensitive or would need to accommodate larger amounts of growth. There would be a minor positive effect in Market Harborough through restricting growth and thus protection areas of greatest landscape sensitivity. However, this would be at the expense of major negative effects in Kibworth and moderate negative effects on Scraftoft / Thurnby / Bushby. Overall, a minor negative effect is predicted across the District.

Option 8 (SDA in Scraftoft / Thurnby / Bushby and Lutterworth)

- 6.1.9 Option 8 would have mostly neutral effects on rural villages and key centres with only minor effects in South Kilworth, Hallaton, Bitteswell and Houghton on the Hill. There would also be moderate positive effects in Market Harborough as there would be limited further growth (and hence protection of sensitive landscape). However, a moderate negative effect is predicted for Lutterworth and Scraftoft / Thurnby / Bushby given that each SDA would significant increase the scale of these settlements and the openness of surrounding countryside. A minor negative effect is predicted overall as these negative effects at the SDAs are 'offset' to an extent by the lack of negative effects in most other settlements and the positive effects in Market Harborough.

Option 9 (SDA in Kibworth and Lutterworth)

- 6.1.10 Option 9 would have mostly neutral effects on rural villages and key centres with only minor effects in South Kilworth, Hallaton, Bitteswell and Houghton on the Hill. There would also be moderate positive effects in Market Harborough and minor positive effects in the Scraftoft / Thurnby / Bushby, as there would be limited further growth (and hence protection of sensitive landscape). However, a moderate negative effect is predicted for Lutterworth and a major negative effect in Kibworth given that each SDA would significant increase the scale of these settlements and the openness of surrounding countryside. A neutral effect is predicted overall, as these negative effects are 'offset' to an extent by the neutral effects in most other settlements and the positive effects in Market Harborough and Scraftoft / Thurnby / Bushby.

7. Summary of effects at settlement level on Health and Wellbeing

Core Strategy Options			SDA based options (one SDA)			SDA based options (two SDAs)		
1 - Rural	2.Core Strategy	3. Urban	4. PUA	5.Kibworth	6. Lutterworth	7. PUA & Kibworth	8. PUA & Lutterworth	9. Lutterworth & Kibworth

	Sustainable Rural Villages								Rural Centres				Key Centres	SRC	PUA	Overall Score
Option1	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	✓✓✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
Option2	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	✓✓✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
Option3	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	✓✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
Option4	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	✓✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
Option5	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	✓✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
Option6	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	✓✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
Option7	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	✓✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
Option8	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	✓✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
Option9	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	✓✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				

Major positive effect	Major negative effect
Moderate positive effect	Moderate negative effect
Minor positive effect	Minor negative effect
Uncertain positive effect	Uncertain negative effect
Neutral effect	

7.1 Discussion of the combined / overall effects of each option on Health and Wellbeing

- 7.1.1 This section discusses the overall score for each Option taking into consideration the effects at each settlement; how significant these are on a District level and cumulative or synergistic effects. This informs the overall score for each option with regards to the effects on health and wellbeing. The factors that have been considered when determining the effects have been guided by the SA Objectives and Sub Criteria that fall within this SA topic (i.e. *education, health, recreation, open space access to services, air quality, community cohesion*). See Appendix B for the full SA Framework.

Option 1 (Core Strategy – rural focus)

- 7.1.2 Option 1 is predicted to have a major positive effect overall as there would be positive outcomes on health and wellbeing at the majority of settlements through the provision of affordable housing and the potential for contributions to social / community infrastructure. Cumulatively, these effects would constitute a major positive as levels of health and wellbeing ought to improve consistently across the District.

Option 2 (Core Strategy)

- 7.1.3 Option 2 is predicted to have a major positive effect overall as the provision of affordable housing and the potential for contributions to social / community infrastructure would deliver positive outcomes. Cumulatively, these effects would constitute a major positive, as levels of health and wellbeing ought to improve consistently across the District. There would be particular benefits for Market Harborough, Lutterworth and Scraftoft / Thurnby / Bushby .

Option 3 (Core Strategy – urban focus)

- 7.1.4 Option 3 would have mostly positive or neutral effects on villages and rural centres and would have major positive effects in Market Harborough by supporting affordable housing, community infrastructure in the District's most well served settlement. However, a low level of growth at some settlements could have negative effects on health and wellbeing in the longer term by not supporting housing choice and infrastructure upgrades. Therefore, only a moderate positive effect is predicted overall.

Option 4 (SDA in Scraftoft / Thurnby / Bushby)

- 7.1.5 Option 4 would have mixed effects with either neutral or positive effects on health in the selected rural villages and rural centres (with the exception of a minor negative effect in Ullesthorpe). This is due to improved health and wellbeing resulting from access to housing and potential enhancements to community infrastructure and open space. There would be moderate positive effects on health and wellbeing in Market Harborough and Scraftoft / Thurnby / Bushby. On balance, a moderate positive effect is predicted on health and wellbeing across the District.

Option 5 (SDA in Kibworth)

- 7.1.6 Option 5 would have mixed effects with either neutral or positive effects on health in the rural villages and rural centres (with the exception of a minor negative effect in Ullesthorpe). There would also be moderate positive effects in Market Harborough and a major positive effect in Kibworth (due to infrastructure upgrades, jobs and housing provision at a new community), which overall constitutes a moderate positive effect across the District. The SDA in Kibworth would contribute to positive effects in surrounding villages such as Fleckney and Church Langton.

Option 6 (SDA in Lutterworth)

- 7.1.7 Option 6 would have mixed effects with either neutral or positive effects on health in the rural villages and rural centres (with the exception of a minor negative effect in Ullesthorpe). There would also be minor positive effects in Scraftoft / Thurnby / Bushby and a major positive effect in Lutterworth (due to infrastructure upgrades, jobs and housing provision at a new community). The SDA in Lutterworth would also contribute to positive effects in surrounding villages such as Bitteswell, Gilmorton and Ullesthorpe. However, there would only be neutral effects for Market Harborough (due to lower levels of housing growth) which could be a missed opportunity. A moderate positive effect is predicted overall taking into account effects across the District.

Option 7 (SDA in Kibworth and Scraftoft / Thurnby / Bushby)

- 7.1.8 Option 7 would have mixed effects with either neutral or positive effects on health in the rural villages and rural centres (with the exception of a minor negative effect in Ullesthorpe). There would also be a major positive effect on health in Kibworth and surrounding villages due to infrastructure upgrades, jobs and housing provision at a new community. However, there would be little effect at Market Harborough and Lutterworth which could be a missed opportunity given that these are the major two settlements in the District. Overall, a moderate positive effect is predicted across the District.

Option 8 (SDA in Scraftoft / Thurnby / Bushby and Lutterworth)

- 7.1.9 Option 8 would have mixed effects with some neutral, positive and negative effects on health in the rural villages. The effects in the Rural Centres would also be positive and there would be major benefits for Lutterworth and Kibworth with positive effects to the surrounding villages. However, these positive effects would be to the expense of Market Harborough which would experience a minor negative effect given the low levels of growth and fewer opportunities to improve social infrastructure and meet housing need. Despite the effect on Market Harborough, a moderate positive effect is predicted across the District as there would be cumulative positive effects and major positives in some areas.

Option 9 (SDA in Kibworth and Lutterworth)

- 7.1.10 Option 9 would have mixed effects, with some, neutral, some positive and some negative effects on health in the rural villages. The effects in the rural villages would also be positive, and there would be major benefits for Lutterworth and Scraftoft / Thurnby / Bushby. However, these positive effects would be to the expense of Market Harborough which would experience a minor negative effect given the low levels of growth and fewer opportunities to improve social infrastructure and provide for housing need. Despite the effect on Market Harborough, a moderate positive effect is predicted across the District as there would be cumulative positive effects and major positives in Lutterworth and Scraftoft / Thurnby / Bushby.

8. Summary of effects at settlement level on Resilience to Climate Change

Core Strategy Options			SDA based options (one SDA)			SDA based options (two SDAs)		
1 - Rural	2.Core Strategy	3. Urban	4. PUA	5.Kibworth	6. Lutterworth	7. PUA & Kibworth	8. PUA & Lutterworth	9. Lutterworth & Kibworth

	Sustainable Rural Villages								Rural Centres				Key Centres	SRC	PUA	Overall Score
Option1	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	-
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option2	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	-
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option3	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	-
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option4	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	-
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option5	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	-
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option6	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	-
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option7	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	-
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option8	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	-
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option9	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	-
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			

Major positive effect	Major negative effect
Moderate positive effect	Moderate negative effect
Minor positive effect	Minor negative effect
Uncertain positive effect	Uncertain negative effect
Neutral effect	

8.1 Discussion of the combined / overall effects of each option on Resilience to Climate Change

- 8.1.1 All nine options are predicted to have a neutral effect with regards to resilience to climate change. In the main, it is unlikely that development would take place in areas at risk of fluvial flooding as there would be a need to apply the sequential and exception tests. It would also be necessary to consider and secure Sustainable Urban Drainage systems to ensure that developments were not at risk of flooding and did not increase flood risk elsewhere.
- 8.1.2 Minor negative effects are predicted in Fleckney for Options 1, 2, 3 and 5 and for Market Harborough in Options 2 and 3. This reflects higher levels of growth and the potential for increased surface water flooding. However, neutral effects are predicted at all other settlements and thus the overall effects are predicted to be neutral for each option.

9. Summary of effects at settlement level on Housing and Economy

Core Strategy Options			SDA based options (one SDA)			SDA based options (two SDAs)		
1 - Rural	2.Core Strategy	3. Urban	4. PUA	5.Kibworth	6. Lutterworth	7. PUA & Kibworth	8. PUA & Lutterworth	9. Lutterworth & Kibworth

	Sustainable Rural Villages								Rural Centres				Key Centres	SRC	PUA	Overall Score
Option1	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtan	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	✓✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
Option2	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtan	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	✓✓✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
Option3	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtan	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	✓✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
Option4	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtan	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	✓✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
Option5	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtan	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	✓✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
Option6	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtan	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	✓✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
Option7	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtan	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	✓✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
Option8	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtan	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
Option9	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtan	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				

Major positive effect	Major negative effect
Moderate positive effect	Moderate negative effect
Minor positive effect	Minor negative effect
Uncertain positive effect	Uncertain negative effect
Neutral effect	

9.1 Discussion of the combined / overall effects of each option on Housing and Economy

- 9.1.1 This section discusses the overall score for each Option taking into consideration the effects at each settlement, how significant these are on a District level and any cumulative or synergistic effects. This informs the overall score for each option with regards to the effects on housing and economy (excluding consideration of Strategic Distribution provision). The factors that have been considered when determining the effects have been guided by the SA Objectives and Sub Criteria that fall within this SA Topic (i.e. *housing delivery, rural economy, investment*). See Appendix B for the full SA Framework.

Option 1 (Core Strategy – rural focus)

- 9.1.2 Option 1 is predicted to have a significant positive effect as there ought to be positive effects on housing and economy at the majority of settlements through the provision of greater housing choice, affordable housing and increased spending in village and town centres. The effects would be ‘spread fairly evenly’ across the District. This option relies on growth in rural areas where the proposed housing at South Kilworth, Foxton, Church Langton, Dunton Bassett and Tugby would need to be delivered on land that has not yet been identified as deliverable. There is, therefore, some uncertainty about the delivery of this option, and hence a moderate rather than a major positive effect has been predicted overall.

Option 2 (Core Strategy)

- 9.1.3 Option 2 is predicted to have a significant positive effect as there ought to be positive effects on housing and economy at the majority of settlements through the provision of greater housing choice, affordable housing and increased spending in village and town centres. The effects would be ‘spread fairly evenly’ across the District, but larger settlements such as Lutterworth and Market Harborough could experience more pronounced positive effects. As this Option relies on slightly less growth in rural areas compared to option 1, a greater proportion of the land required has already been identified as being deliverable. Consequently, a major positive effect is predicted overall across the District.

Option 3 (Core Strategy – urban focus)

- 9.1.4 Option 3 is predicted to have a significant positive effect as there ought to be positive effects on housing and economy at the majority of settlements through provision of greater housing choice, affordable housing and increased spending in village and town centres. Larger settlements such as Lutterworth and particularly Market Harborough would experience more pronounced positive effects given their higher rates of growth. As this Option relies on more growth in urban areas, a high proportion of the land required to deliver the option has already been identified as deliverable. However, lower levels of growth in some rural villages and centres could lead to negative effects on housing and economy in these areas as there could be a shortage of housing choice in the longer term, and the viability of village centres would not be boosted by increased local spending. Therefore, a moderate positive effect is predicted overall.

Option 4 (SDA in Scraptoft / Thurnby / Bushby)

- 9.1.5 Option 4 would have mostly positive effects across the District by supporting modest housing growth in village and rural centres and more pronounced growth in the main centres of Lutterworth and Market Harborough. Negative effects would only be predicted to occur on Great Glen and Ullesthorpe due to the relatively low levels of growth which could lead to a lack of housing choice and investment in these areas.

- 9.1.6 This option would see a major positive effect in the Scraftoft / Thurnby / Bushby through the delivery of an SDA, although the viability and deliverability of an SDA still needs to be established. Therefore, a moderate positive effect is predicted overall across the District.

Option 5 (SDA in Kibworth)

- 9.1.7 Option 5 is predicted to have a significant positive effect as there ought to be beneficial effects on housing and economy at the majority of settlements through the provision of greater housing choice, affordable housing and increased spending in village and town centres. Larger settlements such as Market Harborough would experience more pronounced positive effects given their higher amounts of housing. This Option would also see a major positive effect in on Kibworth and surrounding settlements through the delivery of an SDA. Although minor negative effects are predicted for Ullesthorpe and Great Glen, these are outweighed by the positives elsewhere. Overall, a moderate positive effect is predicted.

Option 6 (SDA in Lutterworth)

- 9.1.8 Option 6 is predicted to have a significant positive effect as there would be positive effects on housing and economy at the majority of settlements through the provision of greater housing choice, affordable housing and increased spending in village and town centres. There would be a major positive effect on Lutterworth and surrounding settlements through the delivery of an SDA. However, effects in Market Harborough would be neutral, with negative effects for Church Langton and Great Glen due to low levels of growth (although this could be rectified). On balance, a moderate positive effect is predicted overall across the District.

Option 7 (SDA in Kibworth and Scraftoft / Thurnby / Bushby)

- 9.1.9 Option 7 is predicted to have a significant positive effect as there would be positive or neutral effects on housing and economy at the majority of settlements through the provision of greater housing choice, affordable housing and increased spending in village and town centres. There would be a major positive effect on Kibworth and surrounding settlements and the Scraftoft / Thurnby / Bushby through the delivery of two SDAs. However, effects in Lutterworth and Market Harborough would be neutral, with negative effects for Ullesthorpe and Great Glen due to low levels of growth (although this could be rectified by increasing housing provision). On balance, a moderate positive effect is predicted overall across the District as housing needs would be likely to be met albeit some areas would benefit (i.e. the SDAs and surrounding villages) and some would not (i.e. other selected rural villages and rural centres).

Option 8 (SDA in Scraftoft / Thurnby / Bushby and Lutterworth)

- 9.1.10 Option 8 is predicted to have major positive effects through the delivery of two SDAs at Lutterworth and the Scraftoft / Thurnby / Bushby. These SDAs also ought to create enhanced positive effects for surrounding villages through enhanced access to employment and housing choice. Elsewhere in the District there would be mixed effects with minor negative effects at some settlements (due to low levels of housing growth) and minor positives at others (due to provision of greater housing choice). Most notably there would be negative effects in Market Harborough on housing as there would be limited support for further growth despite this being a sustainable location. On balance, a minor positive effect is predicted overall across the District as housing needs would be likely to be met albeit some areas would benefit (i.e. the SDAs and surrounding villages) and some would not (i.e. other selected rural villages and rural centres).

Option 9 (SDA in Kibworth and Lutterworth)

- 9.1.11 Option 9 is predicted to have major positive effects through the delivery of two SDAs at Kibworth and the Lutterworth. These SDAs also ought to create enhanced positive effects for surrounding villages through enhanced access to employment and housing choice. Elsewhere in the District there would be mixed effects with minor negative effects at some settlements and minor positives at others. Most notably there would be negative effects on housing in Market Harborough and the Scaptoft / Thurnby / Bushby on housing as there would be limited support for further growth. On balance, a minor positive effect is predicted overall across the District as housing needs would be likely to be met albeit some areas would benefit (i.e. the SDAs and surrounding villages) and some would not (i.e. other selected rural villages and rural centres).

10. Summary of effects at settlement level on Resource Use

Core Strategy Options			SDA based options (one SDA)			SDA based options (two SDAs)		
1 - Rural	2. Core Strategy	3. Urban	4. PUA	5. Kibworth	6. Lutterworth	7. PUA & Kibworth	8. PUA & Lutterworth	9. Lutterworth & Kibworth

	Sustainable Rural Villages								Rural Centres				Key Centres	SRC	PUA	Overall Score
Option1	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thumby, Bushby	✗
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option2	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thumby, Bushby	-
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option3	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	✓✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option4	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thumby, Bushby	✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option5	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thumby, Bushby	✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option6	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thumby, Bushby	✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option7	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thumby, Bushby	✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option8	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thumby, Bushby	✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
Option9	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thumby, Bushby	✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			

Major positive effect	Major negative effect
Moderate positive effect	Moderate negative effect
Minor positive effect	Minor negative effect
Uncertain positive effect	Uncertain negative effect
Neutral effect	

10.1 Discussion of the combined / overall effects of each option on Resource Use

- 10.1.1 This section discusses the overall score for each Option taking into consideration the effects at each settlement, how significant these are on a District level and any cumulative or synergistic effects. This informs the overall score for each option with regards to the effects on resource use. The factors that have been considered when determining the effects have been guided by the SA Objectives and Sub Criteria that fall within this SA Topic (i.e. *energy efficiency, water efficiency, carbon emissions*). See Appendix B for the full SA Framework.

Option 1 (Core Strategy – rural focus)

- 10.1.2 Option 1 is predicted to have a significant negative effect overall as it would distribute a higher proportion of housing to rural villages which are less well served by services, jobs and public transport. Given that car travel is the dominant form of transport, it is predicted that this could lead to an increase in carbon emissions from travel which would have a cumulative effect across the District. This increase in emissions from 'rural areas' could be offset to an extent by a minor positive effect in terms of still supporting growth in Market Harborough, but nevertheless a moderate negative effect is predicted overall.

Option 2 (Core Strategy)

- 10.1.3 Option 2 is predicted to have a significant negative effect overall as it would distribute some housing to rural villages which are less well served by services, jobs and public transport. Given that car travel is the dominant form of transport it is predicted that this could lead to an increase in carbon emissions from travel which would have a cumulative effect across the District. This increase in emissions from 'rural areas' could be offset to an extent by supporting growth in Market Harborough, Lutterworth and Scraptoft / Thurnby / Bushby. Nevertheless a minor negative effect is predicted overall.

Option 3 (Core Strategy – urban focus)

- 10.1.4 Option 3 is predicted to have a mostly neutral effect in terms of the emissions generated from travel from selected villages and rural centres. However, there would be a greater focus on growth in Lutterworth and Market Harborough in particular which could help to reduce further emissions from travel by locating new housing in the most accessible locations. Overall a moderate positive effect is predicted.

Option 4 (SDA in Scraptoft / Thurnby / Bushby)

- 10.1.5 Option 4 is predicted to have a mostly neutral effect in terms of the emissions generated from travel from selected villages and Rural Centres (although a handful of settlements would contribute to an increase in emissions). However, there would be substantial provision of housing in Market Harborough which could help to reduce further emissions from travel by locating new housing in the most accessible locations. The delivery of an SDA at Scraptoft / Thurnby / Bushby also ought to promote sustainable growth although it would be likely that car trips into Leicester would continue. Consequently a minor positive effect is predicted overall across the District.

Option 5 (SDA in Kibworth)

- 10.1.6 Option 5 is predicted to have a mostly neutral effect in terms of the emissions generated from travel from selected villages and rural centres (although a handful of settlements could contribute to an increase in emissions). However, there would be substantial provision of housing in Market Harborough, which could help to reduce further emissions from travel by locating new housing in the most accessible locations. The delivery of an SDA in Kibworth also ought to promote sustainable growth, although it would be likely that car trips would continue to be the dominant mode of travel. Consequently a minor positive effect is predicted overall across the District.

Option 6 (SDA in Lutterworth)

- 10.1.7 Option 6 is predicted to have a mostly neutral effect in terms of the emissions generated from travel across the District. The delivery of an SDA in Lutterworth ought to promote sustainable growth and excellent links to jobs (for example at Magna Park); although it would be likely that car trips would continue to be the dominant mode of travel. Consequently a minor positive effect is predicted overall across the District.

Option 7 (SDA in Kibworth and Scraptoft / Thurnby / Bushby)

- 10.1.8 Option 7 is predicted to have a mostly neutral effect in terms of the emissions generated from travel across the District. The delivery of an SDA in Kibworth and the Scraptoft / Thurnby / Bushby ought to promote sustainable growth and good links to services and jobs; although it would be likely that car trips would continue to be the dominant mode of travel. Consequently a minor positive effect is predicted overall across the District.

Option 8 (SDA in Scraptoft / Thurnby / Bushby and Lutterworth)

- 10.1.9 Option 8 is predicted to have a mostly neutral effect in terms of the emissions generated from travel across the District, although a handful of settlements could contribute to slightly increased carbon emissions from travel (Medbourne) or slightly reduced emissions (Foxton, Great Easton, Tugby). The main feature of this option would be a potential decrease in emissions associated with the development of an SDA in Lutterworth and Scraptoft / Thurnby / Bushby. However, this would be offset by lower growth in Market Harborough which is a sustainable location in terms of reducing the need to travel by car. Therefore, a neutral effect is predicted overall.

Option 9 (SDA in Kibworth and Lutterworth)

- 10.1.10 Option 9 is predicted to have a mostly neutral effect in terms of the emissions generated from travel across the District although a handful of settlements could contribute to slightly increased carbon emissions from travel (Medbourne) or slightly reduced emissions (Foxton, Great Easton, Tugby). The main feature of this option would be a potential decrease in emissions associated with the development of an SDA in Lutterworth and the Kibworths. However, this would be offset by lower growth in Market Harborough which is a sustainable location in terms of reducing the need to travel by car. Therefore, a neutral effect is predicted overall.

11. Overall Summary / Conclusions

11.1.1 **Table 11.1** below presents a summary of the sustainability performance of each strategic option against the six Sustainability Topics. These scores have been reproduced from the summary tables in the preceding Chapters (5-10) and reflect the cumulative effects for each option, taking into account the effects at each settlement and 'as a whole' across the district. Essentially, this section represents the 'conclusions' to the appraisal of the nine strategic options.

Table 11.1: Sustainability summary for the strategic options

	Option 1 (Rural)	Option 2 (Core Strat)	Option 3 (Urban)	Option 4 (PUA)	Option 5 (Kibworth)	Option 6 (Lutterworth)	Option 7 (PUA and Kib)	Option 8 (PUA & Lutt)	Option 9 (Kib & Lutt)
Natural Environment	XXX	XXX	XX	X	XX	X	-	-	-
Built and Natural Heritage	XXX	XXX	X	XX	XX	X	X	X	-
Health and Wellbeing	✓✓✓	✓✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
Resilience to climate change	-	-	-	-	-	-	-	-	-
Housing and Economy	✓✓	✓✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓	✓
Resource Use	X	-	✓✓	✓	✓	✓	✓	✓	✓

11.1.2 Options 1 and 2 would have significant positive effects in terms of ensuring that settlements across the District benefit from new housing employment. For Option 1, more settlements would experience minor beneficial effects. For Option 2, the effects would be less positive for the Rural Centres and SRVs, but more positive in the urban areas. Overall, for both options the cumulative effect would constitute a major positive effect on health and wellbeing.

11.1.3 Both Options 1 and 2 would lead to the loss of agricultural land and could have cumulative effects on biodiversity of local value. Significant negative effects are therefore predicted. There would also be major negative effects on built and natural heritage for both options, although the nature of these effects varies. For Option 1, negative effects are more pronounced on the character of selected rural villages and Rural Centres, whilst for Option 2, there is potential for the larger settlements to be negatively affected. Option 1 is slightly less positive in terms of housing and economy as deliverable land to meet housing targets has yet to be identified in some settlements. In terms of resource use, Option 1 would have a minor negative effect by creating more unsustainable patterns of travel which could contribute towards increased carbon emissions. Option 2 would see a continuation of current trends in car travel and a hence a neutral effect is predicted.

- 11.1.4 Option 3 ought to have a positive effect in terms of promoting more sustainable locations for growth and hence potentially reducing emissions from travel. Whilst this option would have a less positive effect upon housing, economy and health (compared to Options 1 and 2), there would be fewer effects on natural environment and only minor implications on built and natural heritage when compared to Options 1 and 2.
- 11.1.5 Options 4, 5 and 6 all involve one SDA, either at Kibworth, Lutterworth or Scraftoft / Thurnby / Bushby. The effects are therefore very similar at a District level. There are slight differences in the effects on built and natural heritage, with Option 4 (Scraftoft / Thurnby / Bushby SDA) scoring more negative due to its location in an Area of Separation. The effects that have been predicted do not take account of proposed mitigation measures for the potential SDAs as each is at a different stage in the development process and a consistent comparison is needed. It is recognised that these negative effects could possibly be effectively mitigated due to the potential for strategic green infrastructure enhancements. For each option a minor positive effect is predicted on resource use as the SDAs ought to create sustainable communities with good access to public transport, jobs and services. However, the effects are less positive than Option 3 as there is less growth in Market Harborough (which has good sustainable transport links).
- 11.1.6 Options 7-9 involve a combination of two of the three SDAs causing the effects to be somewhat polarised, with the most pronounced positive effects at the SDAs and surrounding villages and more minor (or neutral) effects at other settlements throughout the District.
- 11.1.7 Overall, the single SDA options score similarly to one another, but Option 7 is predicted to have a slightly more positive effect on housing and employment and a slightly more negative effect on built and natural heritage (compared to Options 8 and 9) due to a slightly higher level of growth in Market Harborough and other settlements.
- 11.1.8 Options 8 and 9 are predicted to have neutral effects for built and natural heritage largely because there are neutral effects for most of the settlements and positive effects in Market Harborough (despite there being negative effects at the SDAs). Despite the much lesser effects on environmental factors, the positive effects in terms of housing and health would be of a lesser magnitude compared to Options 1 and 2. This is because less growth would occur in Market Harborough which is a sustainable location for growth. There would also be minor negative effects in other settlements across the District.

12. Mitigation and enhancement

- 12.1.1 Negative effects predicted at this stage do not necessarily mean that taking forward a particular option would definitely lead to the realisation of such negative effects. It is possible to mitigate negative effects and enhance positives and this becomes more apparent when further Plan details are developed. Mitigation and enhancement measures have been identified at the settlement level appraisals (see Appendix C). These have been drawn together and summarized below under five key issues. When the Council has determined its preferred strategic approach, these mitigation and enhancement measures could potentially be taken into consideration to help minimize negative effects and maximise the positive effects.

Key issue	Recommendations
Potential effects on the character of the built and natural environment, particularly in villages and rural centres that are low density and small scale.	Development ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlements. Where development is adjacent to a Conservation Area, it would be beneficial to apply the design principles of the Conservation Area into the new development even though it may not fall within this area as this would help to ensure a controlled transition between the Conservation Area and the new development'. These measures would apply to any strategic approach but more so for those that involve higher levels of 'rural growth'. Development also ought to respect the approaches into selected rural villages and rural centres, as these act as the 'gateways' to settlements.
Some settlements contain a high proportion of dwellings that are not connected to the mains gas and electricity networks	New development should be connected to the gas and electricity networks. Where possible, improved connectivity for those dwellings that are reliant upon oil and electric heating should be sought.
Development will lead to the loss of Grade 2 or Grade 3 agricultural land throughout the district.	The loss of agricultural land will lead to a cumulative negative effect. For smaller scale developments it may be difficult to offset this loss. However, at the SDAs it may be possible to 'offset' the loss of agricultural land somewhat through the provision of community allotments on site.
Where significant growth occurs, there is potential for increases in surface water run-off.	Development ought to deliver a net reduction or neutral effect on surface water run-off rates, rather than seeking to ' <i>minimise the net increase</i> ' (<i>which suggests that an increase is anticipated and accepted</i>). A review of Policy CS10 would be beneficial.
The low levels of development at the Selected Rural Villages and Rural Centres could lead to negative effects on health, wellbeing, housing and economy.	By increasing housing provision at some settlements, it may be possible to mitigate negative effects without affecting the overall spatial strategy. For example, particular negative effects would occur on housing and economy for Medbourne and Great Glen under the SDA-based options and Urban-led options (See settlement appraisals in Appendix C). By increasing housing growth at these locations within these options, it would be possible to mitigate these effects without affecting the overall strategy (should an SDA or urban based approach be the preferred strategy).

13. Options for strategic distribution sector provision

- 13.1.1 Three growth scenarios for the expansion of strategic distribution land provision have been presented in the Council's Options Consultation document. Essentially, these represent 'low' 'medium' and 'high' growth options each with different sustainability implications. Such different outcomes ought to be reflected in the SA, however this has not been possible for the reasons discussed below.
- 13.1.2 An important factor for determining the effects of economic development will be how it affects job opportunities, travel patterns and associated traffic, air quality implications. At this stage a transport assessment and economic assessment have not been completed and this evidence is necessary to undertake/feed into a robust sustainability appraisal of the options for Strategic Distribution. At this stage, this information is not available.
- 13.1.3 The approach to growth of strategic distribution employment will have implications for the sub-region and it is therefore considered beneficial to undertake the appraisal in this context. This is compounded by the fact that existing strategic distribution accommodation at Magna Park is located at the border of Harborough district, and has a large travel to work catchment area which straddles counties and regions. Clearly, higher levels of growth could have significant effects in Harborough, but the effects beyond the District could be important when assessing the wider benefits and constraints. Decisions made in Harborough about the scale of growth will have implications for other Leicestershire authorities (*as well as in neighbouring Rugby Borough, and Northamptonshire*), as the options have the potential to exceed employment provision needs for the whole of Leicestershire. It would therefore be beneficial to assess the most sustainable way of meeting identified employment needs for strategic distribution across the Leicestershire authorities through a collaborative approach to appraisal.
- 13.1.4 It is understood that the Leicestershire Strategic Distribution Study recommended that authorities should continue to work together on matters emerging from the Study and examine together options for meeting the need for Strategic Distribution across Leicestershire. The Leicester and Leicestershire Strategic Planning Group considered however that authorities should examine their own response to the Study and identify land individually where appropriate, given the differing Local Plan timescales. Nonetheless, it is considered that a collaborative approach to Sustainability Appraisal would be most beneficial to help consider most sustainable way of meeting needs for non-rail based strategic distribution across Leicestershire and in order to assist in the Sustainability Appraisal of Harborough's options for Strategic Distribution.
- 13.1.5 In light of these factors, it is recommended that the Leicestershire Authorities ought to establish reasonable alternatives for addressing the unmet strategic distribution needs across Leicestershire linked to the options identified in Harborough's consultation document (i.e. what would a low, medium and high growth scenario for strategic distribution expansion in Harborough mean for the other authorities? and what would it mean for Harborough itself?). The completed appraisal of options for strategic distribution could be presented in the SA Report that accompanies the Local Plan at Regulation 19 consultation on the draft Plan.
- 13.1.6 Although it would be ideal to appraise the implications of strategic distribution options collaboratively (as outlined above), the following factors may make this difficult; for example:
- The Leicester and Leicestershire HMA authorities are at different stages of plan making and may not be in a position to swiftly identify alternatives for strategic distribution.

- The Council has already received planning applications for expansion on the edge of Magna Park. It would be beneficial to assess the sustainability implications (at the very least for Harborough District) of different options prior to decisions being taken on the level of provision that is appropriate.

13.1.7 The Council will need to progress the options appraisal process swiftly, but this could be difficult to achieve on a sub-regional/regional basis. Notwithstanding the benefits of appraising options for strategic distribution in a collaborative manner, the 'fallback position' would be for Harborough Council to undertake an SA of the strategic distribution options presented in the Council's Options Consultation Document. The findings of this assessment could be presented in the final SA Report (to accompany the draft Plan Consultation).

14. Individual site options

14.1 Establishing the reasonable alternatives

- 14.1.1 The Local Plan will allocate specific sites that are deemed necessary to support the spatial strategy.
- 14.1.2 The Council has identified a list of potential sites primarily through assessing sites submitted through the Strategic Housing Land Availability Assessment (SHLAA), which was most recently updated in 2015 (not yet published) and the Employment Land Availability Assessment (ELAA) 2012, which is currently being updated.
- 14.1.3 The Council identified a list of potential site options for housing allocation by applying the following criteria to a longer list of sites submitted by land promoters:
- By virtue of its size (generally above 200 dwellings but lower where necessary for the Rural Centres), the site will deliver an important element of the District's or the settlement's required growth; or
 - By virtue of its size (generally above 200 dwellings, but lower where necessary for the Rural Centres), the site represents a significant change for the local community; or
 - The site will deliver significant infrastructure or another important element of the overall District strategy or the strategy for that place; or
 - The site forms part of a broader development area made up of more than 1 site, which requires comprehensive planning and delivery, for example to aid infrastructure provision or urban design; or
 - The site will contribute to land supply in the first 10 years of the plan period, providing for a continual supply of housing land; and
 - The site is not otherwise being allocated or considered for allocation through a Neighbourhood Plan.
- 14.1.4 Potential site options for employment and retail were not subject to any criteria and hence all potential options have been appraised in the SA.
- 14.1.5 Further assessment will take place to consider site-specific issues and to consider the sites against the proposed criteria in the draft Settlement Development policy. The results of this assessment, together with results of the Sustainability Appraisal of sites and information from infrastructure providers will inform preparation of the pre-submission draft Local Plan, to be consulted on during June and July 2016.

14.2 SA methodology for site appraisal

- 14.2.1 A site appraisal framework was established and consulted upon through the Scoping process. This framework covers a wide range of sustainability criteria and is presented in **Table 14.1** below.

Table 14.1: Site appraisal framework

Stage 2 Site appraisal criteria	Use	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation <u>may be required</u> / unavoidable impacts	Mitigation <u>likely to be required</u> / unavoidable impacts	Rationale, assumptions and limitations
Health and Wellbeing						
Access to jobs: H1: How close is the site/settlement to key employment sites?	Housing	<1200m away	1.2km – 3km away	3km-5km	>5km away	<p><800m is considered a reasonable walking distance, which could encourage less car use or shorter journeys by other forms of transport⁴. It is considered reasonable to extend this distance to 1200m for rural areas.</p> <p>Distance is measured from site boundary. Whilst this does not reflect the fact that access to services can differ throughout a site, this is more of an issue for larger strategic sites.</p> <p>400m is considered to be a desirable walking distance to a primary school.</p>
Access to health services H2: What is the overall distance to a GP service or health centre?	Housing	<1200m away	1.2km – 3km away	3km-5km	>5km away	
Access to education H3: How accessible is the site to the nearest primary school on foot?	Housing	0-5min walk (0-400m)	5-10 min walk (400-800m)	10-20 min walk (800 - 1600m)	> 20 min walk (1600m)	
H4: How accessible is the site to the nearest Secondary school?	Housing	<1200m away	1.2km – 3km away	3km-5km	>5km away	
Access to open space H5: Access to local natural greenspace (ANGST). To what extent do the sites meet the following ANGST standards? <ol style="list-style-type: none"> Natural greenspace at least 2 hectares in size, no more than 300 metres from home; At least one accessible 20 hectare greenspace site within two kilometre of home; 	Housing	Standards met for both criteria.	Standards met for 1 criteria only	Standards not met for either criteria.	N/A	<p>A negative impact is scored where standards are not met as it would require further consideration of mitigation measures. In some instances development could enhance provision, but this is not assumed at this stage.</p> <p>ANGST is considered a useful measure of the sustainability of locations.</p>

⁴ Sport England (2007), Active Design: Promoting opportunities for sport and physical activities through good design.

Stage 2 Site appraisal criteria	Use	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation <u>may be</u> required / unavoidable impacts	Mitigation <u>likely to be</u> required / unavoidable impacts	Rationale, assumptions and limitations
Access to community facilities H6: How far is the site to any of the following community facilities? <ul style="list-style-type: none"> Leisure centre Library 	Housing	<1200m away	1.2km – 3km away	3km-5km	>5km away	These facilities have wider catchment areas it is considered that the reasonable travel time/distance should be higher than for local facilities such as primary schools. This criterion does not account for mode of travel. Access by any mode is considered positive for health and wellbeing. Access via sustainable modes is considered in a different criterion.
H7: How far is the site to local community facilities?	Housing	<800m away	800m – 1200m away	1200m-3km away	>3km away	Local community centres / parish halls etc.
H8: Distance to the nearest local food shop or post office?	Housing	0-800m	800-1200m	>1200m-3km	>3km	With the introduction of online services and the amalgamation of post offices into shops and supermarkets it is considered that proximity of a post office does not warrant a separate appraisal criteria. 'Local food shop' is defined as a supermarket, minimarket or local convenience store as listed in the Settlement Profiles Study.
Sustainable modes of travel H9: How accessible is the site to the nearest train station	Housing and Jobs	<1200m away	1.2km – 3km away	3km-5km	>5km away	<1200m is considered a reasonable walking distance, which could encourage less car use or shorter journeys by other forms of transport.

Stage 2 Site appraisal criteria	Use	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation <u>may be required</u> / unavoidable impacts	Mitigation <u>likely to be required</u> / unavoidable impacts	Rationale, assumptions and limitations
H10: How well served is the site by a bus service?	Housing and jobs	Regular bus service within 800m	Low frequency bus service within 800m Regular bus service within 800m-1200m	Low frequency bus service within 800m-1200m Regular bus service within 1200m-1600m	Low frequency bus service more than 1200m away Regular bus service more than 1600m away	400m is considered a desirable walking distance to encourage use of public transport. However, the Manual for Streets ⁵ suggest that 800m is a more appropriate for rural areas. Regular is considered more than 3 stops per hour. Low frequency is considered less than 3 stops per hour.
Natural environment						
NE1: Could allocation of the site have a potential impact on a SSSI?	Housing and jobs	N/A	>400m	<400m	Within or adjacent to a designated site (<50m from site boundary)	It is Natural England's view (based on recent research into access onto heathland) and other factors) that the area within 400m* of a SSSI is where additional development could have a substantial impact. It is assumed that sites within or adjacent to (<50m) a wildlife site are more likely to have a direct impact.
NE2: Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value such as Ancient Woodland (including where BAP species have been recorded)?	Housing and jobs	N/A	<200m No BAP species recorded	Contains or is adjacent to (50m) a local wildlife site / BAP species have been recorded within 50m of the site. Suitable for biodiversity offsetting.	Contains a locally important site not suitable for biodiversity offsetting	The thresholds used are greater for SSSIs to reflect their national significance. It is recognized that proximity does not necessarily equate to impacts as this is dependent upon the scheme design and type/condition of wildlife sites, <i>*Measured from site boundaries</i>
NE3: Would allocation of the site result in the severance/partial severance of a designated wildlife corridor	Housing and jobs	N/A	Wildlife corridor unaffected	Partial severance of wildlife corridor	Total severance of wildlife corridor	Involves a degree of subjectivity as to what constitutes 'partial' or 'total'. This depends on the nature of the corridor.

⁵ HMSO (2007) Manual for Streets. https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7734/322449.pdf

Stage 2 Site appraisal criteria	Use	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation <u>may be required</u> / unavoidable impacts	Mitigation <u>likely to be required</u> / unavoidable impacts	Rationale, assumptions and limitations
NE4: What is the potential impact on TPOs	Housing and jobs	N/A	No TPOs on site	TPOs present that could potentially be protected (<i>i.e. confined to boundaries</i>)	Multiple TPOs that would be difficult to protect (<i>i.e. scattered throughout</i>)	Development on a site containing multiple TPOs that are not confined to one area would be likely to result in unavoidable loss of these assets.
NE5: Could the site have an adverse effect on Green Wedge or Areas of Separation (AoS)?	Housing and jobs	N/A	Development outside of Green Wedge or AoS	Site partially in Green Wedge or AoS	Site fully in Green Wedge or AoS	It is acknowledged that development in or adjacent may or may not have a negative / positive impact and that this is also dependent upon layout/ design and sensitivity. Where possible qualitative data will be used to add context.
NE6: What are the potential impacts on air quality in Lutterworth?	Housing and jobs	N/A	Industrial / warehousing / retail development >2km from AQMA Other sites >1km from AQMA	Industrial / warehousing / retail site within 2km of AQMA Other site within 1km of AQMA	N/A	Sites within and surrounding Lutterworth are the only areas that have the potential to register constraints against this criteria.
NE7: Could development of the site lead to the remediation of land potentially affected by contamination?	Housing and Jobs	Site is potentially contaminated and could be remediated.	Site is not thought to be contaminated	Site is potentially contaminated but may be difficult to remediate.	-	Most contaminated land is unlikely to be remediated without development funding. The presence of contamination could therefore be viewed positively where viability is not adversely affected. NB: The site data available has only allowed an assessment of whether sites fall within contaminated land consultation zones. It is therefore not possible to determine whether or not the site presents a constraint or could be remediated positively. Therefore, a question mark has been recorded against any sites that fall within or adjacent to potential sources of contamination.

Stage 2 Site appraisal criteria	Use	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation <u>may be required</u> / unavoidable impacts	Mitigation <u>likely to be required</u> / unavoidable impacts	Rationale, assumptions and limitations
NE8: Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Housing and jobs	N/A	Falls outside	Site falls within Zone 2 or 3	Site falls within zone 1 (inner protection zone)	Potential for negative impacts in zones 1-3. However, type of use would be important and mitigation would be possible.
NE9: Would allocation of the site result in the loss of High Quality Agricultural Land?	Housing and jobs	Does not contain any agricultural land grade 1-3b	Contains less than 10hectares of agricultural land 1-3	Contains more than 10 hectares of agricultural land class 1-2 or a total of 20 hectares1-3	Contains more than 20 hectares of agricultural land class 1-2	Although there is little guidance, the loss of 20 hectares triggers consultation with DEFRA/Natural England, which can be considered significant.
Resilience						
R1: Is the site (or part of) within an identified flood zone?	Housing and Jobs	N/A	Site predominantly within flood zone 1 (>80%)	Contains areas of flood zone 2/3	Site predominantly in flood zone 2/3	Provided that a site is not wholly within a flood zone 2/3 it should be possible to avoid and/or mitigate impacts. However, proximity to zone 1 is preferable as it reduces the risk and potential cost of mitigation. Sites wholly within zones 2 and 3 should be sieved out. However, for those sites where it is considered mitigation could still be implemented a 'red' categorization is given.
Built and Natural Heritage						

Stage 2 Site appraisal criteria	Use	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation <u>may be required</u> / unavoidable impacts	Mitigation <u>likely to be required</u> / unavoidable impacts	Rationale, assumptions and limitations
BH1: Potential for direct impacts upon heritage assets. <ul style="list-style-type: none"> • <i>Conservation Area</i> • <i>Nationally listed buildings</i> • <i>Scheduled Ancient Monuments</i> • <i>Registered Park or Garden.</i> 	Housing and Jobs	N/A	No heritage assets within or adjacent (50m) to the sites	Site contains or is within 50m from: Grade II heritage features Conservation area Ancient park or garden	Site contains or is within 50m from: Grade 1 heritage features Ancient park or garden	<p>The criteria combine a consideration of various heritage features to avoid potential duplication. E.g. an asset could be listed, in a consideration area and also a SAM.</p> <p>Proximity to heritage assets does not necessarily mean that impacts will occur, but it is assumed that they may be more likely. Criteria BH2 will seek to provide a qualitative assessment.</p>
BH2: Impacts on the setting of the built environment?	Housing and Jobs	<i>Site contains vacant buildings / buildings at risk / derelict land that could be enhanced</i>	Setting not likely to be affected	The setting and significance of a heritage asset may be affected.	The setting and significance of a heritage asset will be harmed by the site.	Reliant upon professional opinion. Impacts likely to be determined utilizing Conservation Area Statements and Settlement Profiles.
BH3: Capacity of the landscape to accommodate development, while respecting its character.	Housing and Jobs	High	Medium-high Medium.	Medium-low	Low	Relies upon the findings of Landscape Character Assessments and capacity studies.
Resource use						
RU1: Would allocation of the site result in the use of previously developed land?	Housing and Jobs	Predominantly brownfield (>70%)	Partial Brownfield (>30%)	Site is predominantly Greenfield (>70%)	NA	The majority of available land is not brownfield, so criteria need to reflect that impacts are likely.

Stage 2 Site appraisal criteria	Use	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation <u>may be required</u> / unavoidable impacts	Mitigation <u>likely to be required</u> / unavoidable impacts	Rationale, assumptions and limitations
RU2: Is there good access to a Household Waste Recycling Centre (HWRC)?	Housing	<3miles	3-7miles	>7miles	-	Use of HWRCs is by car. Access by foot is typically prohibited and unlikely. Travel distances are typically longer for rural areas. For example Husbands Bosworth is approximately 6 miles from the nearest Civic Amenity site in Market Harborough. It is also necessary to include sites that are close by in neighbouring authorities.
Housing and economy						
EH1: Would site development lead to the loss of employment land?	Housing / Mixed use	Employment development proposed	Not allocated for employment	Yes – low quality	Yes – High quality	Quality defined in existing Employment Area Review 2012.
EH2: Will the site help to stimulate housing development? <i>Deliverability and scale</i>	Housing	Site is available for development within the next 5 years and could provide over 50 dwellings	Site is available for development within the next 5 years but would provide <u>less than 50</u> dwellings Site is available for development in the plan period and could provide <u>over 50</u> dwellings	Availability is uncertain	N/A	Provision of a higher level of development would contribute more significantly to the Borough's housing targets and would achieve economies of scale. Availability may change over time. Does not consider viability.
EH3: Distance to Principal Road Network by vehicle.	Jobs	<1km	<3km	>3km	>4km	Assumes that employment and housing sites with better access to the road network are more attractive for development.
Infrastructure						
I4: Is the site within: a) 150m of a high pressure gas pipeline? b) 100m of overhead electricity cables	Housing	N/A	No constraints	Yes but mitigation unlikely to be difficult	Yes, mitigation anticipated to be difficult / costly	Sites intersected by such constraints (particularly smaller sites with less room to provide a buffer) would not be feasible and / or mitigation would be costly.

Stage 2 Site appraisal criteria	Use	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation <u>may be</u> required / unavoidable impacts	Mitigation <u>likely to be</u> required / unavoidable impacts	Rationale, assumptions and limitations
I5: Electricity substation capacity constraints? Waste water constraints?	Housing and Jobs	N/A	No constraints	Constraints	N/A	Involves a degree of subjectivity, reliant upon input from utilities.
I6: Access to the Highway network	Housing and Jobs	N/A	Satisfactory access to the highway network exists or could be provided	N/A	Satisfactory access to the highway network is unlikely without major investment	Information to be sourced from SHLAA 2013 update. Expected in spring 2014.

14.3 Site Appraisal SA findings

14.3.1 A proforma has been prepared for each site option using the site appraisal framework discussed in Section 14.2. The proformas set out how each site performs against each of the site appraisal criteria. All proformas are included within **Appendix D and should be read alongside the site appraisal framework.**

14.3.2 The summary table below sets out the performance of every site option against the site appraisal framework. The table has been ordered by settlement to aid in the comparison of sites within and between settlements. Sites have been proposed for either housing, employment, retail or mixed use. The first column of the tables identifies which of these uses the site is assessed for as follows:

H = Housing E= Employment / Retail M = Mixed

Data limitations

14.3.3 It was not possible to collect data for any sites for three criteria (H7, BH2, and I5).

14.3.4 For H7, there is a need to plot community facilities such as churches and community centres. Due to resource constraints, this has not been undertaken at this stage.

14.3.5 For BH2, a qualitative assessment of effects on the built environment needs to be undertaken. Due to resource constraints, this has not been undertaken at this stage.

14.3.6 For I5, there is no site level information available from infrastructure providers, but the Council intends to source this data if possible in its continuing engagement with utilities/infrastructure providers.

14.3.7 Other data gaps exist only for certain sites. This is notable for criteria NE7, which deals with potential contamination and remediation. There is a lack of information for some sites, and for others, whilst contamination is a possibility it is unclear whether this would be a constraint or an opportunity. There is also a lack of information for some sites on landscape capacity to change. This is an issue where settlement level appraisals have not been undertaken, and thus the information about landscape capacity is not consistent with other settlements.

14.3.8 As the evidence base for the Local Plan continues to evolve, it may be possible to fill these data gaps. If this is possible, then the site appraisals will be updated and the findings presented in the final SA Report that accompanies the draft Local Plan.

14.3.9 It should be noted that the scores given for some sites in terms of access to jobs and facilities would not be wholly accurate if they did not take account of facilities outside of the district. Where scores have been amended to reflect access to facilities outside of the District, this is highlighted in the summary tables that follow.

Table 14.2: Site appraisal summary findings

		Mitigation <u>likely to be</u> required / unavoidable impacts	Mitigation <u>may be</u> required / unavoidable impacts	Unlikely to have a major impact on trends	Promotes sustainable growth																												
		H1 Access to Jobs	H2 - Access to health services	H3 - Access to education (Primary)	H4 - Access to education (Secondary)	H5 - Access to green space	H6 - Leisure facilities	H7 - Community Facilities	H8 - Shops	H9 - Access to train station	H10 - Bus services	NE1 - SSSIs	NE2 - Local Wildlife Sites	NE3 - Wildlife corridors	NE4 - Protected trees	NE5 - Green Wedge and AoS	NE6 - Air quality	NE7 - Remediation	NE8 - Groundwater	NE9 - Agricultural Land	R1 - Flooding	BH1 - Heritage assets	BH2 - Character	BH3 - Landscape capacity	RU1 - Use of land	RU2 - Access to HWRC	EH1 - Employment Land	EH2 - Housing growth	EH3 - Links to principal road network	I4 - Energy grid constraints	I5 - Infrastructure Constraints	I6 - Access to Highways	
PUA, Scraftoft, Thurnby ⁶																																	
H	A/CD/HSG/34																								?								
H	A/SC/HSG/06																																
H	A/SC/HSG/07																																
H	A/SC/HSG/08																																
H	A/SC/HSG/10																																
H	A/SC/HSG/14																																
H	A/SC/HSG/13																																
H	A/TH/HSG/07																																
H	A/TH/HSG/25																																
Market Harborough																																	
H	A/MH/HSG/06																																
H	A/MH/HSG/37																																
H	A/MH/HSG/51																																
H	A/MH/HSG/34																	?															

⁶ Access to employment has been measured to Hamilton Industrial and Office Park in Leicestershire.

	Mitigation <u>likely</u> to be required / unavoidable impacts
	Mitigation <u>may be</u> required / unavoidable impacts
	Unlikely to have a major impact on trends
	Promotes sustainable growth

H1 - Access to Jobs	
H2 - Access to health services	
H3 - Access to education (Primary)	
H4 - Access to education (Secondary)	
H5 - Access to green space	
H6 - Leisure facilities	
H7 - Community Facilities	
H8 - Shops	
H9 - Access to train station	
H10 - Bus services	
NE1 - SSSIs	
NE2 - Local Wildlife Sites	
NE3 - Wildlife corridors	
NE4 - Protected trees	
NE5 - Green Wedge and AoS	
NE6 - Air quality	
NE7 - Remediation	
NE8 - Groundwater	
NE9 - Agricultural Land	
R1 - Flooding	
BH1 - Heritage assets	
BH2 - Character	
BH3 - Landscape capacity	
RU1 - Use of land	
RU2 - Access to HWRC	
EH1 - Employment Land	
EH2 - Housing growth	
EH3 - Links to principal road network	
I4 - Energy grid constraints	
I5 - Infrastructure Constraints	
I6 - Access to Highways	

Market Harborough

[illegible]

Broughton Astley

[illegible]

[illegible]

[illegible]

	Mitigation likely to be required / unavoidable impacts
	Mitigation <u>may</u> be required / unavoidable impacts
	Unlikely to have a major impact on trends
	Promotes sustainable growth

		H1 - Access to Jobs	H2 - Access to health services	H3 - Access to education (Primary)	H4 - Access to education (Secondary)	H5 - Access to green space	H6 - Leisure facilities	H7 - Community Facilities	H8 - Shops	H9 - Access to train station	H10 - Bus services	NE1 - SSSIs	NE2 - Local Wildlife Sites	NE3 - Wildlife corridors	NE4 - Protected trees	NE5 - Green Wedge and AoS	NE6 - Air quality	NE7 - Remediation	NE8 - Groundwater	NE9 - Agricultural Land	R1 - Flooding	BH1 - Heritage assets	BH2 - Character	BH3 - Landscape capacity	RU1 - Use of land	RU2 - Access to HWRC	EH1 - Employment Land	EH2 - Housing growth	EH3 - Links to principal road network	I4 - Energy grid constraints	I5 - Infrastructure Constraints	I6 - Access to Highways
Billesdon																																
E	A/BL/EMP/14																															
Fleckney																																
H	A/FK/HSG/11																															
H	A/FK/HSG/06																															
E	E/001RC/11																															
H	A/FK/HSG/12																															
H	A/FK/HSG/13																															
H	A/FK/HSG/14																															
Bitteswell																																
H	A/BT/HSG/02																															
H	A/BT/HSG/03																															
Great Bowden																																
H	A/GB/HSG/14																															
H	A/GB/HSG/13																															
H	A/GB/HSG/03																															
Great Easton																																
H	A/GE/HSG/02																															
Medbourne																																
H	A/MB/HSG/07																															
Swinford																																
E	E/011OC/15																															
Claybrooke Magna																																
H	A/CM/HSG/01																															

15. Development in the Countryside

15.1 Introduction

- 15.1.1 The Options document seeks views on the Council's approach to development in the countryside, which includes those areas outside of the Rural Centres and Selected Rural Villages. Development in the countryside is currently strictly controlled. It is the Council's intention to continue this broad approach. However, the proposed policy will be updated to take account of local policy exceptions and permitted development changes of use to residential, in line with Class Q of Part 3, Schedule 2 of the General Permitted Development Order 2015.
- 15.1.2 The Council has identified three potential policy options. The total development arising from each of these options would be identified as 'windfall' and would be in addition to the housing targets proposed under the nine strategic options (i.e. 9500 dwellings). The Options aim to provide additional development to meet local needs whilst reflecting the size, character, service provision and development constraints of each settlement.

Option C1 – Strictly controlling development in the countryside: The approach set out in the CS Policy CS17 is for the strict control of development outside of Selected Rural Villages.

Option C2 - Limited infill and development management led: Seeks to allow for a limited growth of settlements in addition to SRVs and above in the settlement hierarchy. Those settlements that are suitable for limited growth would be identified on the basis of having at least one of six key services and facilities or a village hall, together with above 50 households. Growth would be development management led, utilizing the proposed Settlement Management Policy that will replace the Limits to Development Policy.

Option C3 - Meeting locally identified needs: This approach would allow for local needs to be met in all settlements where this has been identified locally. This would be either infill and / or outside the built form, providing it is adequately justified and consistent with the broad policies of the new Local Plan and the NPPF.

- 15.1.3 The broad implications of the three Options are predicted in **Table 15.1** below. It is not considered necessary or proportionate to undertake a more detailed assessment of these options in the SA as there will be an appraisal of the preferred approach and recommendations will be made to mitigate any negative effects and enhance the positives.
- 15.1.4 The approach to scoring is as follows:
- The scoring Major positive ✓✓✓
 - Moderate positive ✓✓
 - Minor positive ✓
 - Insignificant impacts -
 - Minor negative ✗
 - Moderate negative ✗✗
 - Major negative ✗✗✗

Table 15.1: High level appraisal of Options for Housing in the Countryside

	Option C1	Option C2	Option C3	Summary of effects
Natural Environment	-	-	-	The scale of development likely to be involved under each option is unlikely to have a significant effect upon biodiversity either locally or cumulatively. Option C3 would be most likely to have a cumulative adverse effect on soil through the loss of agricultural land. However, this too would be small scale. Effects on water and air quality would be unlikely to be significant. Consequently a neutral effect is predicted for all 3 options.
Built and Natural Heritage	✓	-	✗	Option C1 ought to have a positive effect on the character of settlements, as it would prevent further development. Option C2 could lead to slightly more housing if it is deemed to be appropriate through the development management process. Given that there would still be tight policy constraints, neutral effects would be predicted. Option C3 could involve higher levels of growth if local needs are identified to be substantial. There is greater potential for effects on the character of settlements due to their very small scale and sensitivity to change. Therefore for Option C3 a minor negative effect is predicted.
Health and Wellbeing	-	-	✓	Option C1 will restrict development in villages in the countryside which could have mixed effects. On one hand, it helps to preserve community identity, which could have positive implications for wellbeing. It would also ensure that new development does not take place in areas that have poor accessibility. However, Option C1 would not help to provide additional housing in these areas which could lead to a shortage of accommodation having a negative effect in the longer term. On balance a neutral effect is predicted. Option C2 would allow for controlled development, which could help to meet some housing need. This ought to have a positive effect on health, although it would lead to further development in areas of poor accessibility. Conversely, it could help to support existing facilities that are marginally viable. On balance, a neutral effect is predicted. Option C3 would support higher levels of housing where need is identified. This ought to have a positive effect on the local community by improving the choice and affordability of housing. It may also help to improve community infrastructure if growth is coordinated through a neighbourhood plan for example. Consequently, a minor positive effect is predicted for Option C3.
Resilience to climate change	-	-	-	All 3 of the options are unlikely to have a significant effect in terms of increasing the risk of flooding as the sequential test would need to be applied. New development would be small scale and unlikely to cause major changes to hydrology. Consequently, a neutral effect is predicted for each option.
Housing and Economy	-	✓	✓✓	Option C1 would see a continuation of the current situation and hence a neutral effect is predicted. Option C2 allows for more flexibility and this ought to have a positive effect on meeting local housing needs, although the quantity of needs being met would be unknown. A minor positive effect is predicted. Option C3 is predicted to have a moderate positive effect as it would meet local housing needs in full where identified and would also support any local services and facilities in the villages.
Resource Use	✓	-	✗	Option C1 ought to have a positive effect by restricting growth within areas that have poor accessibility (and hence reducing the potential for further carbon emissions from travel). Option C2 would lead to a slight increase in carbon emissions as it would locate more people in poorly serviced areas – however, the scale of growth is considered to have a neutral effect. Option C3 would support higher levels of growth (and thus carbon emissions) and so a minor negative effect is predicted.

16. Affordable housing

16.1 Introduction

- 16.1.1 Affordable housing is a major issue for the Local Plan. The Council is recommended to set a policy that will maximise affordable housing delivery, whilst not negatively impacting on development viability to the extent that developers will be dissuaded from building homes in the District. As such, the decision regarding affordable housing policy must be guided by technical evidence regarding development viability locally. There is no benefit for the decision to be guided by Sustainability Appraisal. It is not the case that there are draw-backs, in terms of any sustainability objective, to maximising delivery of affordable housing. As such, no reasonable alternatives have been identified for appraisal in the SA.
- 16.1.2 In recognition of the need to ensure viability of housing schemes and of the overall plan, viability assessment work is ongoing to establish a realistic level of affordable housing requirement across all proposed housing sites.

17.Green Infrastructure

17.1 Introduction

17.1.1 The Options document seeks views on the Council's approach to green wedges, the prevention of coalescence and the designation of green space.

17.1.2 Current policies in the Adopted Core Strategy define specific Separation Areas, within which development is highly restricted. Since the introduction of the NPPF, with its presumption in favour of sustainable development there have been planning appeal decisions that have called into question the effectiveness of defining Separation Areas. As a result, the Council is seeking to implement a robust policy approach which prevents the coalescence of settlements whilst allowing for sustainable development where appropriate.

17.1.3 The Council has identified two potential policy options:

- **Option G1:** Define Areas of Separation within which development must demonstrate that there will be no adverse effects in these areas;
- **Option G2:** A criteria based approach which assesses the effects of applications upon coalescence across all settlements in the district, not just in those areas defined as areas of separation.

17.2 Appraisal of the policy approach to Green Infrastructure

17.2.1 At a high level, the broad implications of option 1 and option 2 are predicted in **Table 17.1** below. It is not considered necessary or proportionate to undertake a more detailed assessment of these two alternatives in the SA, as there will be an appraisal of the preferred approach and recommendations will be made to mitigate any negative effects and enhance the positives.

17.2.2 The approach to scoring is as follows:

- | | |
|------------------------------|-----|
| • The scoring Major positive | ✓✓✓ |
| • Moderate positive | ✓✓ |
| • Minor positive | ✓ |
| • Insignificant impacts | - |
| • Minor negative | ✗ |
| • Moderate negative | ✗✗ |
| • Major negative | ✗✗✗ |

Table 17.1 High level appraisal of Green Infrastructure options

	Option G1	Option G2	Summary of effects
Natural Environment	✓	✓	Both options would have a significant positive effect by preserving areas of green space, which could potentially be of value to wildlife, and are also likely to contain agricultural land. A minor positive effect is predicted for both options.
Built and Natural Heritage	✓✓✓	✓✓	Both options would have a significant positive effect on landscape character by preserving areas of open space and preventing coalescence. For Option G1 fewer areas would be afforded protection as a designated Area of Separation, but where these areas are defined; it is likely that development would be less likely to be consented, so the degree of protection ought to be higher. For Option G2, development in these areas could be more flexible and so there could be some change to the landscape. Whilst this would still be likely to protect landscape character, the positive effects would be less pronounced. However, Option G2 would ensure that coalescence was considered across the District, rather than just in defined areas, but effects on landscape would need to be considered anyway in areas of a 'rural setting'. On balance a major positive effect is predicted for Option G1 and a moderate positive effect for Option G2.
Health and Wellbeing	✓	✓✓	Both options could have positive effects on health and wellbeing by helping to maintain areas of open space that could be used for recreation and may form an important element of community identity. For Option G1, the benefits would be felt most by residents in those areas where Areas of Separation were defined. However, for Option G2, the benefits would be more likely to occur across a wider area, and affecting more people. Therefore, a moderate positive effect is predicted for Option G2.
Resilience to climate change	-	-	Both policies would protect green field land from development, which ought to have a positive effect on flood risk by minimising the amount of impermeable land around settlements. The effects are not significant though.
Housing and Economy	✗	✓	Option G1 could be more restrictive of development surrounding the larger settlements of Market Harborough and Lutterworth, which could restrict housing in accessible locations. Option G2 could allow for the release of some land around these larger settlements if it did not have an adverse effect on coalescence. Applying a criteria based approach to all other settlements could have mixed effects, as it could allow for sensitive growth in some rural centres and villages, but restrict growth in others if coalescence is given greater weight in decision making. On balance a minor positive effect is predicted for Option G2, as it offers a more flexible approach that ought to support sustainable housing growth.
Resource Use	-	-	Policies to maintain separation will not have an effect on patterns of travel or the efficiency of development. Therefore a neutral effect is predicted for both options.

18. Town Centres and retail

18.1 Introduction

- 18.1.1 The options consultation document does not identify any distinct options for the amount of retail floorspace, the location of retail or for town centre boundaries. In any case, policies relating to these factors can be positively prepared through a consideration of specific evidence studies, and it is not necessary to undertake SA on different options to influence this process.
- 18.1.2 [The Harborough Retail Study](#) (2013) identifies the amount of floor space required over the Plan period. The recommendations provide a robust basis on what level of provision is required. The Council considers that there are no 'reasonable alternatives' to the approach proposed in the Options Consultation Document.
- 18.1.3 With regards to site locations for retail development, potential retail sites have been identified through the Retail Study and through Local Knowledge, mainly in Market Harborough. Their deliverability and viability is yet to be assessed. A call for sites for development failed to attract any sites for retail or other town Centre use submissions. At this stage it is considered that there are no reasonable alternatives to appraise in the SA.
- 18.1.4 A Town Centre and Primary Shopping Area Boundary have been defined for Market Harborough in the Options Consultation Document. SA can best influence this policy area through an assessment of the corresponding policies. Assessing a range of boundary options is not considered appropriate or useful from an SA perspective.
- 18.1.5 No changes are proposed to the boundaries of other Centres or Primary Shopping Areas at this stage.
- 18.1.6 The Council has proposed to implement a threshold for the requirement of a Retail Impact Assessment at 1,500m² gross for Market Harborough and 500m² gross elsewhere. An alternative option could be to implement the default threshold of 2500m² as identified in the NPPF. However, the Council considers that this could have a significant adverse impact on centres across the district, and is therefore unreasonable.

19. Gypsy and Traveller and Travelling Showpeople

- 19.1.1 The new Local Plan will set out a minimum target for the provision of Gypsy and Traveller pitches and Travelling Showpeople plots, as identified in the most recent Leicestershire and Rutland study. This is recognised as the objectively assessed need for provision within the District.
- 19.1.2 Previous calls for sites for the provision of Gypsies and Travellers and Travelling Showpeople have not resulted in any sites being put forward. The Council is unable to evidence landowner interest and promote delivery through allocations at present. However, the Council has received planning applications for additional sites and extensions to existing sites. The new Local Plan will set out an enabling policy for the development of Gypsy, Traveller and Travelling Showpeople sites with a criteria-based policy. This should ensure the Council plans positively to meet the District's objectively assessed need over the new Local Plan period to 2031.
- 19.1.3 As no potential sites for allocation have been submitted, there are no reasonable alternatives to assess from an SA perspective. Should this situation change, site options could be appraised in the SA and the findings presented in the final SA Report.

20. Next Steps

20.1 Consultation and plan finalisation

- 20.1.1 Following consultation on the Options Document (and this interim SA Report) the Council will consider any responses it receives, as well as the findings of the SA Report as it works towards producing a full draft Local Plan for Consultation. Any comments received with regards to the findings or content of this Interim SA Report will also be taken into consideration when undertaking further stages of plan-making and SA.
- 20.1.2 The draft Local Plan will set out the Council's preferred strategy and policies. An important stage of SA is to appraise the draft Plan 'as a whole' to identify what the effects of the Plan policies 'in combination' would have in terms of sustainability. This plan-making stage also presents another opportunity for the SA to identify mitigation and enhancement measures that the Council can take into account before the plan is finalised.
- 20.1.3 An SA Report will be prepared to accompany the draft Plan at Regulation 19 Consultation that will document the SA process from Scoping through to the appraisal of the draft Plan. This will essentially be an update to this Interim SA Report, but will also set-out further detail on the preferred approaches, the reasons for selecting these approaches and what influence the SA has had on this process.
- 20.1.4 The SA Report will also outline what measures are envisaged to monitor any significant effects that the Local Plan is predicted to have.

Appendix A: Housing and employment distribution options

Table A1: Housing provision under the nine strategic housing options

	Total Completions & Commit.s 1.4.2011 – 31.3.2015	Set A: Variations of the current distribution strategy			Set B: Options with 1 Strategic Development Area			Set C: Options with 2 Strategic Development Areas		
Settlement		Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8	Option 9
		Rural Focus	Core Strat.	Urban Focus	Scrapt/Thurn SDA	Kib. SDA	Lutt. SDA	Scrapt/Thurn & Kib.	Scrapt/Thurn & Lutt.	Kib. & Lutt.
Principal Urban Area										
Scraptoft, Thurnby, Bushby	761	166	303	478	1182	158	73	1046	1000	0
Sub-Regional Centre										
Market Harborough	2658	807	1329	1983	866	775	440	333	52	0
Key Centres										
Lutterworth	336	388	506	645	398	375	2238	257	2098	2063
Broughton Astley	605	0	0	0	0	0	0	0	0	0
Rural Centres										
Billesdon	75	59	31	0	19	17	8	6	0	0
Fleckney	34	572	440	204	385	370	307	283	185	147
Great Glen	321	166	64	0	25	17	0	0	0	0
Houghton on the Hill	22	172	130	57	112	108	89	81	52	41
Husbands Bosworth	47	99	68	20	55	52	40	36	21	16
Kibworth	524	208	56	0	0	1200	0	1200	0	1200
Ullesthorpe	72	54	27	0	17	15	7	4	0	0

	Total Completions & Commit.s 1.4.2011 – 31.3.2015	Set A: Variations of the current distribution strategy			Set B: Options with 1 Strategic Development Area			Set C: Options with 2 Strategic Development Areas		
Settlement		Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8	Option 9
		Rural Focus	Core Strat.	Urban Focus	Scrapt/ Thurn SDA	Kib. SDA	Lutt. SDA	Scrapt/ Thurn & Kib.	Scrapt/ Thurn & Lutt.	Kib. & Lutt.
Settlement	Commits & Completions	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8	Option 9
Selected Rural Villages										
Bitteswell	8	53	40	17	34	33	27	25	16	12
Church Langton	4	26	19	8	17	16	13	12	8	6
Claybrooke Magna	1	68	53	25	47	45	37	35	23	18
Dunton Bassett	6	94	72	33	63	61	50	46	30	24
Foxton	9	51	38	16	33	31	25	23	15	12
Gilmorton	30	91	65	23	54	52	41	37	22	17
Great Bowden	27	114	83	33	71	68	54	49	31	24
Great Easton	36	51	32	6	25	23	17	14	7	5
Hallaton	7	68	52	23	45	43	36	33	21	17
Lubenham	11	95	72	32	63	60	49	45	29	23
Medbourne	15	47	34	13	29	27	22	19	12	9
North Kilworth	30	47	31	7	24	23	17	15	8	6
South Kilworth	1	59	46	22	40	39	32	30	20	16
Swinford	4	67	51	24	45	43	36	33	21	17
Tilton	14	32	22	7	18	17	13	12	7	5
Tugby	9	34	24	9	21	20	16	14	9	7
Countryside	146	0	0	0	0	0	0	0	0	0
Commitments and Completions		5813	5813	5813	5813	5813	5813	5813	5813	5813
TOTAL	5813	9500	9500	9500	9500	9500	9500	9500	9500	9500

Table A2: Employment provision under the 9 strategic housing options (*excluding strategic distribution sector).

	Set A: Variations of the current distribution strategy			Set B: Options with 1 Strategic Development Area			Set C: Options with 2 Strategic Development Areas		
Settlement	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8	Option 9
	Rural Focus	Core Strat.	Urban Focus	Scrapt /Thurn SDA	Kib. SDA	Lutt. SDA	Scrapt /Thurn & Kib.	Scrapt /Thurn & Lutt.	Kib. & Lutt.
Sub-Regional Centre									
Market Harborough	10ha	10ha	10ha	10ha	10ha	10ha	10ha	10ha	10ha
Key Centres									
Lutterworth	4ha	4ha	4ha	4ha	4ha	10ha	4ha	10ha	10ha
Broughton Astley	0	0	0	0	0	0	0	0	0
Rural Centres									
Billesdon	0	0	0	0	0	0	0	0	0
Fleckney	3ha	3ha	3ha	3ha	3ha	3ha	3ha	3ha	3ha
Great Glen	0	0	0	0	0	0	0	0	0
Houghton on the Hill	0	0	0	0	0	0	0	0	0
Husbands Bosworth	0	0	0	0	0	0	0	0	0
Kibworth	0	0	0	0	5ha	0	5ha	0	5ha
Ullesthorpe	0	0	0	0	0	0	0	0	0
Total (excl. Commitments)	17ha	17ha	17ha	17ha	22ha	23ha	22ha	23ha	28ha

Appendix B: The SA Framework

Sustainability Topic	SA Objectives	Guiding Criteria	Potential Monitoring Indicators
Natural Environment	1) Protect, enhance and manage biodiversity. 2) Protect, enhance and manage environmental resources.	1.1) Would biodiversity interests be affected? 2.1) What could be the effects on the quality of water environments? 2.2) What could be the effects on land quality?	<ul style="list-style-type: none"> - Net contribution towards habitat creation / improvement (hectares). - Net loss of Best and Most versatile Agricultural land. - Effect on condition of SSSIs and overall percentage of SSSI in favourable or unfavourable recovering condition. - Net effect on number and area of Local Wildlife Sites. - Impact on Water Framework Development compliance. - Hectares of contaminated land brought back into productive use. - The number of new systems or area of land covered by Sustainable Drainage Systems.
Built and natural heritage	3) Protect, enhance and manage the historic character and distinctiveness of the District's settlements and their surrounding landscapes.	3.1) How could proposals affect the historic value and character of settlements and/or surrounding landscapes? 3.2) Could proposals hinder or assist efforts to maintain and enhance features (designated and non-designated) of historic, cultural or archaeological interest?	<ul style="list-style-type: none"> - Number of heritage features 'at risk'. - Development granted contrary to heritage policies. - Percentage of people that think the character of their neighbourhood has improved / stayed the same / declined.

Sustainability Topic	SA Objectives	Guiding Criteria	Potential Monitoring Indicators
Health and Wellbeing	4) Safeguard and improve community health, safety and wellbeing. 5) Improve accessibility to employment, retail, business, health and community services, supporting health and well-being in the district.	4.1) How could proposals affect standards of open space, recreation and leisure provision? 4.2) Could proposals have an effect on efforts to maintain and strengthen local identity and community cohesion? 4.3) Could proposals have different impacts on certain social groups (<i>age, gender, social class for example</i>)? 4.4) How could proposals impact upon air quality (particularly in Lutterworth)? 5.1) What impact could there be on local service provision, particularly in rural areas? 5.2) What modes of transport would most likely be encouraged and how would these affect greenhouse gas emissions?	<ul style="list-style-type: none"> - Average healthy life expectancy. - Participation levels in sport and recreation. - Area of green infrastructure provided in conjunction with new housing. - Amount of eligible open spaces managed to green flag award standard. - Number of properties experiencing pollutant concentrations in excess of the standard.
			<ul style="list-style-type: none"> - Percentage of completed non – residential development complying with car-parking standards. - Length of new/improved cycleway and pedestrian routes.

Sustainability Topic	SA Objectives	Guiding Criteria	Potential Monitoring Indicators
Resilience (to climate change)	6) Reduce the risks from local and global climate change upon economic activity, delivery of essential services and the natural environment.	6.1) What would be the effect in terms of flood risk? 6.2) How would the resilience of local businesses be affected? 6.3) How would the proposal affect the delivery of essential services? 6.4) What will be the effects on green infrastructure and its ability to contribute to climate change resilience?	<ul style="list-style-type: none"> - Number of planning permissions granted contrary to Environment Agency advice on flooding. - Annual local authority expenditure on flood management measures.
Housing and Economy	7) Provide affordable, sustainable, good-quality housing for all.	7.1) How could proposals affect levels of house building? 7.2) How could proposals affect the ability to deliver affordable housing?	<ul style="list-style-type: none"> - Net additional dwellings. - Gross affordable housing completions.

Sustainability Topic	SA Objectives	Guiding Criteria	Potential Monitoring Indicators
	8) Support investment to grow the local economy.	<p>8.1) Would proposals help to create job opportunities for local residents?</p> <p>8.2) Would the proposals support the rural economy?</p> <p>8.3) Would the proposals help to support the vitality of town centres and their retail offer?</p> <p>8.4) Would the proposals help to secure improvements in telecommunications infrastructure? (<i>For example high speed broadband connectivity</i>)</p>	<ul style="list-style-type: none"> - Total amount of additional floor space by type. - Employment land available. - Jobs created / retained in rural areas. - Total number of visitors and spend on tourism. - Broadband coverage and speed.
Resource use	9) Use and manage resources efficiently, whilst minimising Harborough's emissions of greenhouse gases.	<p>9.1) To what extent would proposals lead to an increase or decrease in the use of energy and / or water?</p> <p>9.2) Do proposals help to achieve / support a reduction in carbon emissions?</p> <p>9.3) Do proposals encourage the efficient use of minerals?</p>	<ul style="list-style-type: none"> - % of developments achieving a higher CFSH homes water efficiency rating than required by building regulations. - Carbon emissions from road transport.