



**North West Leicestershire District Council**  
**Regulation 18 Site Assessment: Appendix B**

Prepared by:  
**SLR Consulting Ltd**

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<b>VERSION CONTROL RECORD</b>				
Issue	Description of Status	Date	Reviewer Initials	Authors Initials
1	Draft	13/06/2024	JM	LJ/IT/VP/CS
2	Revised	22/08/2024	VP	VP
3	Revised	24/10/2024	VP	KW
4	Revised	26/11/2024	VP	KW

Significance Scores		
Symbol	Definitions of Significance of Effects Against the SA Objectives	Assumptions on the nature of effects
++	<p><b>Significant Positive Effect:</b> the policy option supports the achievement of this objective; it addresses all relevant assessment questions and could result in a potentially significant beneficial effect e.g. improved access by walking and cycling modes to a local or town centre</p>	<p>Permanent Continual Magnitude: High 80%+ receptor or environmental capacity affected; or Medium 40-80% of receptor or environmental capacity of affected The effect could be to:</p> <ul style="list-style-type: none"> <li>•enhance and redefine the location in a positive manner, making a contribution at a national or international scale;</li> <li>•repair or restore receptors badly damaged or degraded through previous uses; and/or</li> <li>•improve one or more key elements/features/ characteristics of a receptor with recognised quality such as a specific regional or national designation.</li> </ul>
+	<p><b>Minor Positive Effect:</b> the policy option supports the achievement of this objective; it addresses some relevant assessment questions, although it may have only a minor beneficial effect</p>	<p>Reversible Infrequent or intermittent Magnitude: Low 20-40% of receptor or capacity affected. The size, nature and location of a proposed scheme would:</p> <ul style="list-style-type: none"> <li>•improve undesignated yet recognised receptor qualities at the neighbourhood scale;</li> <li>•fit into or with the existing location and existing receptor qualities; and/or</li> <li>•enable the restoration of valued characteristic features partially lost through other land uses.</li> </ul>
0	<p><b>Neutral Effect:</b> the policy option has no impact or effect and is neutral insofar as the benefits and drawbacks appear equal and neither is considered significant</p>	N/A
?	<p><b>Uncertain Effect:</b> Uncertain or insufficient information on which to determine the assessment this stage</p>	N/A
-	<p><b>Minor Negative Effect:</b> the policy option appears to conflict with the achievement of this objective; it does not address relevant assessment questions and may result in minor adverse effects</p>	<p>Reversible Infrequent or intermittent Magnitude: Low 20-40% of receptor or capacity affected. The size, nature and location of a proposed scheme would:</p> <ul style="list-style-type: none"> <li>•be out of scale with the location; or</li> <li>•leave an adverse impact on a receptor of recognised quality such as a specific district or county designation.</li> </ul>
--	<p><b>Significant Negative Effect:</b> the policy option works against the achievement of this objective; it could exacerbate a negative situation and may result in a potentially significant adverse effect e.g. loss of all or part of a designated ecological site of national importance.</p>	<p>Permanent Irreversible Continual Magnitude: High 80%+ receptor or environmental capacity affected; or Medium 40-80% of receptor or environmental capacity of affected The effect could be to:</p> <ul style="list-style-type: none"> <li>•permanently degrade, diminish or destroy the integrity of the receptor;</li> <li>•cause a very high quality receptor to be permanently changed and its quality diminished;</li> <li>•cannot be fully mitigated and may cumulatively amount to a severe adverse effect;</li> <li>•be at a considerable variance to the location, degrading the integrity of the receptor; and/or</li> <li>•will be substantially damaging to a high quality receptor such as a specific regional or national designation.</li> </ul>

Site/ SA Objective	Assumption Made
SA1 Improve the health and wellbeing of the District's population	<p>For site options with good access to recreation facilities and good access to services via walking and cycling (as per the green colour coding rules set out in the Council's Site Assessment Qualitative Criteria in Appendix C in relation to distances to local services etc.), a <b>significant positive effect</b> has been recorded.</p> <p>For site options with reasonable access to recreation facilities and good access to services via walking and cycling (as per the amber colour coding rules set out in the Council's Site Assessment Qualitative Criteria in Appendix C in relation to distances to local services etc.) a <b>minor positive effect</b> has been recorded.</p> <p>For site options with reasonable access to recreation facilities and only reasonable access to services via walking and cycling, a <b>minor negative effect</b> has been recorded.</p> <p>For site options with poor access to recreation facilities and to services via walking and cycling, a <b>significant negative effect</b> has been recorded.</p> <p>For site options proposed for employment use only a <b>neutral effect</b> has been recorded.</p>
SA2 Reduce inequalities and ensure fair access and equal access and opportunities for all residents	<p>For site options with good access to schools, local services, GP surgeries etc., (as per the amber colour coding rules set out in the Council's Site Assessment Qualitative Criteria in Appendix C in relation to distances to local services etc.), a <b>significant positive effect</b> has been recorded.</p> <p>For site options with only reasonable access to schools, local services, GP surgeries etc., a <b>minor negative effect</b> has been recorded.</p> <p>For site options with poor access to schools, local services, GP surgeries etc., a <b>significant negative effect</b> has been recorded.</p> <p>For site options proposed for employment use only a <b>neutral effect</b> has been recorded.</p>
SA3 Help create the conditions for communities to thrive	<p>For employment only site options which are close to residential uses and town centres / services a <b>minor positive effect</b> has been recorded.</p> <p>For housing only site options which are close to existing services a <b>minor positive effect</b> has been recorded.</p>

<p>SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs</p>	<p>For site options located on greenfield land delivering over 11 dwellings, it has been assumed that at least 30% will be affordable, therefore a <b>significant positive effect</b> has been recorded.</p> <p>For site options located on previously developed land (PDL) delivering over 30 dwellings on a site of 1 hectare or more in Ashby de la Zouch or Measham, it has been assumed that at least 15% will be affordable, therefore a <b>significant positive effect</b> has been recorded.</p> <p>For site options located on previously developed land (PDL) delivering over 30 dwellings on a site of 1 hectare in all other settlements, it has been assumed that at least 5% will be affordable, therefore a <b>significant positive effect</b> has been recorded.</p> <p>For site options which could deliver 10 or fewer dwellings a <b>minor positive effect</b> has been recorded.</p> <p>For site options proposed for employment use which deliver no dwellings a <b>neutral effect</b> has been recorded.</p>
<p>SA5 Support economic growth throughout the District</p>	<p>For site options proposed for housing use only a <b>neutral effect</b> has been recorded.</p> <p>For site options proposed for employment use only, a <b>minor positive effect</b> has been recorded until the details are known as to what type of employment would be proposed on site. Once details are known, some sites may achieve all SA sub-objectives and could result in significant positive effects.</p>
<p>SA6 Enhance the vitality and viability of existing town centres and village centres</p>	<p>For site options within or adjoining the Principal Town, Key Service Centre, Local Service Centre or a Sustainable Village a <b>significant positive effect</b> has been recorded.</p> <p>For site options located within 400m of the settlement boundary and outside limits to development a <b>minor negative effect</b> has been recorded.</p> <p>For site options located more than 400m of the settlement boundary and outside limits to development a <b>significant negative effect</b> has been recorded.</p>
<p>SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents</p>	<p>For site options proposed for employment use only a <b>significant positive effect</b> has been recorded.</p> <p>For site options proposed for housing and in close proximity to an employment area a <b>minor positive effect</b> has been recorded.</p> <p>For site options proposed for housing and not in close proximity to an employment area a <b>minor negative effect</b> has been recorded.</p>

<p>SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs</p>	<p>For site options with good access to services and within 800m of public transport (as per the green colour coding rules set out in the Council's Site Assessment Qualitative Criteria in Appendix C in relation to access to public transport), a <b>significant positive effect</b> has been recorded.</p> <p>For site options within 800m of frequent public transport and with a reasonable level of access to services, a <b>minor positive effect</b> has been recorded.</p> <p>For site options not within 800m of public transport and with a reasonable level of access to services, a <b>minor negative effect</b> has been recorded.</p> <p>For site options not within 800m of public transport to frequent services which will require private vehicles to access day to day needs, a <b>significant negative effect</b> has been recorded.</p>
<p>SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health</p>	<p>For site options not located in an area with existing environmental quality issues including noise and air, a <b>neutral effect</b> has been recorded.</p> <p>For site options not located close to sources of pollution and which limits contribution to pollution through integrated development strategies a <b>significant positive effect</b> has been recorded.</p> <p>For site options not located close to sources of pollution and minimise contribution to pollution a <b>minor positive effect</b> has been recorded.</p> <p>For site options where it is uncertain of their contribution to or current existence of pollution in the area an <b>uncertain effect</b> has been recorded.</p> <p>For site options in reasonable distance to an existing zone of pollution e.g. AQMA within 1000m, or is likely to contribute significantly to pollution through construction or operation of the development a <b>minor negative effect</b> has been recorded.</p> <p>For site options in very close proximity to or which contribute significantly to existing noise, light or air pollution a <b>significant negative effect</b> has been recorded.</p>
<p>SA10 Reduce carbon emissions through the District</p>	<p>This objective has been screened out of the assessment, as it will be covered within the policy assessments to be undertaken at a later date.</p>

<p>SA11 Ensure the District is resilient to the impacts of climate change</p>	<p>For site options located in Flood Zone 1 (an area at low risk of flooding), a <b>neutral effect</b> has been recorded.</p> <p>For site options located in Flood Zone 2 (an area at medium risk of flooding) which are not likely to result in a negative effect on green infrastructure, a <b>minor negative effect</b> has been recorded.</p> <p>For site options located in Flood Zone 3 (an area at high risk of flooding) which could have a negative effect on green infrastructure, a <b>significant negative effect</b> has been recorded.</p> <p>A positive effect would be identified for example if development of a site was improving flood risk elsewhere.</p>
<p>SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance</p>	<p>For site options with no ecological features identified on site a <b>minor positive effect</b> has been recorded.</p> <p>For site options where ecological features on site are unknown an <b>uncertain effect</b> has been recorded.</p> <p>For site options which are adjacent or near to nature conservation sites a <b>minor negative effect</b> has been recorded. Sites which contain some ecological features such as hedges, trees and BAP species are predicted to have a minor negative effect as mitigation could be put forward to protect such features.</p> <p>For site option located within the River Mease Catchment Area and which contain SSSI designations and other designated sites such as Local Wildlife Site, Ancient Woodland, National Nature Reserve (Charnwood Lodge), Local Nature Reserve, National Forest, Charnwood Forest and RIGS are recorded as having a <b>significant negative effect</b>.</p> <p>It has also been assumed that all developments will be required to enhance biodiversity on site.</p>
<p>SA13 Conserve and enhance the quality of the District's landscape and townscape character</p>	<p>For site options located on previously development land (PDL) and within current settlement boundaries a <b>significant positive effect</b> has been recorded as they could improve the appearance of such landscape/townscape.</p> <p>It has been assumed that those site options located within the current development limits will aid in enhancing the current townscape as new development will need to be of high quality and design, therefore a <b>minor positive effect</b> has been recorded.</p> <p>For site options where landscape sensitivity is unknown an <b>uncertain effect</b> has been recorded.</p> <p>For site options located outside of current settlement boundaries and which are not located on PDL, a potential significant negative effect has been recorded due to the potential for alteration to the current townscape/landscape. Similarly, if the development of a site would lead to coalescence between two current settlements, a <b>potential significant negative effect</b> has been recorded.</p>



<p>SA14 Ensure land is used efficiently and effectively</p>	<p>Site options located on PDL will support this objective by ensuring land is reused and redeveloped. A potential <b>significant positive effect</b> has therefore been identified for such sites.</p> <p>For site options located partly on PDL a <b>minor positive effect</b> has been recorded.</p> <p>For site options where it is unknown whether the site is greenfield or PDL, <b>an uncertain effect</b> has been recorded.</p> <p>For site options less than 1 hectare in size and which are greenfield land, <b>a minor negative effect</b> has been recorded.</p> <p>For site options greater than 1 hectare in size and which are greenfield land, <b>a significant negative effect</b> has been recorded.</p>
<p>SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage</p>	<p>For site options not containing any designated heritage assets and which are not within close proximity to a Conservation Area or Listed Buildings a <b>neutral effect</b> has been recorded.</p> <p>For site options where heritage assets are unknown <b>an uncertain effect</b> has been recorded.</p> <p>For site options near to heritage assets, as identified in the Historic and Cultural Assets commentary in the Council's Site Proforma and / or are in close proximity to a Conservation Area or Listed Building, <b>a minor negative effect</b> has been recorded.</p> <p>For site options which contain one or more designated heritage assets, or which lie within designations such as Conservation Areas, <b>a significant negative effect</b> has been recorded.</p>
<p>SA16 Protect water resources and ensure that they are used efficiently</p>	<p>For site options not located close to watercourses a <b>neutral effect</b> has been recorded, as it is not anticipated that these sites will affect water resources and it has been assumed that all developments will include water efficient design, incorporating SUDs where appropriate.</p> <p>For site options where ground contamination or soil contamination has been identified in the Council's Site Proforma <b>a minor negative effect</b> has been recorded.</p>
<p>SA17 Ensure the efficient use of natural resources, including reducing waste generation</p>	<p>For site options not located in a mineral or waste safeguarding zone a <b>neutral effect</b> has been recorded.</p> <p>For site options located within a waste or mineral safeguarding zone <b>an uncertain effect</b> has been recorded.</p>

Site Name	Site Address	SA objective																
		SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA10 Reduce carbon emissions throughout the District.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
AV1/ EMP67	Main Street / Occupation Road	+	-	-	++	0	+	0	-	0		0	-	-	+	0	-	-
EMP18	Swains Park	0	0	-	0	+	+	++	-	-		0	-	0	+	0	0	?
AP20/EMP92	Part Dingle Farm, adjacent Junc. 11 of M42	-	-	?	++	?	-	?	-	-		0	-	-	-	-	0	0
AP12/EMP20	Land off Top Street (Redhill Farm)	0	0	?	0	+	-	++	-	0		0	-	-	-	-	0	0
EMP83	Land Adj (NE) of J11 A42 Tamworth Road	0	0	?	0	+	-	++	-	0		0	-	-	-	0	0	0
EMP84	EMP84 Land at J.11 of A42 between A42 and Tamworth Road	0	0	?	0	+	-	++	-	0		-	-	-	-	0	0	0
EMP94	Heath Lodge, Tamworth Road	0	0	?	0	+	-	++	-	0		0	-	-	+	0	0	0
EMP05	Land at Junction 12 of the A42	-	-	?	0	+	-	++	-	0		0	-	-	-	0	0	?
EMP38	Former Ashby Aquatics, Nottingham Road	0	0	?	0	+	-	++	+	0		0	-	?	+	0	0	?
EMP46	Land at Dents Road	0	0	?	0	+	++	++	+	?		0	-	++	++	0	-	?
EMP80	Land at Corkscrew Lane	0	0	?	0	+	-	++	-	0		0	-	?	-	0	0	?
EMP86	Land at Nottingham Road	0	0	?	0	+	-	++	-	?		0	-	-	-	0	0	?
EMP87 Area 1	Land East of Ashby	0	0	?	0	+	-	++	-	?		0	-	-	-	-	0	?
EMP87 Area 2	Land East of Ashby	0	0	?	0	+	-	++	-	?		0	-	-	-	-	0	?
EMP87 Area 3	Land East of Ashby	0	0	?	0	+	-	++	-	?		0	-	-	-	-	0	?
EMP91	Land at Wood Road	0	0	+	0	+	0	++	+	0	N/A	0	-	-	-	0	0	?
CD10/ EMP72	Land North of Park Lane	-	-	?	++	?	++	?	+	-		-	-	-	-	-	0	?
CD12/ EMP93	West off Hilltop	+	-	+	++	?	++	?	++	-		0	-	?	-	0	0	0
EMP50	Plot 4b & 4d Willow Farm Business Park	0	0	+	0	+	++	++	++	+		-	-	+	-	0	0	?
EMP63	Land East of Carnival Way	0	0	+	0	+	++	++	++	+		-	-	?	-	0	0	?
EMP74	Land South of Gordon Ellis	0	0	+	0	+	++	++	++	+		-	-	?	-	-	0	?
EMP89	Land West of Hilltop farm	0	0	+	0	+	++	++	++	-		0	-	?	-	0	0	0
EMP21	Motors Ltd	0	0	+	0	+	++	++	++	0	0	0	-	++	++	-	0	0
EMP34	Land to the West of Regs Way	0	0	+	0	+	++	++	+	-		0	-	+	-	-	0	0

EMP75	Pegasus Business Park	0	0	-	0	+	-	++	-	-		0	-	-	-	0	0	?	
EMP90	Land South of EMA	0	0	+	0	+	-	++	++	-		0	-	-	-	-	0	0	
EMP39	Dawsons Yard	0	0	?	0	+	-	++	-	0	N/A	0	-	?	++	-	0	?	
IW1/ EMP70	Isley Woodhouse	-	-	-	++	?	-	?	-	-	-	0	-	-	-	-	0	0	
EMP73	Land north and south of A6	0	0	+	0	+	++	++	-	0		-	0	?	-	0	0	?	
EMP95	Land off London Road	0	0	+	0	+	++	++	++	0	0	0	0	-	-	-	0	0	
EMP97	Land South of Kegworth by-pass (A6)	0	0	+	0	+	-	++	+	-		0	-	-	+	-	0	0	
EMP06a	Land North of Pretoria Road	0	0	-	0	+	++	++	+	0	0	0	-	?	-	-	0	?	
EMP06b	Land South of Pretoria Road	0	0	-	0	+	0	++	+	0	0	0	-	-	-	-	0	?	
EMP23	Land South of Interlink Way south	0	0	-	0	+	++	++	-	0	0	0	-	+	-	0	0	0	
EMP24	Land at Midland Road	0	0	+	0	+	++	++	++	0	0	0	-	?	-	-	0	?	
EMP34	Land to West of Regs Way	0	0	+	0	+	++	++	+	0	0	0	-	+	-	-	0	0	
EMP41	Land to the r/o Charnwood Arms	0	0	-	0	+	++	++	-	0	0	0	-	+	-	-	0	0	
EMP42	Land to East of Charnwood Arms	0	0	+	0	+	++	++	++	-		0	-	++	++	0	-	0	
EMP58	Barralochan Farm, East Lane	0	0	+	0	+	-	++	+	-		0	-	+	-	-	0	0	
EMP81	Land South of South Lane	0	0	+	0	+	++	++	+	-		0	-	-	-	0	0	0	
EMP96	Land at Ellistown Terrace Road, Ellistown	0	0	+	0	+	-	++	+	0	0	0	-	-	-	-	0	0	
EMP28	Langley Priory Estate - Site 1	0	0	0	0	+	-	++	-	0	0	0	-	-	-	0	0	0	
EMP29	Langley Priory Estate - Site 2	0	0	0	0	+	-	++	-	0	0	0	-	-	-	-	0	0	
EMP30	Langley Priory Estate - Site 3	0	0	0	0	+	-	++	-	0	0	0	0	-	-	-	0	0	
EMP31	Langley Priory Estate - Site 5	0	0	0	0	+	-	++	-	0	0	0	0	-	-	-	0	0	
EMP32	Langley Priory Estate - Site 6	0	0	0	0	+	-	++	-	0	0	0	0	-	-	-	0	0	
EMP33	Langley Priory Estate - Site 7	0	0	0	0	+	-	++	-	0	0	0	0	-	-	-	0	0	
EMP14	Land South of Sawley Marina	0	0	0	0	+	-	++	++	-	-	-	-	-	-	-	0	0	?
EMP37	Land South of Junction 1, A30, North of Hemington	0	0	0	0	+	++	++	++	-	-	-	-	-	-	-	0	0	?
EMP11	TNT Premises and Adjoining Land	0	0	?	0	+	-	++	-	0	0	0	-	-	-	-	0	?	?
EMP57	Leicester Road/ Corkscrew Lane	0	0	-	0	+	0	++	-	0	N/A	0	-	-	-	-	0	0	?
EMP60	Burton Road	0	0	+	0	+	-	++	-	-		0	-	-	-	-	0	?	?
EMP66	Site of former Measham Colliery	0	0	-	0	+	-	++	-	0		0	-	-	-	-	0	0	?
EMP77	Land south of Repton Road	0	0	+	0	+	++	++	-	?	?	-	-	+	-	-	0	?	0
EMP79	Land at Gallows Lane	0	0	-	0	+	-	++	-	0	0	0	-	-	-	-	-	?	?
EMP62	Land at Netherfields Lane & Tamworth Road	0	0	?	0	+	-	++	-	0	N/A	-	-	-	-	-	-	0	?
EMP82	Land East of A44 and West of A42	0	0	?	0	+	-	++	-	0	0	0	-	-	-	-	0	0	0
EMP88	Park Farm Building, Park Farm	0	0	?	0	+	-	++	-	0	0	0	-	-	-	-	0	0	0

EMP61	Land at Hoo Ash roundabout	0	0	+	0	+	++	++	++	?		0	0	-	-	0	0	?
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Cluster	Albert Village
Settlement Tier	Sustainable Village

				SA objective															
Site Name	Site Address	Est Housing Yield	Site Area (ha)	SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
AV1/ EMP67	Main Street / Occupation Road	264		+	-	-	++	0	+	0	-	0	0	-		+	0	-	-
EMP18	Swains Park		24200 m2	0	0	-	0	+	+	++	-	-	0	-	0	+	0	0	?

Summary of Potential Significant Positive Effects Identified for the Cluster
SA4: Site AV1 will provide 264 new dwellings and it is assumed that at least 5% of this would be affordable. As a mixed-use site, the development of AV1 will provide good quality homes that meet the needs of residents while improving access to services and jobs, thereby reducing the need for long distance commuting. SA7: Site EMP18 will offer employment use.
Summary of Potential Significant Negative Effects Identified for the Cluster
SA12: A potential significant negative has been identified for EMP18 because the site contains a Local Wildlife Site SA13: A potential significant negative has been identified for site AV1, as development of the whole site will not respond to the existing scale of the village and could therefore affect the landscape character.
Summary of Recommendations Identified for the Cluster
SA5: Site AV1/EMP67 is located more than 400m from the sustainable boundary and outside the limits of development. SA7: Site AV1/EMP67 is being promoted for a mix of employment and housing therefore an uncertain effect has been identified for SA7 until its end use is known. SA9: An uncertain effect has been identified for AV1 as the site lies adjacent to commercial/industrial use which could affect future residents. SA12: An uncertain effect has been identified for Site EMP18 until ecological surveys have been undertaken as it is within the River Mease SAC Catchment Area and there is potential for presence of Great Crested Newts. SA13: Site EMP18 scores uncertain, due to landscape sensitivity being unknown. SA17: Site EMP18 is within a Mineral Safeguarding Site identified in the Minerals and Waste Local Plan and has been previously used in association with the nearby mineral extraction operation therefore an uncertain effect has been identified until further site investigations have been undertaken.
Potential Cumulative Effects Identified for the Cluster
SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage. SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.
None Identified.

Cluster	Appleby Magna
Settlement Tier	Sustainable Village

				SA objective																
Site Name	Site Address	Est Housing Yield	Site Area (ha)	SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA10	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
AP1	(Remainder) West of Measham Road	37		-	-	-	++	0	++	-	-	0	0	-	-	-	-	0	0	0
AP3	Church Street	79		-	-	-	++	0	++	-	-	0	0	-	-	-	-	-	0	0
AP6	Rear of Didcot Way and North of Church Street	165		-	-	-	++	0	++	-	-	0	0	-	-	-	-	-	0	0
AP10	Jubilee Business Park	38		-	-	-	++	0	++	-	-	0	0	-	-	-	-	-	0	0
AP13a	West of Measham Road	115		-	-	-	++	0	++	-	-	0	0	-	-	+	++	0	0	0
AP13b	East of Measham Road	43		-	-	-	++	0	++	-	-	0	0	-	-	-	-	0	0	0
AP13c	North East of Measham Road	22		-	-	-	++	0	++	-	-	0	0	-	-	-	-	0	0	0
AP15	Land at Old End	8		-	-	-	+	0	++	-	-	0	0	-	-	?	-	-	0	0
AP16	Land East of Appleby Magna	472		-	-	-	++	0	++	-	-	0	0	-	-	-	-	-	0	0
AP17	40 Measham Road	27		-	-	-	++	0	++	-	-	0	0	-	-	+	+	0	0	0
AP18	Land at Botts Lane	24		-	-	-	++	0	++	-	-	0	0	-	-	-	-	-	0	0
AP19	Land at Snarestone Road	54		-	-	-	++	0	++	-	-	0	0	-	-	-	+	0	0	0
AP20/EMP92	Part Dingle Farm, adjacent Junc. 11 of M42	633		-	-	?	++	?	-	?	-	-	0	-	-	-	-	-	0	0
AP12/EMP20	Land off Top Street (Redhill Farm)		103200m2	0	0	?	0	+	-	++	-	0	0	-	-	-	-	-	0	0
EMP83	Land Adj (NE) of J11 A42 Tamworth Road		6240m2	0	0	?	0	+	-	++	-	0	0	-	-	-	-	0	0	0
EMP84	EMP84 Land at J.11 of A42 between A42 and Tamworth Road		272200m2	0	0	?	0	+	-	++	-	0	-	-	-	-	-	0	0	0
EMP94	Heath Lodge, Tamworth Road		11680m2	0	0	?	0	+	-	++	-	0	0	-	-	+	-	0	0	0

Summary of Potential Significant Positive Effects Identified for the Cluster
SA4: All except EMP20, EMP83 and EMP84 propose the provision of over 10 new dwellings (minimum), this will support the housing needs of the district. SA6: Sites AP1, AP3, AP6, AP10, AP13a, AP13b, AP13c, AP15, AP16, AP17, AP18 and AP19 are part of, or within 400m from a sustainable boundary. SA7: Sites EMP20, EMP83, EMP84 and EMP94 will offer employment use. SA14: Site AP10 is previously developed, greenfield land supporting land-use efficiency.
Summary of Potential Significant Negative Effects Identified for the Cluster
SA2: Sites AP1, AP3, AP10, AP13a, AP13b, AP13c, AP15, AP16, AP17, AP18, AP19 have poor access to schools, local services and GP surgeries. SA6: Sites AP20/EMP92, EMP20, EMP83 and EMP84 are located outside a settlement tier and more than 400m from a sustainable boundary and outside the limits to development area. SA8: All sites are not within 800m of frequent public transport, with a requirement of private transport to access services. SA11: Sites AP13b, AP16, and AP17 are part located within Flood Zones 2 and 3. SA12: All sites are within the River Mease Catchment Area. SA13: AP1, AP3, AP6, AP13a, AP13b, AP16 and AP18 are located on greenfield land adjoining the Limits to Development and settlement boundary where development is likely to alter the current landscape character. EMP94 is located outside of the Limits to Development with a modest area of PDL (est.15%). SA14: AP1, AP3, AP6, AP12/ EMP20, AP13a, AP13b, AP13c, AP16, AP20/ EMP92, EMP20, EMP83 and EMP84 are greenfield and not previously developed land and are over 1 hectare in size. SA15: Site AP3, AP6, AP18 -located adjacent or near to the Appleby Magna Conservation Area, to several Grade II Listed Buildings and to a Scheduled Monument. There is also considered potential for archaeology within the site (AP3) that requires further investigation. Site EMP20 is located in close proximity to a Grade I Listed Building.
Summary of Uncertain Effects Identified for the Cluster
SA3: AP20/ EMP92, EMP20, EMP83, EMP84 and EMP94 it is uncertain whether these employment sites will contribute to community cohesion considering their location on the periphery of Appleby Magna and infrequent public transport routes, and distance from employment areas. SA5: AP20/EMP92 is being promoted for a mix of employment and housing and until the site details are known it is difficult to predict if the site will achieve all the SA sub-objectives. SA7: Site AP20/EMP92 is proposed for housing or employment therefore an uncertain effect has been identified for SA7 until its end use is known. SA13: AP15 is located adjoining the limits to development on non PDL, therefore an uncertain effect has been identified.
Summary of Recommendations Identified for the Cluster

SA1: It is recommended that Local Plan policy includes a requirement to ensure that access to natural green space and the need for recreational facilities, walking and cycling routes is assessed. If there is a need identified, a site-based contribution could be made towards provision of new facilities and walking/cycling routes to meet the needs of new residents.

SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities.

SA3: The Local Plan could include design policies, which aim to ensure spaces are available within all developments for residents to mix and meet and to include guidelines on designing out crime. To ensure all new development works towards the sub-objectives of SA3.

SA8: It is recommended that Local Plan policies require all developments to reduce the need to travel by ensuring sustainable transport access to and from the site.

SA11: It is recommended that a policy within the new Local Plan is included which requires all new development to incorporate adaptation and mitigation for climate change, particularly risk from flooding. Equally, policy which advocates that new developments contribute to green infrastructure would also support SA11.

SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.

SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage.

SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.

**Potential Cumulative Effects Identified for the Cluster**

SA2: The development of several sites in combination will increase pressure on the local education infrastructure, health services and community facilities, creating additional need. This could lead to an adverse cumulative impact on provision of education for local children.

SA8: The development of several sites in combination will increase pressure on local transport infrastructure which could lead to a potential adverse cumulative effect.

SA14: The development of multiple greenfield sites could lead to the permanent and irreversible loss of greenfield land across the district.

SA15: There is potential for a negative cumulative effect as a result of development of several sites in combination which lie within or adjacent to heritage assets and their settings.

Cluster	Battram
Settlement Tier	Local Housing Needs Village

SA objective																			
Site Name	Site Address	Est Housing Yield	Site Area (ha)	SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
EMP91	Land at Wood Road			0	0	+	0	+	0	++	+	0	0	-	-	-	0	0	?

Summary of Potential Significant Positive Effects Identified for the Cluster
SA7: The site has a proposed employment use, providing a diverse range of opportunities for residents and supporting economic growth in the district.
Summary of Potential Significant Negative Effects Identified for the Cluster
SA13: This proposed development is on greenfield land, with a distance of between 400-800m from a sustainable settlement boundary and is likely to have an adverse effect in relation to landscape character. SA14: The site is over 1 hectare in size and is greenfield land
Summary of Uncertain Effects Identified for the Cluster
SA17: This site is located within a mineral safeguarding zone, Part Brick Clay, therefore an uncertain effect has been identified for SA17.
Summary of Recommendations Identified for the Cluster
SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final Site design details would be managed at planning application stage. SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.
Potential Cumulative Effects Identified for the Cluster
None identified.



Cluster	Ashby de la Zouch
Settlement Tier	Key Service Centre

Site Name	Site Address	Est Housing Yield	Site Area (ha)	SA objective																
				SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.	
A5	Money Hill	1953		-	-	-	++	?	++	?	-	-	-	-	-	+	-	-	0	?
A7	Packington Nook	836		-	-	+	++	0	++	-	++	0	0	-	-	-	-	-	0	?
A25	North of the Moira Road	46		-	-	+	++	0	++	-	++	0	0	-	-	-	-	-	0	0
A26	South of the Moira Road	493		-	-	+	++	0	++	-	++	0	0	-	-	-	-	-	0	0
A27	South of the Burton Road	60		-	+	+	++	0	++	-	++	0	0	-	-	-	-	0	0	0
A28	The Paddocks, Willesley Road	51		-	-	-	++	0	-	-	-	0	0	-	-	-	-	0	0	0
A30	Land at 178 Burton Road	11		-	+	+	++	0	++	-	++	0	0	-	-	-	-	0	0	0
EMP05	Land at Junction 12 of the A42	553 m2		-	-	?	0	+	-	-	-	0	0	-	-	-	-	0	0	?
EMP38	Former Ashby Aquatics, Nottingham Road	11480 m2		0	0	?	0	+	-	++	+	0	0	-	?	+	0	0	0	?
EMP46	Land at Dents Road	6836 m2		0	0	?	0	+	++	++	+	?	0	-	++	++	0	-	?	?
EMP80	Land at Corkscrew Lane	45960 m2		0	0	?	0	+	-	++	-	0	0	-	?	-	0	0	0	?
EMP86	Land at Nottingham Road	11400 m2		0	0	?	0	+	-	++	-	?	0	-	-	-	0	0	0	?
EMP87 Area 1	Land East of Ashby	155000 m2		0	0	?	0	+	-	++	-	?	0	-	-	-	0	0	0	?
EMP87 Area 2	Land East of Ashby	105160 m2		0	0	?	0	+	-	++	-	?	0	-	-	-	0	0	0	?
EMP87 Area 3	Land East of Ashby	1040 m2		0	0	?	0	+	-	++	-	?	0	-	-	-	0	0	0	?
A31	Land Adjacent To 194 Burton Road	47	1.89	+	+	+	++	0	++	-	++	0	0	-	-	-	0	-	?	?

**Summary of Potential Significant Positive Effects Identified for the Cluster**

SA4: All residential sites are greenfield with site A5 providing 1953 dwellings, A7 providing 836, A25 providing 46, A26 providing 493, A27 providing 60, A28 providing 51, A30 providing 11, and A31 providing 47. It is assumed that 30% of these will be dedicated to affordable housing.  
SA6: Sites A5, A7, A25, A26, A27, A30, A31 and EMP46 are adjoining or within a key service centre and have the potential to enhance the vitality and viability of the existing town centre.  
SA7: Sites EMP05, EMP38, EMP46, EMP80, EMP86 and EMP87 (areas 1, 2 and 3) will provide new employment growth and employment opportunities.  
SA8: Sites A7, A25, A26, A27, A30, and A31 have good access to transport and good access to services. This has the potential to reduce the need to travel and increase numbers of people walking, cycle or using the bus.  
SA13: Located on PDL and within the settlement area, site EMP46 has the potential to lead to a significant positive effect on the current townscape.  
SA14: Located on PDL, site EMP46 will support SA14 by ensuring land is reused and redeveloped.

**Summary of Potential Significant Negative Effects Identified for the Cluster**

SA2: Site A5, EMP05, and A28 have poor access to schools, GP surgery, pharmacy, and other services.  
SA6: Sites EMP05, EMP80, EMP87 (areas 2 and 3) are over 400m to the sustainable boundary and outside the limits to development.  
SA8: Sites EMP05, A28, EMP80 and EMP87 (areas 1, 2 and 3) are not within 800m of public transport and do not have good access to local services which could increase the need to travel by private vehicle.  
SA12: All sites are located within the National Forest and the catchment of the River Mease SAC.  
SA13: Sites A7, EMP05, A25, A26, A27, A28, A30, EMP80, EMP86, EMP87 (area 1, 2 and 3) and A31 lie outside the settlement area and are not PDL, there is potential for them to detract from the district's landscape and townscape character.  
SA14: Located on greenfield land, sites A7, A25, A26, A27, A28, EMP80, EMP86, EMP87 (area 1, 2 and 3) and A31 are located on greenfield land, and are over 1 hectare in size. This will not ensure the effective and efficient use of land.

**Summary of Uncertain Effects Identified for the Cluster**

SA3: Sites EMP38, EMP46, EMP80, EMP87 (Areas 1-3) it is uncertain whether these employment sites will contribute to community cohesion.  
SA5 and SA7: Site A5 is a mixed use site already allocated for development in the adopted Local Plan.  
SA9: Sites EMP38, EMP46, EMP86 and EMP87 (Areas 1-3) it is uncertain whether these employment sites will contribute to pollution in the area.  
SA13: Site EMP38 lies outside the settlement area but is partly located on PDL, therefore an uncertain effect has been recorded. EMP80 is located outside of the settlement boundary but a large adjacent site is now under construction (G-Park site). The potential effect on the landscape is therefore uncertain. The new neighbouring development may reduce the significance of a potential negative effect of development on site EMP80.  
SA17: A potential uncertain effect has been identified for sites A30, EMP38, EMP80, EMP86, EMP87 (area 1, 2 and 3) and A31 which are located within a coal safeguarding zone, Site EMP05 is also located within a coal, sand and gravel safeguarding zone. Site A5 resides partially within a coal safeguarding zone, whilst site A7 is partially within a coal, sand and gravel safeguarding zone.

**Summary of Recommendations Identified for the Cluster**

SA1: For housing sites it is recommended that Local Plan policy includes a requirement to ensure that access to natural green space and the need for recreational facilities, walking and cycling routes is assessed. If there is a need identified, a site-based contribution could be made towards provision of new facilities and walking/cycling routes to meet the needs of new residents.  
SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities.  
SA8: It is recommended that all Local Plan policies require all developments to reduce the need to travel by ensuring sustainable travel access to and from the site.  
SA12: a policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.  
SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the districts landscape character. However, the final site design details would be managed at planning application stage.  
SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.

**Potential Cumulative Effects Identified for the Cluster**

SA2: The development of several sites in combination will increase pressures on the local education infrastructure, health services and community facilities, creating additional needs. This could lead to adverse cumulative impact on provision of education for local children.  
SA6: The development of sites in combination within a cluster could lead to a significant amount of development surrounding Ashby de la Zouch which could increase footfall into its centre. This could, in turn, enhance the vibrancy and vitality of the centre and therefore could lead to a potential positive cumulative effect.  
SA8: The development of several sites in combination will increase pressure on local transport infrastructure which could lead to a potential adverse cumulative effect.  
SA17: With site A30, EMP38, EMP80, EMP86 AND EMP87, A5, A7 and A18/EMP05 either within or partially within a coal safeguarding zone, there may be a potential cumulative effect if all sites are developed.

Cluster	Belton
Settlement Tier	Sustainable Village

SA objective																			
Site Name	Site Address	Est Housing Yield	Site Area (ha)	SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
Be2	Belton Farm, Church Street	12		++	+	+	++	0	-	0	--	-	0	-	-	--	0	0	0
Be3	Land east of Hallamford Road and South of Ashby Road	1365		--	--	-	++	0	--	0	--	--	--	--	--	--	--	0	0
Be4	Land west of Belton and north of B5324	5970		--	--	-	++	0	--	0	--	-	--	--	--	--	0	0	0

Summary of Potential Significant Positive Effects Identified for the Cluster																			
<p>SA1: Site Be2 is in close proximity to formal and informal recreation whilst being in walking distance to local amenities which has the potential to promote the health and wellbeing of the district's population.</p> <p>SA4: All sites are greenfield sites and will provide 12, 1365 and 5970 new dwellings respectively. It is assumed that at least 20% of these dwellings will be affordable.</p>																			
Summary of Potential Significant Negative Effects Identified for the Cluster																			
<p>SA1: Sites Be3 and Be4 have poor access to recreational space and are over 1km walking distance to formal and informal recreation.</p> <p>SA2: Sites Be3 and Be4 have poor access to health services, education, employment, community services or facilities.</p> <p>SA6: Sites Be3 and Be4 are located outside the settlement tier 'sustainable villages' and outside the Limits to Development.</p> <p>SA8: All sites do not have current satisfactory vehicular access and are over 800m to public transport.</p> <p>SA9: Site Be3 abuts the M1 which may cause severe noise and air pollution to future residents if the site were to be developed here.</p> <p>SA11: Sites Be3 and Be4 fall part within Flood Zone 3 where there is potential for a high risk of flooding.</p> <p>SA12: Site Be3 is located within a Local Wildlife Site and Be4 is located within a SSSI, therefore a potential significant effect is recorded.</p> <p>SA13: Development of all sites particularly the larger sites Be3 and Be4 will significantly detract quality of the district's landscape and townscape character due to their greenfield nature, size and location in the countryside.</p> <p>SA14: All sites are Site Be2 and Be3 are both greenfield sites.</p> <p>SA15: Site Be4 includes a Grade II Listed Building (Hillpark Farmhouse).</p>																			
Summary of Uncertain Effects Identified for the Cluster																			
None identified.																			
Summary of Recommendations Identified for the Cluster																			
<p>SA1: It is recommended that Local Plan policy includes a requirement to ensure that access to natural green space and the need for recreational facilities, walking and cycling routes is assessed. If there is a need identified, a site-based contribution could be made towards provision of new facilities and walking/cycling routes to meet the needs of new residents.</p> <p>SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities.</p> <p>SA9: It is recommended that Local Plan policy includes a requirement to ensure that all development should be designed to minimise their impact on amenity and pollution.</p> <p>SA11: It is recommended that a policy within the new Local Plan is included which requires all new development to incorporate adaptation and mitigation for climate change, particularly risk from flooding. Equally, policy which advocates that new developments contribute to green infrastructure would also support SA11.</p> <p>SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.</p> <p>SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage.</p> <p>SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.</p>																			
Potential Cumulative Effects Identified for the Cluster																			
SA8: The development of several sites in combination will increase pressure on local transport infrastructure which could lead to a potential adverse cumulative effect.																			

Cluster	Blackfordby
Settlement Tier	Sustainable Villages

				SA objective															
Site Name	Site Address	Est Housing Yield	Site Area (ha)	SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
By6	Land north of Blackfordby	645	43	-	-	-	++	0	-	-	+	0	0	-	-	-	-	0	?

Summary of Potential Significant Positive Effects Identified for the Cluster
SA4: A potential significant positive effect has been identified for Site By6 as it plans to deliver over 11 dwellings (645 homes) on a site of 1 hectare or more. It has been assumed that at least 30% will be affordable.
Summary of Potential Significant Negative Effects Identified for the Cluster
SA2: A potential significant negative effect has been identified for site By6 as it has poor access to schools, GP surgery, pharmacy and other services. SA12: A potential significant effect has been identified for site By6 as it the site lies within the River Mease catchment. SA13: A potential significant negative effect has been identified for site By6 as it would lead to coalescence of Blackfordby with Boundary and Woodville (South Derbyshire) and the loss of the visual break between these settlements. SA14: A potential significant negative effect has been identified for site By6 as it is located on greenfield land, and is over 1 hectare in size. This will not ensure the effective and efficient use of land. SA15: A potential significant negative effect has been identified for site By6 as it adjoins the boundary of an existing Conservation Area.
Summary of Potential Uncertain Effects Identified for the Cluster
SA17: An uncertain effect has been identified for site By6 as it is located within a coal safeguarding zone.
Summary of Recommendations Identified for the Cluster
SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities. SA11: It is recommended that a policy within the new Local Plan is included which requires all new development to incorporate adaptation and mitigation for climate change, particularly risk from flooding. Equally, policy which advocates that new developments contribute to green infrastructure would also support SA11. SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development. SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage. SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.
Potential Cumulative Effects Identified for the Cluster
None identified.

Cluster	Castle Donington
Settlement Tier	Key Service Centre

				SA objective																
Site Name	Site Address	Est Housing Yield	Site Area (ha)	SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.	
CD3	Upton Close	66		++	+	+	++	0	++	+	++	-	-	-	-	-	-	-	-	?
CD5	Land at Dufflex	94		++	-	+	++	0	++	+	++	-	-	+	+	++	-	-	-	?
CD9	Land South of Park Lane	45		-	-	?	++	0	++	-	++	-	0	-	?	-	0	0	0	
CD10/ EMP72	Land North of Park Lane	1425	190000 m2	-	-	?	++	?	++	?	+	-	-	-	-	-	-	-	0	?
CD11	Land off Diseworth road	233		+	-	+	++	0	++	-	++	-	0	-	?	-	0	0	0	
CD12/ EMP93	West off Hilltop	60	6400 m2	+	-	+	++	?	++	?	++	-	0	-	?	-	0	0	0	
EMP50	Plot 4b & 4d Willow Farm Business Park		1980 m2	0	0	+	0	+	++	++	++	+	-	-	+	-	0	0	0	?
EMP63	Land East of Carnival Way		0	0	0	+	0	+	++	++	++	+	-	-	?	-	0	0	0	?
EMP74	Land South of Gordon Ellis		1200 m2	0	0	+	0	+	++	++	++	+	-	-	?	-	-	0	0	?
EMP89	Land West of Hilltop farm		25560 m2	0	0	+	0	+	++	++	++	+	0	-	?	-	0	0	0	

**Summary of Potential Significant Positive Effects Identified for the Cluster**

SA1: Sites CD3 and CD5 are located close to recreation and local services which will encourage walking and cycling to access services.  
 SA4: Site CD3 will provide 66 dwellings, CD5 will provide 94, CD9 will provide 45, CD10 will provide 1425 and CD12 will provide 60. As all of these sites are greenfield, it is assumed that 30% of these will be dedicated to affordable housing.  
 SA6: Sites CD5, CD9, CD10, EMP50, EMP63, EMP74 and EMP89 are adjoining or located within the limits to development and have the potential to enhance the viability and vitality of the town centre.  
 SA7: Sites EMP72, EMP93, EMP50, EMP63, EMP74 and EMP89 provide employment use.  
 SA8: Sites CD3, CD5, CD12, EMP50, EMP63, EMP74 and EMP89 have good access to services and within 800m of public transport.  
 SA14: Site CD5 is located on previously developed land.

**Summary of Potential Significant Negative Effects Identified for the Cluster**

SA1: CD10 is not located close to recreation or local services, potentially discouraging walking and cycling to access services.  
 SA2: Sites CD9, CD10 and CD12/EMP93 have poor access to local services including schools, GP surgeries and pharmacies.  
 SA9: Sites CD10, CD11, CD12/EMP93 and EMP89 are located in close proximity to East Midlands Airport. Site CD10 is also located near Donington Park Racetrack.  
 SA11: CD3, CD5, EMP50, EMP63 and EMP74 are located within Flood Zone 3.  
 SA12: Site CD10 is located within a LWS.  
 SA13: CD3 and CD10 are located on greenfield land and are outside of the settlement boundary.  
 SA14: CD3, CD9, CD10, CD11, CD12, EMP63 and EMP89 are located on greenfield sites and will not ensure the efficient use of land.

**Summary of Uncertain Effects Identified for the Cluster**

SA3: For sites CD9 and CD10, it is uncertain whether these sites will be able to contribute to improved services and community cohesion.  
 SA5: Sites CD10/EMP72 and CD12/EMP93 are being promoted for a mix of employment and housing and until the site details are known it is difficult to predict if these sites will achieve all the SA sub-objectives.  
 SA7: Sites CD10/EMP72 and CD12/EMP93 are being promoted for a mix of employment and housing therefore an uncertain effect has been identified for SA7 until its end use is known.  
 SA12: Site EMP63 is within 100m of a Local Wildlife Site, an uncertain effect has been identified.  
 SA13: Sites CD9, CD11, CD12/EMP93, EMP63, EMP74 and EMP89 score uncertain, for SA13, due to landscape sensitivity being unknown.  
 SA17: Sites CD3, CD5, EMP50, EMP63, and EMP74 are located within sand and gravel safeguarding zones and Site CD10 is only partly within, an uncertain effect has been identified.

**Summary of Recommendations Identified for the Cluster**

SA1: It is recommended that Local Plan policy includes a requirement to ensure that access to natural green space and the need for recreational facilities, walking and cycling routes is assessed. If there is a need identified, a site-based contribution could be made towards provision of new facilities and walking/cycling routes to meet the needs of new residents.  
 SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities.  
 SA3: The Local Plan could include design policies, which aim to ensure spaces are available within all developments for residents to mix and meet and to include guidelines on designing out crime. To ensure all new development works towards the sub-objectives of SA3.  
 SA4: It is recommended that NWLDC carefully consider the thresholds for affordable housing provision within the new Local Plan policies, as well as the potential for policies which will help to address the need for a range of tenures and sizes. It is also recommended that policies to address the identified housing needs of the elderly and other vulnerable groups are included within the new Local Plan policies.  
 SA9: It is recommended that Local Plan policy includes a requirement to ensure that all development should be designed to minimise their impact on amenity and pollution.  
 SA11: It is recommended that a policy within the new Local Plan is included which requires all new development to incorporate adaptation and mitigation for climate change, particularly risk from flooding. Equally, policy which advocates that new developments contribute to green infrastructure would also support SA11.  
 SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.  
 SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage.  
 SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.

**Potential Cumulative Effects Identified for the Cluster**

SA6: The development of sites CD3, CD11 and CD12 in combination within a cluster could lead to a significant amount of development surrounding which could increase footfall into this centres. This could, in turn, enhance the vibrancy and viability of the centre and therefore could lead to a potential positive cumulative effect.  
 SA11: There is potential for cumulative increase in surface water run off and flood risk which could impact climate change resilience.  
 SA14: The development of multiple greenfield sites could lead to the permanent and irreversible loss of greenfield land across the district.

Cluster	Coalville Urban Area
Settlement Tier	Principal Town

Site Name	Site Address	Est Housing Yield	Site Area (ha)	SA objective														
				SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA10 District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.
C16	Glebe Road, Thringstone	34		++	-	-	++	0	++	-	-	0	-	-	+	-	0	0
C18	Land rear of Thornborough Road, Whitwick	348		-	-	+	++	0	++	+	+	0	0	+	-	0	0	
C20	Meadow Lane	13		++	-	+	++	0	++	-	+	0	0	+	-	0	0	
C21	Land rear of Bardon Road	26		+	-	+	++	0	++	+	+	0	0	+	-	0	0	
C25	Farm Lane / Towns End Lane, Donington le Heath	14		++	-	-	++	0	++	+	+	0	0	-	-	0	?	
C28	Land at Wolsey Road	38		++	+	+	++	0	++	+	++	0	0	+	++	-	?	
C42	Fretsom's Field, Lily Bank, Thringstone	17		++	-	-	++	0	++	-	-	0	0	+	-	0	0	
C44	Church Lane, Whitwick	36		++	-	-	++	0	++	-	+	0	0	-	-	0	?	
C45	Thornborough Road Allotments, Whitwick	41		-	-	-	++	0	++	-	-	0	0	-	-	0	?	
C46	Broom Leys Farm	266		++	++	?	++	0	++	+	++	0	0	-	-	0	0	
C47	Land at Redhill Farm, New Swanmington	342		++	-	-	++	0	++	-	+	0	0	-	-	0	?	
C48	South of Church Lane, New Swanmington	283		-	-	-	++	0	++	-	+	0	0	-	-	0	?	
C50	Jack's Ices, North of Standard Hill	108		-	-	-	++	0	++	-	-	0	0	-	-	0	?	
C57	South of Loughborough Road, Whitwick	47		-	-	-	++	0	++	-	-	0	0	?	-	0	0	
C58	Adj. 191 Loughborough Road, Whitwick	11		-	-	-	++	0	++	-	-	0	0	-	-	0	?	
C59	Land off Forest Road, Hugglescote	24		++	-	+	++	0	++	+	++	0	0	+	-	0	0	
C61	Church View, Rose Nursery, Hugglescote	10		++	-	-	+	0	++	-	++	0	0	+	-	0	0	
C62	Workspace 17, Highfield Street	10		-	-	+	+	0	++	+	+	0	0	++	++	0	?	
C63	Land at The City of Dan, Whitwick	21		++	-	-	++	0	++	-	-	0	0	-	-	0	0	
C64	R/O Hilary Crescent, Whitwick	14		-	-	-	++	0	++	-	-	0	0	-	-	0	0	
C65	Holy Hayes, Rosilyn Road, Whitwick	20		-	-	-	++	0	++	-	-	0	0	-	-	0	0	
C67	Land at Waterworks Road	95		++	-	?	++	0	++	+	+	0	0	+	-	0	0	
C72	Rear of 224a-228 Bardon Road	35		++	-	-	++	0	++	+	+	0	0	+	-	0	0	
C73	Land off Kirton Road	168		-	-	?	++	0	++	-	-	0	0	-	-	0	0	
C74	Land at Lily Bank, Thringstone	64		++	-	?	++	0	++	-	-	0	0	-	-	0	0	
C75	Land at Townsend Lane, Donington le Heath	32		++	-	-	++	0	++	+	+	0	0	-	-	0	?	
C76	Land off Meadow Lane	431		++	-	?	++	0	++	-	-	0	0	-	-	0	?	
C77	Land off Talbot Lane, Whitwick	91		-	-	-	++	0	++	-	+	0	0	-	-	0	?	
C78	Land rear of 274 Church Lane, Whitwick	22		-	-	-	++	0	++	-	-	0	0	+	-	0	?	
C79	Land off Townsend Lane, Donington le Heath	11		++	-	-	++	0	++	+	+	0	0	-	-	0	?	
C81	Land north of Church Lane, Whitwick	53		-	-	-	++	0	++	-	+	0	0	-	-	0	?	
C82	Greenhill Farm, Green Road	50		-	-	?	+	0	++	-	++	0	0	?	-	0	0	
C83	186, 188, 190 London Road	50		+	+	+	++	0	++	+	+	0	0	+	-	0	0	
C85	Richmond Road, Donington le Heath	430		++	-	-	++	0	++	-	-	0	0	-	-	0	?	
C86	Land off Howe Road, Whitwick	17		+	-	-	++	0	++	-	+	0	0	?	-	0	?	
EMP21	Motors Ltd	5949 m2		0	0	+	0	+	++	++	++	0	0	+	++	-	0	
EMP34	Land to the West of Regs Way	24330 m2		0	0	+	0	+	++	++	+	0	0	+	-	0	0	
C19 (part a)	Land off Torrington Avenue	1013		+	-	-	++	0	++	+	+	0	0	-	-	0	0	
C19 (part b)	Land off Stephansons Way	1043		-	-	-	++	0	++	+	+	0	0	-	-	0	?	
C88	Land east of Grace Dieu Road, Whitwick	24		-	-	-	++	0	++	-	+	0	0	-	-	0	0	
C89	Land between Swannymote Road and Oaks Road, Whitwick	159		-	-	-	++	0	++	-	-	0	0	-	-	0	?	
C90	Land south of The Green/Richmond Road, Donington le Heath	62		-	-	-	++	0	++	-	-	0	0	-	-	0	0	
C91	Land south of Ashburton Road	45		+	-	-	++	0	++	-	-	0	0	?	-	0	0	
C92	Former Hermitage Leisure Centre, Silver Street, Whitwick	26		+	-	-	++	0	++	-	-	0	0	++	++	0	0	

**Summary of Potential Significant Positive Effects Identified for the Cluster**

SA1: Sites C20, C25, C28, C46, C59, C61, C72, C75, C76, C79 and C85 have good access to recreation facilities and services.

SA2: C28 and C46 have good access to schools, local services and GP's.

SA4: All sites (except C20, C61 and C62, which are small and EMP21 which is an employment site) are large sites, which propose the provision of over 10 new dwellings (minimum), this will support the housing needs of the district.

SA6: All sites are part of, or within 400m from a sustainable boundary.

SA7: Site EMP21 provides employment use.

SA8: C28, C46, C59, C61, C82 and EMP21 have good access to services, with access to frequent public transport.

SA13: C62, C92 and EMP21 are located on PDL and could potentially improve the current townscape.

SA14: C28, C62, C92 and EMP21 are ensuring land is reused and redeveloped, supporting land-use efficiency.

**Summary of Potential Significant Negative Effects Identified for the Cluster**

<p>SA1: Sites C45 and C89 have poor access to services and public transport links. Sites C88 and C45 currently contain allotments, which could be lost through development.</p> <p>SA2: Sites C19a, C19b, C50, C72, C73, C75, C79 and C89 have poor access to local schools, services, and GP surgeries.</p> <p>SA3: C75, C79 and C85 are not close to existing services, or employment areas, and will potentially increase pressure on existing services. Site C88 currently contains allotments, which could be lost through development.</p> <p>SA8: Sites C16, C25, C42, C57, C58, C74, C75, C79, C85 and C89 do not have access to public transport within 800m, it is likely that private vehicles will be needed to fulfil day to day needs.</p> <p>SA11: Sites C18, C44, C61, C65, C85 are partly within Flood Zone 3.</p> <p>SA12: All sites are located within the National Forest. Site C25 is a candidate Local Wildlife Site. Site C82 contains a SSSI.</p> <p>SA13: Sites C46, C63, C64, C65, C73, C76, C88, C89 and C90 are non-PDL, there is potential for alteration to the current landscape character. The development of C19a and C19b could also lead to coalescence between currently separate settlements.</p> <p>SA14: C19a, C19b, C21, C25, C46, C50, C67, C72, C73, C76, C79, C83, C88, C89, C90, C91 and EMP34 are greenfield and not previously developed land and are 1 hectare or more in size.</p> <p>SA15: Site 79 the northern part of the site is located in a Conservation Area. Site C91 has potential to adversely affect two Grade II Listed Buildings.</p>
<b>Summary of Uncertain Effects Identified for the Cluster</b>
<p>SA3: C46, C67, C73, C76 and C82. It is uncertain whether these sites will contribute to community cohesion considering the infrequent public transport routes, and distance from employment areas.</p> <p>SA13: C50 and C82 are located within/adjoining the limits to development but on part PDL, therefore an uncertain effect has been identified. C86 is located on greenfield land adjoining the limits to development, therefore an uncertain effect has also been identified. C91 backs onto woodland which is currently identified as a Local Green Space in the Neighbourhood Plan, thus the potential effects arising from the development of the site on the local landscape are uncertain.</p> <p>SA16: C28, C50 and C62 require further investigation to determine the impact on water resources.</p> <p>SA17: C19b, C25, C64, C75, C76, C79, C85 and C89 are located in minerals safeguarding zones for Coal and/or Igneous.</p>
<b>Summary of Recommendations Identified for the Cluster</b>
<p>SA1: It is recommended that Local Plan policy includes a requirement to ensure that access to natural green space and the need for recreational facilities, walking and cycling routes is assessed. If there is a need identified, a site-based contribution could be made towards provision of new facilities and walking/cycling routes to meet the needs of new residents. It is recommended that the allocation for site C88 includes the need for re-provision of the current allotment space on the site in order to maintain this facility for the local community.</p> <p>SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities.</p> <p>SA3: The Local Plan could include design policies, which aim to ensure spaces are available within all developments for residents to mix and meet and to include guidelines on designing out crime. To ensure all new development works towards the sub-objectives of SA3. It is recommended that the allocation for site C88 includes the need for re-provision of the current allotment space on the site in order to maintain this facility for the local community.</p> <p>SA4: It is recommended that NWLDC carefully consider the thresholds for affordable housing provision within the new Local Plan policies, as well as the potential for policies which will help to address the need for a range of tenures and sizes. It is also recommended that policies to address the identified housing needs of the elderly and other vulnerable groups are included within the new Local Plan policies.</p> <p>SA11: It is recommended that a policy within the new Local Plan is included which requires all new development to incorporate adaptation and mitigation for climate change, particularly risk from flooding. Equally, policy which advocates that new developments contribute to green infrastructure would also support SA11.</p> <p>SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.</p> <p>SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage.</p> <p>SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.</p>
<b>Potential Cumulative Effects Identified for the Cluster</b>
<p>SA2: The development of several sites in combination will increase pressure on the local education infrastructure, health services and community facilities, creating additional need. This could lead to an adverse cumulative impact on provision of education for local children.</p> <p>SA8: The development of several sites in combination will increase pressure on local transport infrastructure which could lead to a potential adverse cumulative effect.</p> <p>SA9: The development of sites in combination within a cluster could increase levels of air, light and noise pollution which could adversely affect new and existing communities.</p> <p>SA11: There is potential for cumulative increase in surface water run off and flood risk which could impact climate change resilience.</p> <p>SA12: The development of multiple sites will lead to the permanent and irreversible loss of biodiversity and/or geodiversity.</p> <p>SA14: The development of multiple greenfield sites could lead to the permanent and irreversible loss of greenfield land across the district.</p> <p>SA15: The development of sites C47, C77, C78, C81 and C86 in combination could lead to the development of a significant area of land currently promoted as separate sites. This could erode the current local character and lead to development which is not well designed. A coordinated approach to these development sites and their design could help to maintain local character and ensure a coherent design.</p>

Cluster	Diseworth
Settlement Tier	Sustainable Village

SA objective																			
Site Name	Site Address	Est Housing Yield	Site Area (ha)	SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
EMP75	Pegasus Business Park		400000 m2	0	0	-	0	+	-	++	-	-	0	-	-	-	0	0	?
EMP90	Land South of EMA		60000 m2	0	0	+	0	+	-	++	++	-	0	-	-	-	-	0	0

Summary of Potential Significant Positive Effects Identified for the Cluster
SA7: Site EMP75 will provide 60000m2 of employment area to enhance the range of employment opportunities in the area and EMP90 will provide 400000M2 of employment area. SA8: Site EMP90 has good access to services and is within 800m of public transport.
Summary of Potential Significant Negative Effects Identified for the Cluster
SA1: Site EMP75 has poor access to recreation facilities and services. SA6: Site EMP90 is not located within 400m of a settlement boundary and is therefore unlikely to enhance the vitality and viability of the existing town centre. SA9: Site EMP75 comprises two parts within the East Midlands Airport complex where there will be poor quality noise, air and light pollution.EMP90 is very close proximity to the East Midlands Airport complex where there is existing noise, light and air pollution. SA13: EMP90 is greenfield land and outside of the settlement boundary. SA14: Sites EMP90 and EMP75 are large greenfield site more than 1 hectare in size. ■
Summary of Uncertain Effects Identified for the Cluster
SA17: Site EMP75 is partly located within a sand and gravel safeguarding zone.
Summary of Recommendations Identified for the Cluster
SA1: It is recommended that Local Plan policy includes a requirement to ensure that access to natural green space and the need for recreational facilities, walking and cycling routes is assessed. If there is a need identified, a site-based contribution could be made towards provision of new facilities and walking/cycling routes to meet the needs of new residents. SA9: It is recommended that Local Plan policy includes a requirement to ensure that all development should be designed to minimise their impact on amenity and pollution. SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development. SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage. SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.
Potential Cumulative Effects Identified for the Cluster
SA14: The development of multiple greenfield sites could lead to the permanent and irreversible loss of greenfield land across the district.

Cluster	Donisthorpe
Settlement Tier	Sustainable Villages

				SA objective																
Site Name	Site Address	Est Housing Yield	Site Area (ha)	SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.	
Site D2	Chapel Street	205		+	-	-	++	0	++	-	-	0	0	-	-	-	0	0	?	
Site D8	Land off Ramscliffe Avenue	32		+	-	-	++	0	++	-	+	0	0	-	?	-	0	0	?	
Site D9	R/O Bambro Farm, Ashby Road	11		++	-	+	++	0	++	-	+	0	0	-	?	+	0	0	?	
Site D10	Land at Ashby Road	15		+	-	-	++	0	++	-	+	0	0	-	?	-	0	0	?	
Site D11	Land off Talbot Place	54		-	-	-	++	0	++	-	-	0	0	-	?	-	0	0	?	
Site D12	Land off Hall Lane	32		++	-	-	++	0	++	-	+	0	0	-	?	-	0	0	?	
Site D13	Land between 77-199 Ashby Road	13		++	-	-	++	0	++	-	+	0	0	-	?	-	0	0	?	
Site D14	Land east of Measham Road	86	4.6	-	-	-	++	0	-	-	+	0	-	-	-	-	0	?	?	
Site D15	Land south of Ashby Road	46	1.85	-	-	-	++	0	++	-	+	0	0	-	-	-	0	?	?	

Summary of Potential Significant Positive Effects Identified for the Cluster	
SA1: Sites D9, D12 and D13 have good access to recreation and local services to encourage walking and cycling.	
SA4: All sites will provide good quality homes that meet local needs with site D2 providing 205 dwellings, D8 providing 32, D9 providing 11, D10 providing 15, D11 providing 54, D12 providing 32, and D13 providing 13. D14 providing 86 and D15 providing 46. As these are greenfield sites, 30% will be dedicated to affordable housing.	
SA6: A potential significant positive effect has been identified for all sites (except Site D14) as they adjoin a sustainable village, so therefore have the potential to enhance the vitality and viability of the existing town centre.	
Summary of Potential Significant Negative Effects Identified for the Cluster	
SA2: A potential significant negative effect has been identified for sites D2, D11, D12 and D15 as they have poor access to schools, GP surgery, pharmacy and other services.	
SA11: D14 is partly located within Flood Zone 3.	
SA12: All sites are located in the National Forest and within the River Mease Catchment Area. Site D2 also contains a Tree Preservation Order area in the south eastern part of the site.	
SA13: A potential significant negative effect has been identified for sites D2, D14 and D15 as they are located outside of current settlement boundaries and are on greenfield land. Development of these sites therefore has the potential to alter the current townscape/landscape.	
SA14: A potential significant negative effect has been identified for all sites (except Site D9) as they are located on greenfield land, and are over 1 hectare in size. This will not ensure the effective and efficient use of land.	
Summary of Uncertain Effects Identified for the Cluster	
SA13: An uncertain effect has been identified for all sites (except D2, D14 and D15) as it is unclear whether the development would have an impact on sensitive landscape or townscape characteristics.	
SA16: An uncertain effect has been identified for sites D14 and D15 as development will or may cause groundwater pollution, due to the sites being located within 250m of a historic landfill site.	
SA17: An uncertain effect has been identified for all sites as they are located within a coal safeguarding zone.	
Summary of Recommendations Identified for the Cluster	
SA1: It is recommended that Local Plan policy includes a requirement to ensure that access to natural green space and the need for recreational facilities, walking and cycling routes is assessed. If there is a need identified, a site-based contribution could be made towards provision of new facilities and walking/cycling routes to meet the needs of new residents.	
SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities.	
SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.	
SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.	
Potential Cumulative Effects Identified for the Cluster	
SA2: The development of several sites in combination will increase pressure on the local education infrastructure, health services and community facilities, creating additional need. This could lead to an adverse cumulative impact on provision of education for local children.	
SA14: The development of multiple greenfield sites could lead to the permanent and irreversible loss of greenfield land across the district.	
SA17: A potential negative cumulative effect has been identified as all sites in this cluster are within a coal safeguarding area.	



Cluster	Heather
Settlement Tier	Sustainable Village

Site Name	Site Address	Est Housing Yield	Site Area (ha)	SA objective																
				SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA10 District is resilient to the impacts of climate change.	SA11 Ensure the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
EMP39	Dawsons Yard		7600 m2	0	0	?	0	+	-	++	--	0	0	--	?	++	-	0	?	
H1	Newton Road	54		++	--	?	++	0	++	-	--	0	-	--	--	--	0	-	?	
H2	Sweepstone Road	97		++	--	?	++	0	++	-	--	0	0	--	--	--	0	-	?	
H3	Adjacent Sparkenhoe Estate, Heather (Remainder of Site)	89		++	--	?	++	0	++	-	--	0	0	--	--	--	0	0	?	
H4	Coalfield West	38		++	--	?	++	0	++	-	--	0	0	--	--	--	0	0	?	
H6	Land at Sweepstone Road	38		-	--	?	++	0	-	-	--	0	0	--	--	--	-	0	?	
H12	Land at Corner Farm, No.2 Main Street	19		++	--	?	++	0	++	-	--	0	0	--	--	-	0	0	?	

Summary of Potential Significant Positive Effects Identified for the Cluster
SA1: Sites H2, H3, H4 and H12 have good access to recreational facilities. SA4: All sites except EMP39 is greenfield, which propose the provision of over 10 new dwellings (minimum). 20% of these new dwellings will be dedicated to affordable housing to meet the needs of local residents. SA6: Sites H1, H2, H3, H4 and H12 are located within the Limits to Development and within a settlement boundary. SA7: EMP39 provides some employment use, providing a diverse range of opportunities for residents and supporting economic growth in the district. SA14: Site EMP39 is located on PDL.
Summary of Potential Significant Negative Effects Identified for the Cluster
SA2: H1, H2, H3, H4, H6 and H12 have poor access to schools, GPs and local services. SA8: All sites are not within 800m of public transport and lack access to basic services. SA12: All sites are within the National Forest. SA13: H6, H7 are non PDL and outside limits to development. SA14: H1, H2, H3, H4, H6 and H9 are over 1 hectare in size and greenfield land.
Summary of Uncertain Effects Identified for the Cluster
SA3: All sites are not close to existing services, or employment areas, and will potentially increase pressure on existing services. Therefore, an uncertain effect has been determined for community cohesion. SA13: EMP39 is located on PDL, outside of settlement boundaries. H1, H2, H3 and H4 and H12 are non PDL, within settlement boundaries with potential to impact the townscape character. SA17: All sites are located within a mineral or waste safeguarding zone, namely sand and gravel/ Brick Clay/ Coal, or part-coal in combination.
Summary of Recommendations Identified for the Cluster
SA1: It is recommended that Local Plan policy includes a requirement to ensure that access to natural green space and the need for recreational facilities, walking and cycling routes is assessed. If there is a need identified, a site-based contribution could be made towards provision of new facilities and walking/cycling routes to meet the needs of new residents. SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities SA3: The Local Plan could include design policies, which aim to ensure spaces are available within all developments for residents to mix and meet and to include guidelines on designing out crime. To ensure all new development works towards the sub-objectives of SA3. SA4: It is recommended that NWLDC carefully consider the thresholds for affordable housing provision within the new Local Plan policies, as well as the potential for policies which will help to address the need for a range of tenures and sizes. It is also recommended that policies to address the identified housing needs of the elderly and other vulnerable groups are included within the new Local Plan policies. SA8: It is recommended that Local Plan policies require all developments to reduce the need to travel by ensuring sustainable transport access to and from the site. SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development. SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage. SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.
Potential Cumulative Effects Identified for the Cluster
SA2: The development of several sites in combination will increase pressure on the local education infrastructure, health services and community facilities, creating additional need. This could lead to an adverse cumulative impact on provision of education for local children. SA8: The development of several sites in combination will increase pressure on local transport infrastructure which could lead to a potential adverse cumulative effect. SA13: The development of multiple sites, will lead to the permanent and irreversible loss of biodiversity and/or geodiversity. SA14: The development of multiple greenfield sites could lead to the permanent and irreversible loss of greenfield land across the district.

Cluster	Ibstock
Settlement Tier	Local Service Centre

		SA objective																		
Site Name	Site Address	Est Housing Yield	Site Area (ha)	SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA10 Ensure the District is resilient to the impacts of climate change.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
Ib11	Pretoria Road	102		-	-	?	++	0	++	+	-	0	0	-	-	-	-	0	-	?
Ib13	Hinckley Road	23		++	-	+	++	0	-	+	++	0	-	-	-	-	-	0	0	0
Ib18	Land off Leicester Road	424		+	-	-	++	0	++	+	++	0	0	-	-	-	-	0	0	?
Ib20	Rear of 111a High Street	38		++	++	+	++	0	++	+	++	0	-	-	-	+	-	0	0	0
Ib21	Land at Redlands House, Leicester Road	38		++	-	?	++	0	++	-	++	0	0	-	-	?	+	0	0	?
Ib23	Land at Station Road	385		++	-	-	++	0	++	-	+	0	0	-	-	+	-	0	0	?
Ib24	Land south of Curzon Street	115		++	++	+	++	0	++	+	++	0	-	-	-	+	-	0	0	?
Ib26	Land west of A447	254		++	-	?	++	0	++	+	+	0	-	-	-	-	-	0	0	?
Ib30	Land south of 74-96 Pretoria Road	45		+	-	+	++	0	++	+	+	0	0	-	-	-	-	0	-	?
Ib31	Land south of Water Meadow Way	140.6	7.5	++	++	+	++	0	++	+	++	0	-	-	-	-	-	0	0	0
Ib32	Land between Hinckley Road and Overton Road	504.4	26.9	-	-	-	++	0	-	-	-	0	-	-	-	-	-	0	0	0

Summary of Potential Significant Positive Effects Identified for the Cluster	
SA1: Ib13, Ib20, Ib23, Ib24, Ib26 and Ib31 have good access to recreation and local services within walking/cycling distance.	
SA2: Ib20, Ib24 and Ib31 has good access to schools, GP surgery, pharmacy and other services.	
SA4: All sites propose the provision of over 11 dwellings on a site of 1 hectare or more. It has been assumed that at least 30% will be affordable.	
SA6: Ib11, Ib18, Ib20, Ib21, Ib23, Ib24, Ib26, Ib30 and Ib31 sites part of, or within 400m from a sustainable boundary. The sites therefore have the potential to enhance the vitality and viability of the existing town centre.	
SA8: Ib13, Ib18, Ib20, Ib21, Ib24 and Ib31 have good access to services, within 800m of public transport. This has the potential to reduce the need to travel and increase numbers of people walking, cycling or using the bus.	
Summary of Potential Significant Negative Effects Identified for the Cluster	
SA2: Ib11 and Ib18 have poor access to local schools, services and GP surgeries.	
SA8: A potential significant negative effect has been identified for site Ib32 as the site is not within 800m of public transport and does not have good access to local services, which could increase the need to travel by private vehicle.	
SA11: Sites Ib20, Ib24, Ib26, Ib31 and Ib32 are located partly within Flood Zone 3.	
SA12: Sites Ib13, Ib18, Ib20, Ib21, Ib24, Ib30 and Ib31 are candidate Local Wildlife Sites.	
SA13: A potential significant negative effect has been identified for sites Ib11, Ib13, Ib26, Ib30, Ib31 and Ib32 as they are outside development boundaries and non PDL. Ib18 is of a particularly large scale site proposed. Ib31 and Ib32 are of medium-high landscape sensitivity and medium-high visual sensitivity have also been identified for both sites, which may not be able to be mitigated to an acceptable level. Development of these sites therefore has the potential to alter the current townscape/landscape characteristics.	
SA14: A potential significant negative effect has been identified for sites Ib11, Ib18, Ib20, Ib23, Ib24, Ib26, Ib30, Ib31 and Ib32 as they are located on greenfield land, and are over 1 hectare in size. This will not ensure the effective and efficient use of land.	
SA15: Ib13 is located within a Conservation Area	
Summary of Potential Uncertain Effects Identified for the Cluster	
SA3: It is uncertain whether Ib11, Ib21, Ib23 and Ib26 will contribute to community cohesion considering the size of the development proposed, and the potential for increased pressure on existing services.	
SA13: Ib21 is within development boundaries and part PDL therefore an uncertain potential effect has been identified.	
SA17: Ib11, Ib18, Ib21, Ib23, Ib24, Ib26 and Ib30 are within minerals safeguarding zones for, or in combination of Brick Clay, part Brick Clay/ Sand and Gravel.	
Summary of Recommendations Identified for the Cluster	
SA1: It is recommended that Local Plan policy includes a requirement to ensure that access to natural green space and the need for recreational facilities, walking and cycling routes is assessed. If there is a need identified, a site-based contribution could be made towards provision of new facilities and walking/cycling routes to meet the needs of new residents.	
SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities.	
SA4: It is recommended that NWLDC carefully consider the thresholds for affordable housing provision within the new Local Plan policies, as well as the potential for policies which will help to address the need for a range of tenures and sizes. It is also recommended that policies to address the identified housing needs of the elderly and other vulnerable groups are included within the new Local Plan policies.	
SA8: It is recommended that Local Plan policies require all developments to reduce the need to travel by ensuring sustainable transport access to and from the site.	
SA11: It is recommended that a policy within the new Local Plan is included which requires all new development to incorporate adaptation and mitigation for climate change, particularly risk from flooding. Equally, policy which advocates that new developments contribute to green infrastructure would also support SA11.	
SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.	
SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage.	
SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.	
Potential Cumulative Effects Identified for the Cluster	
SA2: The development of several sites in combination will increase pressure on the local education infrastructure, health services and community facilities, creating additional need. This could lead to an adverse cumulative impact on provision of education for local children.	
SA11: There is potential for cumulative increase in surface water run off and flood risk which could impact climate change resilience.	
SA12: The development of multiple sites will lead to the permanent and irreversible loss of biodiversity and/or geodiversity.	
SA14: The development of multiple greenfield sites could lead to the permanent and irreversible loss of greenfield land across the district.	

Cluster	Isley Walton
Settlement Tier	New Settlement

				SA objective															
Site Name	Site Address	Est Housing Yield	Site Area (ha)	SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
IW1/ EMP70	Isley Woodhouse	4740		-	-	-	++	?	-	?	-	-	0	-	-	-	-	0	0

Summary of Potential Significant Positive Effects Identified for the Cluster
SA4: Site IW1 will provide 4740 dwellings, 30% of these will be dedicated to affordable housing to meet the needs of local residents.
Summary of Potential Significant Negative Effects Identified for the Cluster
SA1: Site IW1-EMP70 has poor access to recreation facilities and without good access to services via walking and cycling. SA2: Site IW1 - EMP70 has poor access to school, GP surgeries, pharmacies and other local services. SA6: Site IW1-EMP70 is located more than 400m from the sustainable boundary and outside the limits of development. SA13: Site IW1-EMP70 is a greenfield site and lies outside of the settlement boundary. SA14: Site IW1-EMP70 is a greenfield site over the size of 1 hectare and therefore development here would not be an efficient use of land.
Summary of Uncertain Effects Identified for the Cluster
SA5: Site IW1-EMP70 is located more than 400m from the sustainable boundary and outside the limits of development. SA7: Site IW1-EMP70 is being promoted for a mix of employment and housing therefore an uncertain effect has been identified for SA7 until its end use is known.
Summary of Recommendations Identified for the Cluster
SA1: It is recommended that Local Plan policy includes a requirement to ensure that access to natural green space and the need for recreational facilities, walking and cycling routes is assessed. If there is a need identified, a site-based contribution could be made towards provision of new facilities and walking/cycling routes to meet the needs of new residents. SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities. SA4: It is recommended that NWLDC carefully consider the thresholds for affordable housing provision within the new Local Plan policies, as well as the potential for policies which will help to address the need for a range of tenures and sizes. It is also recommended that policies to address the identified housing needs of the elderly and other vulnerable groups are included within the new Local Plan policies. SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development. SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage. SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.
Potential Cumulative Effects Identified for the Cluster
None identified.

Cluster	Kegworth
Settlement Tier	Local Service Centre

Site Name	Site Address	Est Housing Yield	Site Area (ha)	SA objective																
				SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA10 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.	
EMP73	Land north and south of A6		190000 m2	0	0	+	0	+	++	++	--	0	-	0	?	--	0	0	?	
K2	Computer centre, Derby road	59		++	-	+	++	-	++	-	+	-	0	0	++	++	0	0	?	
K5	Land north of station road	79		++	--	?	++	0	++	-	+	0	-	0	?	--	-	0	?	
K12	Land at molehill Farm	110		+	-	?	++	0	++	-	+	-	0	0	?	--	0	0	0	
EMP95	Land off London Road		3695m2 - 4158m2	0	0	+	0	+	++	++	++	0	0	0	--	--	-	0	0	
EMP97	Land South of Kegworth by-pass (A6)		165000m2	0	0	+	0	+	-	++	+	-	0	-	--	+	-	0	0	

Summary of Potential Significant Positive Effects Identified for the Cluster	
SA1: Sites K2 and K5 have good access to recreational facilities.	
SA4: Site K2 would mean the development of 59 new dwellings. As it is PDL, 5% of these would be dedicated to affordable housing. Sites K5 and K12 are greenfield, with 79 and 115 dwellings respectively. 30% of these would be dedicated to affordable housing.	
SA6: Sites EMP73, K2, K5, K12 and EMP95 are either in or adjoining a sustainable boundary.	
SA7: Sites EMP73, EMP95 and EMP97 are proposed as employment use and development here will help to provide a diverse range of employment opportunities that match the skills and needs of the local residents.	
SA8: Site EMP95 is within close proximity (within 800m) to public transport, formal and informal recreation, and local services.	
SA13: Site K2 is located on previously developed land within Limits to development and settlement boundary.	
SA14: Site K2 is located on previously developed land.	
Summary of Potential Significant Negative Effects Identified for the Cluster	
SA2: Site K5 has poor access to schools, GP surgeries, pharmacies and other local services.	
SA8: Site EMP73 is not within 800m to public transport or within reasonable access to local services.	
SA13: EMP95 is located on adjoining land to the limits to development, but on a greenfield site. EMP97 is outside of the limits to development and is partially greenfield.	
SA14: Site EMP73, K5, K12 and EMP95 are located on PDL or greenfield and over the size of 1 hectare.	
Summary of Potential Uncertain Effects Identified for the Cluster	
SA3: It is uncertain whether sites K5 and K12 which are not well located to existing communities and services will be able to contribute to improved services and community cohesion.	
SA13: Site EMP73, K5, and K12 are located on PDL adjoining the limits to development and adjoining the settlement boundary.	
SA17: Sites EMP73, K2 and K5 are located within sand and gravel safeguarding zones.	
Summary of Recommendations Identified for the Cluster	
SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities.	
SA4: It is recommended that NWLDC carefully consider the thresholds for affordable housing provision within the new Local Plan policies, as well as the potential for policies which will help to address the need for a range of tenures and sizes. It is also recommended that policies to address the identified housing needs of the elderly and other vulnerable groups are included within the new Local Plan policies.	
SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.	
SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.	
Potential Cumulative Effects Identified for the Cluster	
None identified.	

Cluster	Ellistown
Settlement Tier	Sustainable Villages

Site Name	Site Address	Est Housing Yield	Site Area (ha)	SA objective															
				SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA10 District is resilient to the impacts of climate change.	SA11 Ensure the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.
E1	Whitehill Road	11		++	-	+	++	0	++	+	++	0	0	-	+	+	0	0	?
E3	Off Whitehill Road	62		++	-	+	++	0	++	+	++	0	0	-	?	-	0	0	?
E7	Land Between Midland Road and Leicester Road	180		++	-	-	++	0	++	+	+	0	0	-	?	-	0	0	0
EMP06a	Land North of Pretoria Road		58800 m2	0	0	-	0	+	++	++	+	0	0	-	?	-	-	0	?
EMP06b	Land South of Pretoria Road		32400 m2	0	0	-	0	+	0	++	+	0	0	-	-	-	-	0	?
EMP23	Land South of Interlink Way south		7600 m2	0	0	-	0	+	++	++	+	0	0	-	+	-	-	0	0
EMP24	Land at Midland Road		38440 m2	0	0	+	0	+	++	++	+	0	0	-	?	-	-	0	?
EMP41	Land to the r/o Charnwood Arms		3733 m2	0	0	-	0	+	++	++	+	0	0	-	+	-	-	0	0
EMP42	Land to East of Charnwood Arms		2960 m2	0	0	+	0	+	++	++	++	-	0	-	++	++	0	-	0
EMP58	Barralochen Farm, East Lane			0	0	+	0	+	-	++	+	-	0	-	+	-	-	0	0
EMP81	Land South of South Lane			0	0	+	0	+	++	++	+	-	0	-	-	-	0	0	0
EMP96	Land at Ellistown Terrace Road, Ellistown		<19500 m2	0	0	+	0	+	-	++	+	0	0	-	-	-	-	0	0

**Summary of Potential Significant Positive Effects Identified for the Cluster**

SA4: Sites E1 E3 & E7 propose the provision of over 10 new dwellings (minimum) which will support the housing needs of the district.  
 SA6: All sites with the exception of EMP06b, are within or adjoining a principle town or sustainable village.  
 SA7: Sites EMP06a, EMP06b, EMP23, EMP24, EMP41, EMP42 and EMP96 provide some employment use, providing a diverse range of opportunities for residents and supporting economic growth in the district.  
 SA8: Sites E1, E3, EMP24 and EMP42 have good access to services and are within 800m of public transport. Sites EMP58 and EMP81 have a PROW running through them.  
 SA13: Site EMP42 is located on previously developed land, within a current settlement boundary and has the potential to enhance the appearance of the townscape character in this locality.  
 SA14: Site EMP42 is located on previously developed land which will support SA14 by ensuring land is reused and redeveloped.

**Summary of Potential Significant Negative Effects Identified for the Cluster**

SA6: Site EMP96 is located more than 400m of the settlement boundary and outside limits to development.  
 SA8: Site EMP23 is not within 800m of public transport to frequent services.  
 SA12: All sites are located within the National Forest.  
 SA13: Sites EMP06b, EMP81 and EMP96 are located outside settlement boundaries and are non PDL sites.  
 SA14: All sites except for Site E1, are over 1 hectare in size, with proposed development on non PDL land.

**Summary of Uncertain Effects Identified for the Cluster**

SA13: Sites E3, E7, EMP06a, EMP24, score uncertain, for SA13, as they are within or adjacent to settlement boundaries, but non PDL.  
 SA17: Sites E1, E3, EMP06a, EMP06b and EMP24 are located within a waste or minerals safeguarding site.

**Summary of Recommendations Identified for the Cluster**

SA1: It is recommended that Local Plan policy includes a requirement to ensure that access to natural green space and the need for recreational facilities, walking and cycling routes is assessed. For housing sites if there is a need identified, a site-based contribution could be made towards provision of new facilities and walking/cycling routes to meet the needs of new residents.  
 SA4: It is recommended that NWLDC carefully consider the thresholds for affordable housing provision within the new Local Plan policies, as well as the potential for policies which will help to address the need for a range of tenures and sizes. It is also recommended that policies to address the identified housing needs of the elderly and other vulnerable groups are included within the new Local Plan policies.  
 SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.  
 SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.

**Potential Cumulative Effects Identified for the Cluster**

SA2: The development of several sites in combination will increase pressure on the local education infrastructure, health services and community facilities, creating additional need. This could lead to an adverse cumulative impact on provision of education for local children.  
 SA9: The development of sites in combination within a cluster could increase levels of air, light and noise pollution which could adversely affect new and existing communities  
 SA12: The development of multiple sites will lead to the permanent and irreversible loss of biodiversity and/or geodiversity.

Cluster	Langley Priory
Settlement Tier	Small Village

SA objective																			
Site Name	Site Address	Est Housing Yield	Site Area (ha)	SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
EMP28	Langley Priory Estate - Site 1		16760 m2	0	0	0	0	+	-	++	-	0	0	-	-	-	0	0	0
EMP29	Langley Priory Estate - Site 2		15400 m2	0	0	0	0	+	-	++	-	0	0	-	-	-	-	0	0
EMP30	Langley Priory Estate - Site 3		15840 m2	0	0	0	0	+	-	++	-	0	0	-	-	-	-	0	0
EMP31	Langley Priory Estate - Site 5		4860 m2	0	0	0	0	+	-	++	-	0	0	-	-	-	-	0	0
EMP32	Langley Priory Estate - Site 6		9600 m2	0	0	0	0	+	-	++	-	0	0	-	-	-	-	0	0
EMP33	Langley Priory Estate - Site 7		12180 m2	0	0	0	0	+	-	++	-	0	0	-	-	-	-	0	0

Summary of Potential Significant Positive Effects Identified for the Cluster
SA7: All sites within this cluster will provide a range of employment opportunities.
Summary of Potential Significant Negative Effects Identified for the Cluster
SA6: All sites within this cluster are located more than 400m from the settlement boundary. SA8: All sites within this cluster offer no public transport services. SA12: All sites within this cluster are within the Pasture and Asplin Woods SSSI Impact Zone. SA13: All sites within this cluster are located on greenfield land and lie outside of the settlement boundary. SA14: All sites within this cluster (except EMP31) are located on greenfield land and are larger than 1 hectare.
Summary of Uncertain Effects Identified for the Cluster
None identified.
Summary of Recommendations Identified for the Cluster
SA8: It is recommended that Local Plan policies require all developments to reduce the need to travel by ensuring sustainable transport access to and from the site. SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development. SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage. SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.
Potential Cumulative Effects Identified for the Cluster
SA6: The development of sites in combination within a cluster could lead to a significant amount of development surrounding sites EMP28, EMP29, EMP30, EMP31, EMP32, and EMP33 which could increase footfall into this centres. This could, in turn, enhance the vibrancy and viability of the centre and therefore could lead to a potential positive cumulative effect. SA8: The development of several sites in combination will increase pressure on local transport infrastructure which could lead to a potential adverse cumulative effect. SA14: The development of multiple greenfield sites could lead to the permanent and irreversible loss of greenfield land across the district.

Cluster	Lockington and Hemington
Settlement Tier	Local Housing Needs Village

				SA objective																
Site Name	Site Address	Est Housing Yield	Site Area (ha)	SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA10	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
EMP14	Land South of Sawley Marina		88000 m2	0	0	0	0	+	-	++	++	-	-	-	-	-	-	0	0	?
EMP37	Land South of Junction 1, A30, North of Hemington		122400 m2	0	0	0	0	+	++	++	++	-	-	-	-	-	-	0	0	?

Summary of Potential Significant Positive Effects Identified for the Cluster	
SA6: Site EMP37 is adjoining Castle Donnington Key Service Centre. SA7: Sites EMP14 and EMP37 offer 88000 and 176800 metres squared of employment capacity. SA8: Sites EMP14 and EMP37 are located within 800m of frequent public transport routes.	
Summary of Potential Significant Negative Effects Identified for the Cluster	
SA6: Site EMP14 is located more than 400m from the nearest Key Service Centre and 2km from a Local Service Centre. SA9: Site EMP14 is close to a railway line and EMP37 is close to a motorway. They are both large employment sites with use from development potentially adding to noise, air or light pollution. SA11: Site EMP14 and EMP37 lie within Flood Zone 3. SA12: Site EMP14 is located within a LWS SA13: Both sites are located outside of the settlement boundary and are greenfield sites. SA14: Sites EMP14 and EMP37 are greenfield sites over 1 hectare in size.	
Summary of Uncertain Effects Identified for the Cluster	
SA17: Sites EMP14 and EMP37 lie within a sand and gravel safeguarding zone.	
Summary of Recommendations Identified for the Cluster	
SA8: It is recommended that Local Plan policies require all developments to reduce the need to travel by ensuring sustainable transport access to and from the site. SA9: It is recommended that Local Plan policy includes a requirement to ensure that all development should be designed to minimise their impact on amenity and pollution. SA11: It is recommended that a policy within the new Local Plan is included which requires all new development to incorporate adaptation and mitigation for climate change, particularly risk from flooding. Equally, policy which advocates that new developments contribute to green infrastructure would also support SA11. SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development. SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage. SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.	
Potential Cumulative Effects Identified for the Cluster	
SA9: The development of sites in combination within a cluster could increase levels of air, light and noise pollution which could adversely affect new and existing communities. SA14: The development of multiple greenfield sites could lead to the permanent and irreversible loss of greenfield land across the district.	

Cluster	Lount
Settlement Tier	Local Housing Needs Village

				SA objective															
Site Name	Site Address	Est Housing Yield	Site Area (ha)	SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
EMP11	TNT Premises and Adjoining Land		67800 m2	0	0	?	0	+	-	++	-	0	0	-	-	-	-	0	?

<b>Summary of Potential Significant Positive Effects Identified for the Cluster</b>	
SA7: Site EMP11 provides employment use.	
<b>Summary of Potential Significant Negative Effects Identified for the Cluster</b>	
SA6: Site EMP11 is located further than 400m from the nearest settlement boundary. SA13: Site EMP11 is located outside of the settlement boundary and on greenfield land. SA14: Site EMP11 is located on greenfield land and larger than 1 hectare.	
<b>Summary of Uncertain Effects Identified for the Cluster</b>	
SA3: It is uncertain whether employment site EMP11, which is not well located to existing communities and services will be able to contribute to improved services and community cohesion. SA17: Site EMP11 is partly located in a coal safeguarding zone.	
<b>Summary of Recommendations Identified for the Cluster</b>	
SA3: The Local Plan could include design policies, which aim to ensure spaces are available within all developments for residents to mix and meet and to include guidelines on designing out crime. To ensure all new development works towards the sub-objectives of SA3. SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development. SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage. SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.	
<b>Potential Cumulative Effects Identified for the Cluster</b>	
None identified.	



Cluster	Moira
Settlement Tier	Sustainable Village

				SA objective																
Site Name	Site Address	Est. Housing Yield	Site Area (ha)	SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA10 Ensure the District is resilient to the impacts of climate change.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
Mo8	Sweethill Lodge Farm, Ashby Road	49		-	-	?	++	0	++	+	+	0	0	-	-	-	-	0	-	?
Mo9	Rear of 179-189 Ashby Road	29		-	-	?	++	0	++	+	+	0	0	-	-	?	-	0	0	?
Mo10	Adj Fire Station, Shortheath Road	42		++	-	?	++	0	++	-	-	0	0	-	?	-	-	0	0	?
Mo12	Land at Blackfordby Lane, Norris Hill	126		+	-	?	++	0	++	-	+	0	0	-	?	-	-	0	0	?
Mo13	Warren House Farm	112		++	-	?	++	0	++	-	-	0	0	-	?	?	?	0	0	?
Mo15	Land at Shellbrook Farm, Norris Hill	562		-	-	?	++	0	-	-	-	0	-	-	-	-	-	0	0	?
Mo17	Land west of Donisthorpe Lane	53	2.8	-	-	?	++	0	++	+	-	?	-	-	?	-	-	0	?	?

Summary of Potential Significant Positive Effects Identified for the Cluster
SA1: Mo10 and Mo13 have good access to recreation facilities. SA4: Mo8, Mo9, Mo10, Mo15 and Mo17 are greenfield, which propose the provision of over 10 new dwellings (minimum), supporting the housing needs of the district and it is assumed that at least 30% of these will be affordable. Mo12 and Mo13 are part PDL and will deliver over 100 new dwellings. SA6: All sites except Mo15 are adjoining a key service centre, so therefore have the potential to enhance the vitality and viability of the existing town centre.
Summary of Potential Significant Negative Effects Identified for the Cluster
SA1: Mo15 has poor access to recreation facilities. SA2: All sites (except Mo12) have poor access to local schools, GP surgeries, pharmacies and other local services. SA8: Mo10, Mo13, and Mo17 are not within 800m of public transport. SA11: Sites Mo15 and Mo17 are partly located within Flood Zone 3. SA12: All sites are within the National Forest and the River Mease Catchment Area. SA13: Mo15 is non PDL and outside the sustainable boundary. SA14: Sites Mo8, Mo9, Mo10, Mo12, Mo15 and Mo17 are located on greenfield land, and are over 1 hectare in size. This will not ensure the effective and efficient use of land.
Summary of Potential Uncertain Effects Identified for the Cluster
SA3: All sites are not close to existing services, or employment areas, and will potentially increase pressure on existing services. Therefore, an uncertain effect has been determined for community cohesion. SA9: An uncertain effect has been identified for site Mo17 as the site is close to sources of noise and dust pollution, however it is undetermined whether this will cause impacts to the site. SA13: Sites Mo9, Mo10, Mo12, Mo13, and Mo17 are non PDL, with potential for alteration to the townscape character. SA14: Mo13 is part greenfield and over one hectare. SA16: An uncertain effect has been identified for site Mo17 as it is unclear whether development will or may cause groundwater pollution. SA17: All sites are within coal safeguarding zones; site Mo15 is partly within a coal safeguarding zone.
Summary of Recommendations Identified for the Cluster
SA1: It is recommended that Local Plan policy includes a requirement to ensure that access to natural green space and the need for recreational facilities, walking and cycling routes is assessed. If there is a need identified, a site-based contribution could be made towards provision of new facilities and walking/cycling routes to meet the needs of new residents. SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities. SA3: The Local Plan could include design policies, which aim to ensure spaces are available within all developments for residents to mix and meet and to include guidelines on designing out crime. To ensure all new development works towards the sub-objectives of SA3. SA4: It is recommended that NWLDC carefully consider the thresholds for affordable housing provision within the new Local Plan policies, as well as the potential for policies which will help to address the need for a range of tenures and sizes. It is also recommended that policies to address the identified housing needs of the elderly and other vulnerable groups are included within the new Local Plan policies. SA8: It is recommended that Local Plan policies require all developments to reduce the need to travel by ensuring sustainable transport access to and from the site. SA11: It is recommended that a policy within the new Local Plan is included which requires all new development to incorporate adaptation and mitigation for climate change, particularly risk from flooding. Equally, policy which advocates that new developments contribute to green infrastructure would also support SA11. SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.
Potential Cumulative Effects Identified for the Cluster
SA2: The development of several sites in combination will increase pressure on the local education infrastructure, health services and community facilities, creating additional need. This could lead to an adverse cumulative impact on provision of education for local children. SA8: The development of several sites in combination will increase pressure on local transport infrastructure which could lead to a potential adverse cumulative effect. SA12: The development of multiple sites will lead to the permanent and irreversible loss of biodiversity and/or geodiversity.

Cluster	New Packington
Settlement Tier	

Site Name	Site Address	Est Housing Yield	Site Area (ha)	SA objective														
				SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.
EMP57	Leicester Road/ Corkscrew Lane		45900 m2	0	0	-	0	+	0	++		0	0			0	0	?

Summary of Potential Significant Positive Effects Identified for the Cluster
SA7: This is a large site which will provide employment use and a diverse range of employment opportunities for residents which will support economic growth in the district.
Summary of Potential Significant Negative Effects Identified for the Cluster
SA8: Site EMP57 is not within 800m of public transport. SA12: Site EMP57 is within the National Forest, River Mease Catchment Area. SA13: EMP57 is non PDL and outside the sustainable boundary. SA14: This site is greenfield and over one hectare.
Summary of Uncertain Effects Identified for the Cluster
SA17: This site is within a waste safeguarding zones - part coal.
Summary of Recommendations Identified for the Cluster
SA8: It is recommended that Local Plan policies require all developments to reduce the need to travel by ensuring sustainable transport access to and from the site. SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development. SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage. SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assists and encourage site design to protect soil quality, natural capital and best quality agricultural land.
Potential Cumulative Effects Identified for the Cluster
None Identified.

Cluster	Oakthorpe
Settlement Tier	Sustainable Village

				SA objective																
Site Name	Site Address	Est Housing Yield	Site Area (ha)	SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA10	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
EMP60	Burton Road			0	0	+	0	+	-	++	-	-	0	0	-	-	-	0	?	?
Oa3	Land at Chapel Street		37	-	-	-	++	0	++	-	+	-	0	-	?	-	-	0	0	?
Oa4	Land adjacent Measham Road		39	+	-	-	++	0	++	-	+	-	0	-	?	-	-	0	0	?
Oa5	Land at School Lane		47	+	-	-	++	0	++	-	+	-	0	-	?	-	-	0	0	?
Oa7	Land off Measham Road		86	+	-	-	++	0	++	-	+	-	0	-	?	-	-	0	0	?

**Summary of Potential Significant Positive Effects Identified for the Cluster**

SA4: Sites Oa3, Oa4, Oa5 and Oa7 will all deliver 11 or more homes of which it is assumed that 30% will be affordable. This will help to meet local housing needs within the district.  
 SA6: Sites Oa3, Oa4, Oa5 and Oa7 adjoin the Oakthorpe settlement boundary and could therefore support the vitality of this Sustainable Village.  
 SA7: Site EMP60 provides employment use and a range of opportunities for residents which will support economic growth in the district.

**Summary of Potential Significant Negative Effects Identified for the Cluster**

SA2: Sites EMP60 and Oa3 have poor access to local services, which could prevent future residents from accessing the services they require.  
 SA8: The development of site EMP60 could increase private car use, as these sites are in isolated locations, away from existing services.  
 SA12: All sites are located in the National Forest and the River Mease SAC Catchment Area.  
 SA13: Site EMP60 are located outside of existing limits to development and are greenfield land. Their development will therefore alter the landscape significantly and permanently.  
 SA14: Sites EMP60, Oa3, Oa4, Oa5 and Oa7 are all located on greenfield land.

**Summary of Uncertain Effects Identified for the Cluster**

SA13: Sites Oa3, Oa4, Oa5 and Oa7 are uncertain due to the landscape sensitivity being unknown.  
 SA16: Far sites EMP60 potential has been identified for land contamination, however, further investigations are required in order to determine the precise effects and potential mitigation.  
 SA17: Sites EMP60, Oa3, Oa4, Oa5, Oa7 are all located within coal safeguarding zones. ⚠️

**Summary of Recommendations Identified for the Cluster**

SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities.  
 SA4: It is recommended that NWLDC carefully consider the thresholds for affordable housing provision within the new Local Plan policies, as well as the potential for policies which will help to address the need for a range of tenures and sizes. It is also recommended that policies to address the identified housing needs of the elderly and other vulnerable groups are included within the new Local Plan policies.  
 SA5: It is recommended that the Local Plan Policies support the objectives of local tourism strategies with particular regard to the National Forest and Charnwood Regional Forest Park. It is recommended that policies supporting the growth of low carbon industries are included.  
 SA8: It is recommended that Local Plan policies require all developments to reduce the need to travel by ensuring sustainable transport access to and from the site.  
 SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.  
 SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage.  
 SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.

**Potential Cumulative Effects Identified for the Cluster**

SA2: There is potential for a cumulative negative effect to occur from the development of all sites in this cluster on access to local services. Many site locations are not within walking distance of services, and the development of 300+ homes is likely to lead to some capacity issues.  
 SA4: There is a cumulative uncertain effect surrounding the provision of affordable housing within the district. The actual number of affordable dwellings provided will depend upon the final selection of sites and the viability of individual sites. If a large proportion of sites are small (under 10 dwellings), then it is unlikely that any affordable housing will be required by developers. This could be mitigated by a policy which requires all developments to include affordable housing. There is also some uncertainty surrounding the provision of housing for vulnerable groups.  
 SA6: The development of all sites in combination within the Oakthorpe cluster could lead to a significant amount of development surrounding Oakthorpe which could increase footfall into this Sustainable Village. This could, in turn, enhance the vibrancy and viability of the centre and therefore could lead to a potential positive cumulative effect.  
 SA8: The development of several sites in combination will increase pressure on local transport infrastructure which could lead to a potential adverse cumulative effect. Currently, bus services are hourly from Oakthorpe. The addition of 330 new homes could exceed current capacity offered by this service.  
 SA11: There is potential for cumulative increase in surface water run off and flood risk which could impact climate change resilience.  
 SA12: The development of multiple sites will lead to the permanent and irreversible loss of biodiversity and/or geodiversity. Moreover, all the sites within this cluster lie within the National Forest. Development of multiple areas of this landscape could lead to permanent and irreversible damage to it.  
 SA14: The development of multiple greenfield sites could lead to the permanent and irreversible loss of greenfield land across the District.  
 SA17: The development of multiple sites from this cluster could lead to the contamination of large amounts of coal safeguarding zones. The precise nature of the potential effect identified will not be known until preferred sites are selected.

Cluster	Measham
Settlement Tier	Local Service Centre

				SA objective																
Site Name	Site Address	Est Housing Yield	Site Area (ha)	SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.	
M1	Youth Club/Land west of High Street	34		++	+	+	++	0	++	+	++	?	0	++	+	+	?	0	?	
M2	Land at Chapel Street	19		++	+	+	++	0	++	+	++	?	0	++	+	+	?	0	?	
M5	Ashby Road	12		+	-	-	++	0	+	+	+	?	0	++	-	-	0	0	?	
M7	Oaktree House, Atherstone Road	12		-	-	-	++	0	+	-	-	?	0	?	?	-	0	0	?	
M11	Land at Leicester Road/Ashby Road	279		+	-	-	++	0	+	+	++	?	0	++	-	-	0	0	?	
M13	Land at 39 Browning Drive	11		+	-	-	++	0	+	-	-	?	0	?	?	+	0	?	0	
M14	Land at Abney Drive	122		++	++	-	++	0	+	+	+	?	0	++	-	-	0	0	0	
M15	Land at Atherstone Road	13		-	-	-	++	0	+	-	-	?	0	++	-	-	0	0	0	
M17	The Pot Kilns, New Street	10		+	+	-	++	0	+	+	+	?	0	++	-	-	0	+	?	
EMP66	Site of former Measham Colliery			0	0	-	0	+	-	++	++	?	0	++	-	-	0	0	?	
EMP77	Land south of Repton Road			0	0	+	0	+	++	++	++	?	0	++	+	-	0	?	?	
EMP79	Land at Gallows Lane			0	0	-	0	+	+	++	++	?	0	++	-	-	0	?	?	
M18	Land north of Bosworth Road	311.25	16.6	+	-	+	++	0	-	+	+	?	0	++	-	-	0	?	?	

Summary of Potential Significant Positive Effects Identified for the Cluster
<p>SA1: Sites M1, M2, M6 and M14 are well connected to existing recreation facilities, allowing walking and cycling to access services. This should ensure residents are able to access the services they require for their health and wellbeing needs.</p> <p>SA2: Site M14 has good access to a primary school, local services and to a GP surgery.</p> <p>SA4: Sites M1, M2, M5, M7, M11, M13, M14, M15 and M18 will all deliver over 10 homes of which it is assumed that 30% will be affordable. This will help to meet local housing needs within the district.</p> <p>SA6: Sites M1, M2 and EMP77 lie within the Measham settlement boundary and could therefore support the vitality of this Local Service Centre.</p> <p>SA7: Sites EMP66, EMP77, EMP79 and EMP85 will all provide employment space (a total of 153,080m2). This should help to provide a range of employment opportunities for local people, although it is noted that the final details surrounding the employment space are not yet known.</p> <p>SA8: Sites M1 and M2 are both located centrally within an existing Local Service Centre (Measham) and/or have good connections to public transport and services. This should help to encourage public and active travel modes.</p>
Summary of Potential Significant Negative Effects Identified for the Cluster
<p>SA2: The development of sites M7, M13 and M15 is likely to create homes without adequate access to existing services and facilities future residents will need, thus access to opportunities will not be equal for all.</p> <p>SA6: Sites EMP66 and EMP79 lie outside of the Measham settlement boundary and are therefore unlikely to support this Local Service Centre.</p> <p>SA8: Sites M13, EMP66, EMP79 and EMP85 have poor links to public transport and existing services, hence private car use could increase as a result of their development.</p> <p>SA11: Site M13 is located entirely within Flood Zone 3.</p> <p>SA12: All sites are within the River Mease SAC Catchment Area. Sites M1, M2, M5, M7, M11, M13, M14, M15, M17, M18, EMP66, EMP77 and EMP79 are all within the National Forest. M5 and M16 also lie adjacent to a potential LWS (Pot Kiln) and designated LWS (Measham Cemetery). M17 could also adversely affect a LWS and the River Mease SAC. EMP85 encompasses Areas of the River Mease LWS, and site EMP79 includes part of the River Mease SAC. M17 could also adversely affect a LWS and the River Mease SAC.</p> <p>SA13: Sites M5, M11, M14, M15, M17, EMP66, EMP79 and M18 lie outside of existing settlement boundaries and are located on greenfield land.</p> <p>SA14: Sites M11, M14, EMP66, EMP79, EMP85 and M18 are located on greenfield land and exceed 1ha in size.</p>
Summary of Potential Uncertain Effects Identified for the Cluster
<p>SA9: It is unclear how the development of sites M1, M2, M5, M7, M11, M13, M14, M17, EMP77 and EMP85 could affect local noise as light pollution levels, as the A42 lies to the north of Measham (a known area of noise pollution). Measham also has high light pollution levels.</p> <p>SA11: It is unclear how sites EMP77 could impact climate resilience, as the sites abut Flood Zones 2 and 3. Site M13 is located entirely within Flood Zone 3.</p> <p>SA13: It is unclear how sites M7 and M13 could have an impact on sensitive landscape or townscape characteristics, as they lie on the edge of Measham.</p> <p>SA15: Sites EMP85 contains a Grade II listed buildings (Side Hollows Farmhouse). Sites M1 and M2 both lie within Measham Conservation Area, as well as within close proximity to listed buildings. It is unclear if potential negative effects arising through development of the sites could be mitigated through good design.</p> <p>SA16: Sites M13, EMP77 and EMP85 lie adjacent to the River Mease. Site EMP79 currently contains a watercourse. It is therefore unclear how development of these sites could affect these watercourses. An uncertain effect has been identified for site M18 as it is undetermined whether development will or may cause groundwater pollution.</p> <p>SA17: Sites M1, M2, M5, M11, M16, M17, EMP66 and M18 lie within a coal safeguarding zone. Sites M7 and EMP79 lie within a Brick Clay safeguarding zone. It is unclear how the development of these sites could affect these safeguarding zones.</p>
Summary of Recommendations Identified for the Cluster
<p>SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities.</p> <p>SA4: It is recommended that NWLDC carefully consider the thresholds for affordable housing provision within the new Local Plan policies, as well as the potential for policies which will help to address the need for a range of tenures and sizes. It is also recommended that policies to address the identified housing needs of the elderly and other vulnerable groups are included within the new Local Plan policies.</p> <p>SA5: It is recommended that the Local Plan Policies support the objectives of local tourism strategies with particular regard to the National Forest and Charnwood Regional Forest Park. It is recommended that policies supporting the growth of low carbon industries are included.</p> <p>SA8: It is recommended that Local Plan policies require all developments to reduce the need to travel by ensuring sustainable transport access to and from the site.</p> <p>SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.</p> <p>SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage.</p> <p>SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.</p>
Potential Cumulative Effects Identified for the Cluster
<p>SA2: A potential significant negative cumulative effect has been identified in relation to sites M1, M2, M5, M7, M11, M13, M14, M15, M17 and M18, as access to education (in particular, secondary schools), is poor for all sites. The development of up to 823 dwellings could further exacerbate existing issues and create issues for both existing and future residents.</p> <p>SA13: Site EMP85 has potential to cumulatively negatively affect the townscape and landscape in combination with sites EMP 83 and EMP84, as these sites are large and lie on the periphery of the existing settlements of Measham and Appleby Magna.</p> <p>SA17: Sites M1, M2, M5, M11, M17 and EMP66 lie within a coal safeguarding zone and it is unclear how the development of these sites in combination could affect the coal safeguarding zone.</p>

Cluster	Packington
Settlement Tier	Sustainable Village

				SA objective															
Site Name	Site Address	Est Housing Yield	Site Area (ha)	SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
P2	Land adj. 30 Ashby Road	38		-	-	-	++	0	++	0	-	0	0	-	?	-	0	0	?
P3	Land off Spring Lane	16		-	-	-	++	0	++	0	-	0	0	-	?	-	0	0	?
P4	Land South of Normanton Road	18		-	-	-	++	0	++	0	-	0	0	-	?	-	0	0	?
P5	Land adj. 17 Spring Lane	12		-	-	-	++	0	++	0	-	0	0	-	?	-	0	0	?
P6	North of Colerton Lane	17		-	-	-	++	0	++	0	-	0	0	-	?	-	0	0	?
P7	Land West of Redburrow Lane	38		-	-	-	++	0	++	0	-	0	0	-	?	-	0	0	?
P9	Land between Spring Land and Normanton Road	40		-	-	-	++	0	-	0	-	0	0	-	-	-	-	0	?

Summary of Potential Significant Positive Effects Identified for the Cluster	
SA4: All sites propose the provision of over 10 new dwellings (minimum) which will support the housing needs of the district.	
SA6: All sites, except P9, are located within the settlement tier 'sustainable villages' or within 400m from a sustainable boundary.	
Summary of Potential Significant Negative Effects Identified for the Cluster	
SA1: Sites P5, P7 and P9 have poor access to recreation facilities and services without suitable cycling or walking routes.	
SA2: All sites have poor access to schools, local services and GP surgeries.	
SA12: All sites score potentially significant negative for biodiversity and geodiversity as they fall within the River Mease Catchment Area and the National Forest.	
SA13: Site P9 is located outside the Limits to Development and within 400m from the settlement boundary of Packington village	
SA14: Sites P2, P7 and P9 a potentially negative effect has been identified as these sites are greenfield and not previously developed land and are over 1 hectare in size.	
Summary of Uncertain Effects Identified for the Cluster	
SA13: Site P4 affects on landscape are uncertain due to landscape sensitivity being unknown. Sites P2, P3, P5, P6 and P7 score uncertain due to landscape sensitivity being unknown.	
SA17: All sites are minerals safeguarding for coal. Therefore, an uncertain effect has been identified for all sites.	
Summary of Recommendations Identified for the Cluster	
SA1: It is recommended that Local Plan policy includes a requirement to ensure that access to natural green space and the need for recreational facilities, walking and cycling routes is assessed. If there is a need identified, a site-based contribution could be made towards provision of new facilities and walking/cycling routes to meet the needs of new residents.	
SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities.	
SA4: It is recommended that NWLDC carefully consider the thresholds for affordable housing provision within the new Local Plan policies, as well as the potential for policies which will help to address the need for a range of tenures and sizes. It is also recommended that policies to address the identified housing needs of the elderly and other vulnerable groups are included within the new Local Plan policies.	
SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.	
SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage.	
SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.	
Potential Cumulative Effects Identified for the Cluster	
SA2: The development of several sites in combination will increase pressure on the local education infrastructure, health services and community facilities, creating additional need. This could lead to an adverse cumulative impact on provision of education for local children.	

Cluster	Ravenstone
Settlement Tier	Sustainable Villages

				SA objective															
Site Name	Site Address	Est Housing Yield	Site Area (ha)	SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
R1	Church Lane/ Wash Lane	199		++	---	+	++	0	++	-	+	0	0	---	---	---	0	0	?
R6	Adjacent Hall Farm	14		-	---	-	++	0	++	-	-	0	0	---	?	+	-	0	?
R7	Church Lane	17		++	---	-	++	0	++	-	+	0	0	---	---	---	-	0	?
R9	Land at Church Lane	50		++	-	+	++	0	++	-	+	0	0	---	---	---	-	0	?
R10	North of Leicester Road	517		++	---	-	++	0	++	-	+	0	0	---	---	---	0	0	?
R12	Land at Heather Lane	137		++	-	+	++	0	++	-	+	0	0	---	---	---	0	0	?
R14	Land to rear of 21 Creswell Drive	38		++	-	+	++	0	++	-	+	0	0	---	---	---	0	0	?
R15	Land North of Church Lane	73		++	---	-	++	0	++	-	-	0	0	---	---	---	-	0	?
R16	Land South of Hall Farm	122		+	-	+	++	0	++	-	+	0	0	---	---	---	0	0	?
R17	Land at junction of Coal Lane/Wash Lane	153		++	---	-	++	0	++	-	-	0	0	---	?	+	0	-	?
R18	Land off Ibstock Road	54.4	2.9	-	---	-	++	0	++	-	-	0	0	---	---	---	0	0	?

Summary of Potential Significant Positive Effects Identified for the Cluster
<p>SA1: All sites (except Site R6) have good access to recreational facilities.</p> <p>SA4: All site will supply housing to help meet the local needs. Site 1 will provide 199 dwellings, R5 (25), R6 (14), R7 (17), R9 (50), R10 (517), R12 (137), R14 (38), R15 (73), R16 (122), R17 (153), and R18 (54). As all are greenfield sites, 30% of these will be dedicated to affordable housing.</p> <p>SA6: All sites are located within or adjoining Ravenstone, so therefore has the potential to enhance the vitality and viability of the existing town centre.</p>
Summary of Potential Significant Negative Effects Identified for the Cluster
<p>SA2: Sites R1, R6, R7, R10, R15, R17 and R18 have poor access to local schools, GP surgery, pharmacy and other services.</p> <p>SA8: A potential significant negative effect has been identified for site R18 as the site is not within 800m of public transport and does not have good access to local services, which could increase the need to travel by private vehicle.</p> <p>SA12: All sites are within the National Forest.</p> <p>SA13: Sites R1, R7, R9, R10, R12, R14, R15, R16 and R18 are located outside of current settlement boundaries and are not located on PDL.</p> <p>SA14: Sites R1, R5, R9, R10, R12, R14, R15, R16 and R18 are located on greenfield land, and are over 1 hectare in size. This will not ensure the effective and efficient use of land.</p>
Summary of Potential Uncertain Effects Identified for the Cluster
<p>SA13: For site options R6 and R17 where landscape sensitivity is unknown an uncertain effect has been recorded.</p> <p>SA17: An uncertain effect has been identified for site all sites as they are located within or part within coal, sand, gravel and/or brick clay safeguarding zones.</p>
Summary of Recommendations Identified for the Cluster
<p>SA1: It is recommended that Local Plan policy includes a requirement to ensure that access to natural green space and the need for recreational facilities, walking and cycling routes is assessed. If there is a need identified, a site-based contribution could be made towards provision of new facilities and walking/cycling routes to meet the needs of new residents.</p> <p>SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities.</p> <p>SA4: It is recommended that NWLDC carefully consider the thresholds for affordable housing provision within the new Local Plan policies, as well as the potential for policies which will help to address the need for a range of tenures and sizes. It is also recommended that policies to address the identified housing needs of the elderly and other vulnerable groups are included within the new Local Plan policies.</p> <p>SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.</p> <p>SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.</p>
Potential Cumulative Effects Identified for the Cluster
<p>SA2: The development of several sites in combination will increase pressure on the local education infrastructure, health services and community facilities, creating additional need. This could lead to an adverse cumulative impact on provision of education for local children.</p> <p>SA14: The development of multiple greenfield sites could lead to the permanent and irreversible loss of greenfield land across the district.</p>

Cluster	Sawley
Settlement Tier	

Site Name	Site Address	Est Housing Yield	Site Area (ha)	SA objective																
				SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.	
EMP62	Land at Netherfields Lane & Tamworth Road		78967 m2	0	0	?	0	+	-	++	-	0	-	-	-	-	-	0	?	

Summary of Potential Significant Positive Effects Identified for the Cluster
SA7: Site EMP62 provides employment use.
Summary of Potential Significant Negative Effects Identified for the Cluster
SA6: Site EMP62 is located more than 400m from the settlement boundary. SA8: Site EMP62 is not within 800m of public transport links and does not have good access to public services. SA11: Site EMP62 is located within Flood Zone 3. SA13: Site EMP62 is located on greenfield land and lies outside of the settlement boundary. SA14: Site EMP62 is located on greenfield land and is larger than 1 hectare. SA15: Site EMP62 contains Hemington House, a grade II Listed Building set to the north-west of the site.
Summary of Uncertain Effects Identified for the Cluster
SA3: It is uncertain whether site EMP62 which is not well located to existing communities and services will be able to contribute to improved services and community cohesion. SA17: Site EMP62 is located in a Minerals Safeguarding site.
Summary of Recommendations Identified for the Cluster
SA3: The Local Plan could include design policies, which aim to ensure spaces are available within all developments for residents to mix and meet and to include guidelines on designing out crime. To ensure all new development works towards the sub-objectives of SA3. SA8: It is recommended that Local Plan policies require all developments to reduce the need to travel by ensuring sustainable transport access to and from the site. SA11: It is recommended that a policy within the new Local Plan is included which requires all new development to incorporate adaptation and mitigation for climate change, particularly risk from flooding. Equally, policy which advocates that new developments contribute to green infrastructure would also support SA11. SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development. SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage. SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land. SA15: It is recommended that Local Plan policies include guidelines on design when development is proposed in close proximity to known heritage assets. This could help to prevent and mitigate any potential adverse effects.
Potential Cumulative Effects Identified for the Cluster
None identified.

Cluster	Stretton en le Field
Settlement Tier	

				SA objective															
Site Name	Site Address	Est Housing Yield	Site Area (ha)	SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA10 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
EMP82	Land East of A44 and West of A42		112000 m2	0	0	?	0	+	--	++	--	0	0	--	--	--	0	0	0
EMP88	Park Farm Building, Park Farm		2320 m2	0	0	?	0	+	--	++	--	0	0	--	--	--	-	0	0

**Summary of Potential Significant Positive Effects Identified for the Cluster**

SA5: EMP82 will provide 11,200m2 of employment space, thus helping to support economic growth within the District.  
 SA7: Site EMP82 and EMP88 will provide new employment space within the District.

**Summary of Potential Significant Negative Effects Identified for the Cluster**

SA6: Sites EMP82 and EMP88 are located more than 400m from the settlement/sustainable boundary and outside limits to development.  
 SA8: Sites EMP82 and EMP88 are not within 800m of public transport and without access to a frequent service.  
 SA12: Site EMP82 and EMP88 are located within the River Mease Catchment Area.  
 SA13: Sites EMP82 AND EMP88 lie outside of current settlement boundaries and are not located on PDL.  
 SA14: Site EMP82 and EMP88 are over 1 hectare in size and are greenfield land.

**Summary of Uncertain Effects Identified for the Cluster**

SA3: It is uncertain whether sites EMP82 and EMP88 which are not well located to existing communities and services will be able to contribute to improved services and community cohesion

**Summary of Recommendations Identified for the Cluster**

SA3: The Local Plan could include design policies, which aim to ensure spaces are available within all developments for residents to mix and meet and to include guidelines on designing out crime. To ensure all new development works towards the sub-objectives of SA3.  
 SA8: It is recommended that Local Plan policies require all developments to reduce the need to travel by ensuring sustainable transport access to and from the site.  
 SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.  
 SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage.  
 SA14 It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.

**Potential Cumulative Effects Identified for the Cluster**

SA8: The development of both sites in combination will increase pressure on local transport infrastructure which could lead to a potential adverse cumulative effect.



Cluster	Swannington
Settlement Tier	Sustainable Villages

				SA objective															
Site Name	Site Address	Est Housing Yield	Site Area (ha)	SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
EMP61	Land at Hoo Ash roundabout		1200 m2	0	0	+	0	+	++	++	++	?	0	0		-	0	0	?

Summary of Potential Significant Positive Effects Identified for the Cluster
SA6: EMP61 adjoins the current settlement boundary. SA7: EMP61 provides employment use. SA8: EMP61 is within 800m of public transport.
Summary of Potential Significant Negative Effects Identified for the Cluster
SA13: Site EMP61 is greenfield and located outside of the current settlement boundary.
Summary of Uncertain Effects Identified for the Cluster
SA9: The site is within proximity of the Coalville AQMA, however the degree to which development will contribute is currently unknown. SA17: Site EMP61 is located within waste or minerals safeguarding zones, namely coal.
Summary of Recommendations Identified for the Cluster
SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development. SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage.
Potential Cumulative Effects Identified for the Cluster
SA12: The development of multiple sites will lead to the permanent and irreversible loss of biodiversity and/or geodiversity. SA14: The development of multiple greenfield sites could lead to the permanent and irreversible loss of greenfield land across the district.

Cluster	Woodville
Settlement Tier	Sustainable Villages

				SA objective																
Site Name	Site Address	Est Housing Yield	Site Area (ha)	SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.	
Wd2	Land at Hempworth Road	53		+	-	?	++	0	-	+	-	0	0	-	-	-	0	-	-	?

Summary of Potential Significant Positive Effects Identified for the Cluster
SA4: Site Wd2 will provide 53 new dwellings. 30% of this is expected to be dedicated to affordable housing.
Summary of Potential Significant Negative Effects Identified for the Cluster
SA2: Site Wd2 has poor access to local services including GP, pharmacies and schools. SA6: Site Wd2 is located 400-800m from the sustainable boundary and lies outside the limits to development. SA12: Site Wd2 is located within the River Mease Catchment Area. SA13: Site Wd2 is located on greenfield land and lies outside the settlement boundary. SA14: Site Wd2 is located on greenfield land and is larger than 1 hectare.
Summary of Uncertain Effects Identified for the Cluster
SA3: It is uncertain whether site w02 which is not well located to existing communities and services will be able to contribute to improved services and community cohesion. SA17: Site Wd2 is partly located in coal safeguarding zone.
Summary of Recommendations Identified for the Cluster
SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities. SA3: The Local Plan could include design policies, which aim to ensure spaces are available within all developments for residents to mix and meet and to include guidelines on designing out crime. To ensure all new development works towards the sub-objectives of SA3. SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development. SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage. SA14 It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.
Potential Cumulative Effects Identified for the Cluster
None identified.

Cluster	Worthington
Settlement Tier	Sustainable Village

				SA objective															
Site Name	Site Address	Est Housing Yield	Site Area (ha)	SA1 Improve the health and wellbeing of the district's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
W1	Manor Drive	200		-	-	?	++	0	++	-	-	0	-	0	-	-	-	0	?
W3	Adjacent to Breedon Lane	35		-	-	?	++	0	++	-	-	0	0	-	-	-	-	0	?
W5	Land off Main Street	11		-	-	?	++	0	++	-	-	0	0	0	-	-	0	0	0

Summary of Potential Significant Positive Effects Identified for the Cluster	
SA4: Site W1 will provide 200 new dwellings, site W3 will provide 35 and site W5 will provide 11. It is expected that 30% of these will be dedicated to affordable housing.	
SA6: Sites W1, W3 and W5 are adjoining the nearest settlement boundary.	
Summary of Potential Significant Negative Effects Identified for the Cluster	
SA8: Sites W1, W3, and W5 are not within 800m of public transport and without access to a frequent service.	
SA13: All sites are located on greenfield land outside of current settlement boundary and limits to development.	
SA14: Sites W1 and W3 are greenfield and over 1 hectare in size.	
Summary of Uncertain Effects Identified for the Cluster	
SA3: It is uncertain whether sites W1, W3 and W5, which are not well located to existing communities and services will be able to contribute to improved services and community cohesion.	
SA17: Site W1 is partly located within a coal safeguarding zone. Site W3 is within 400m of a RIGS.	
Summary of Recommendations Identified for the Cluster	
SA3: The Local Plan could include design policies, which aim to ensure spaces are available within all developments for residents to mix and meet and to include guidelines on designing out crime. To ensure all new development works towards the sub-objectives of SA3.	
SA8: It is recommended that Local Plan policies require all developments to reduce the need to travel by ensuring sustainable transport access to and from the site.	
SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.	
SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage.	
SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.	
Potential Cumulative Effects Identified for the Cluster	
SA8: The development of several sites in combination will increase pressure on local transport infrastructure which could lead to a potential adverse cumulative effect.	
SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage.	