AECOM

Harborough Local Plan
Pre-submission version

Sustainability Appraisal

(SA Report)

Technical Appendix B: Site Proformas (Employment and retail)

September, 2017

Introduction

This technical appendix contains a proforma for each of the site options appraised through the Sustainability Appraisal (SA) for the Harborough Local Plan. A summary table of the findings, along with a discussion of why sites have been selected or not are included within the main SA Report.

Methodology

The site appraisal methodology was determined through the Scoping process. The Site appraisal framework is set out below to aid in the understanding of the scoring in each proforma.

Stage 2 Site appraisal criteria	Use	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
Health and Wellbeing						
Access to jobs: **H1:** How close is the site/settlement to key employment sites?	Housing	<1200m away	1.2km – 3km away	3km-5km	>5km away	<800m is considered a reasonable walking distance, which could encourage less car use or shorter journeys by other forms of transport[193]. It is considered reasonable to extend this distance to 1200m for rural areas. Distance is measured from site boundary. Whilst this does not reflect the fact that access to services can differ throughout a site, this is more of an issue for larger strategic sites. 400m is considered to be a desirable walking distance to a primary school.
Access to health services **H2:** What is the overall distance to a GP service or health centre?	Housing	<1200m away	1.2km – 3km away	3km-5km	>5km away	
Access to education **H3:** How accessible is the site to the nearest primary school on foot?	Housing	0-5min walk (0-400m)	10-15 min walk (400-800m)	15-20 min walk (800 - 1600m)	> 20 min walk (1600m)	
H4: How accessible is the site to the nearest Secondary school?	Housing	<1200m away	1.2km – 3km away	3km-5km	>5km away	
Access to open space **H5:** Access to local natural greenspace (ANGST). To what extent do the sites meet the following ANGST standards? 1. Natural greenspace at least 2 hectares in size, no more than 300 metres from home; 2. At least one accessible 20 hectare greenspace site within two kilometre of home;	Housing	Standards met for both criteria.	Standards met for 1 criteria only	Standards not met for either criteria.	N/A	A negative impact is scored where standards are not met as it would require further consideration of mitigation measures. In some instances development could enhance provision, but this is not assumed at this stage. ANGST is considered a useful measure of the sustainability of locations.

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

Stage 2 Site appraisal criteria	Use	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
Access to community facilities **H6:** How far is the site to any of the following community facilities? • Leisure centre • Library	Housing	<1200m away	1.2km – 3km away	3km-5km	>5km away	These facilities have wider catchment areas it is considered that the reasonable travel time/distance should be higher than for local facilities such as primary schools. This criterion does not account for mode of travel. Access by any mode is considered positive for health and wellbeing. Access via sustainable modes is considered in a different criterion.
H7: How far is the site to local community facilities?	Housing	<800m away	800m – 1200m away	1200m-3km away	>3km away	Local community centres / parish halls etc.
H8: Distance to the nearest local food shop or post office?	Housing	0-800m	800-1200m	>1200m-3km	>3km	With the introduction of online services and the amalgamation of post offices into shops and supermarkets it is considered that proximity of a post office does not warrant a separate appraisal criteria. 'Local food shop' is defined as a supermarket, minimarket or local convenience store as listed in the Settlement Profiles Study.
Sustainable modes of travel **H9:** How accessible is the site to the nearest train station	Housing and Jobs	<1200m away	1.2km – 3km away	3km-5km	>5km away	<1200m is considered a reasonable walking distance, which could encourage less car use or shorter journeys by other forms of transport.
H10: How well served is the site by a bus service?	Housing and jobs	Regular bus service within 800m	Low frequency bus service within 800m Regular bus service within 800m-1200m	Low frequency bus service within 800m-1200m Regular bus service within 1200m-1600m	Low frequency bus service more than 1200m away Regular bus service more than 1600m away	400m is considered a desirable walking distance to encourage use of public transport. However, the Manual for Streets[194] suggest that 800m is a more appropriate for rural areas. Regular is considered more than 3 stops per hour. Low frequency is considered less than 3 stops per hour.

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

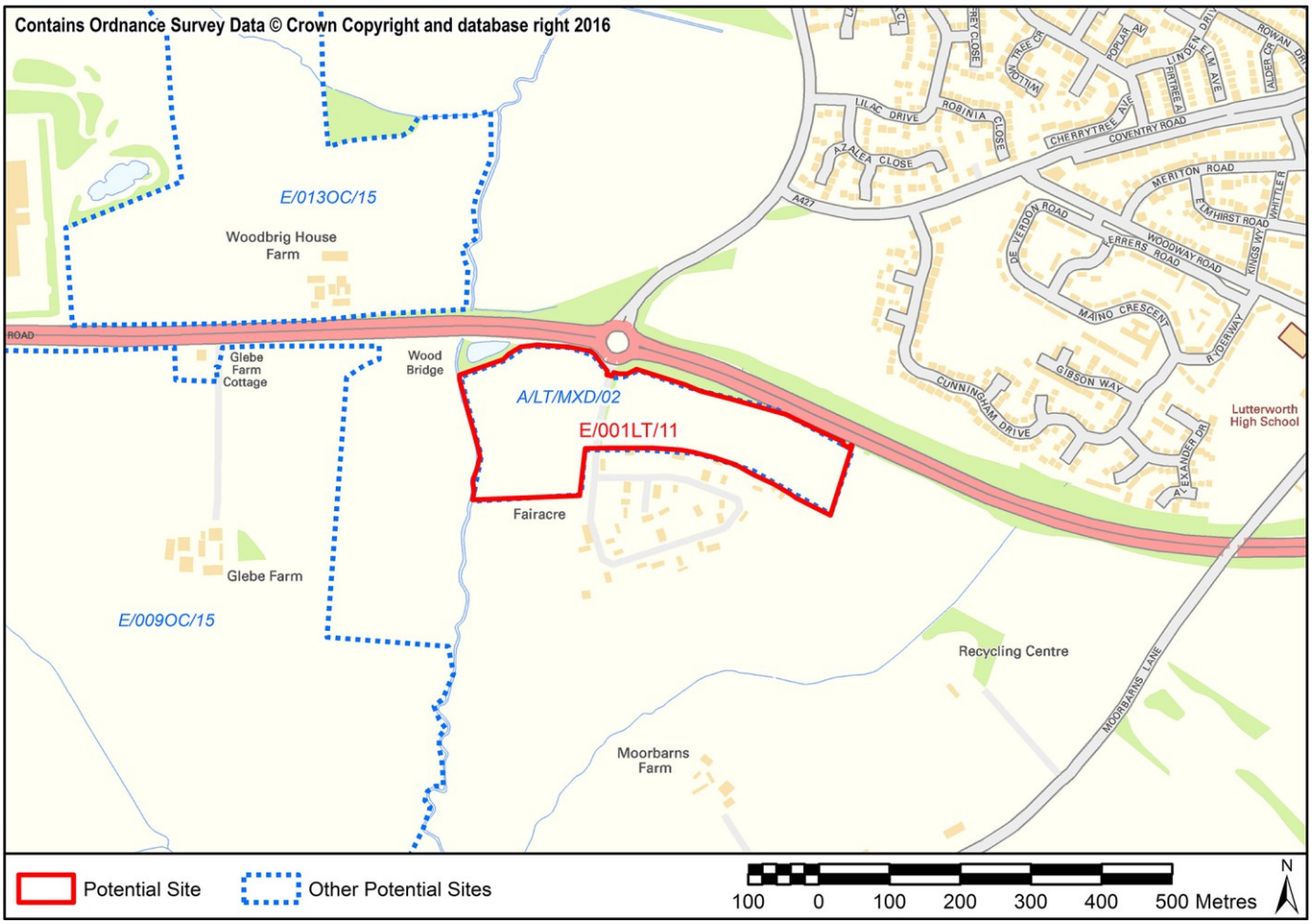
Stage 2 Site appraisal criteria	Use	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
Natural environment						
NE1: Could allocation of the site have a potential impact on a SSSI?	Housing and jobs	N/A	>400m	<400m	Within or adjacent to a designated site (<50m from site boundary)	It is Natural England's view (based on recent research into access onto heathland) and other factors) that the area within 400m* of a SSSI is where additional development could have a substantial impact. It is assumed that sites within or adjacent to (<50m) a wildlife site are more likely to have a direct impact. The thresholds used are greater for SSSIs to reflect their national significance. It is recognized that proximity does not necessarily equate to impacts as this is dependent upon the scheme design and type/condition of wildlife sites, **Measured from site boundaries*
NE2: Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value such as Ancient Woodland (including where BAP species have been recorded)?	Housing and jobs	N/A	<200m No BAP species recorded	Contains or is adjacent to (50m) a local wildlife site / BAP species have been recorded within 50m of the site. Suitable for biodiversity offsetting.	Contains a locally important site not suitable for biodiversity offsetting	
NE3: Would allocation of the site result in the severance/partial severance of a designated wildlife corridor	Housing and jobs	N/A	Wildlife corridor unaffected	Partial severance of wildlife corridor	**Total severance of** wildlife corridor	Involves a degree of subjectivity as to what constitutes 'partial' or 'total'. This depends on the nature of the corridor.
NE4: What is the potential impact on TPOs	Housing and jobs	N/A	No TPOs on site	TPOs present that could potentially be protected *(i.e. confined to boundaries)*	Multiple TPOs that would be difficult to protect (*i.e. scattered throughout*)	Development on a site containing multiple TPOs that are not confined to one area would be likely to result in unavoidable loss of these assets.
NE5: Could the site have an adverse effect on Green Wedge or Areas of Separation (AoS)?	Housing and jobs	N/A	Development outside of Green Wedge or AoS	Site partially in Green Wedge or AoS	Site fully in Green Wedge or AoS	It is acknowledged that development in or adjacent may or may not have a negative / positive impact and that this is also dependent upon layout/ design and sensitivity. Where possible qualitative data will be used to add context.
NE6: What are the potential impacts on air quality in Lutterworth?	Housing and jobs	N/A	Industrial / warehousing /retail development >2km from AQMA Other sites >1km from AQMA	Industrial / warehousing / retail site within 2km of AQMA Other site within 1km of AQMA	N/A	Sites within and surrounding Lutterworth are the only areas that have the potential to register constraints against this criteria.

Stage 2 Site appraisal criteria	Use	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
NE7: Could development of the site lead to the remediation of land potentially affected by contamination?	Housing and Jobs	Site is potentially contaminated and could be remediated.	Site is not thought to be contaminated	Site is potentially contaminated but may be difficult to remediate.	-	Most contaminated land is unlikely to be remediated without development funding. The presence of contamination could therefore be viewed positively where viability is not adversely affected.
NE8: Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Housing and jobs	N/A	Falls outside	Site falls within Zone 2 or 3	Site falls within zone 1 (inner protection zone)	Potential for negative impacts in zones 1-3. However, type of use would be important and mitigation would be possible.
NE9: Would allocation of the site result in the loss of High Quality Agricultural Land?	Housing and jobs	Does not contain any agricultural land grade 1-3b	Contains less than 10hectares of agricultural land 1-3	Contains more than 10 hectares of agricultural land class 1-2 or a total of 20 hectares1-3	Contains more than 20 hectares of agricultural land class 1-2	Although there is little guidance, the loss of 20 hectares triggers consultation with DEFRA/Natural England, which can be considered significant.
Resilience						
R1: Is the site (or part of) within an identified flood zone?	Housing and Jobs	N/A	Site predominantly within flood zone 1 (>80%)	Contains areas of flood zone 2/3	**Site predominantly in flood zone 2/3**	Provided that a site is not wholly within a flood zone 2/3 it should be possible to avoid and/or mitigate impacts. However, proximity to zone 1 is preferable as it reduces the risk and potential cost of mitigation. Sites wholly within zones 2 and 3 should be sieved out. However, for those sites where it is considered mitigation could still be implemented a 'red' categorization is given.
Built and Natural Heritage						
BH1: Potential for direct impacts upon heritage assets. • *Conservation Area* • *Nationally listed buildings* • *Scheduled Ancient Monuments* • *Registered Park or Garden.*	Housing and Jobs	N/A	No heritage assets within or adjacent (50m) to the sites	Site contains or is within 50m from: Grade II heritage features Conservation area Ancient park or garden	Site contains or is within 50m from: Grade 1 heritage features Ancient park or garden	The criteria combine a consideration of various heritage features to avoid potential duplication. E.g. an asset could be listed, in a consideration area and also a SAM. Proximity to heritage assets does not necessarily mean that impacts will occur, but it is assumed that they may be more likely. Criteria BH2 will seek to provide a qualitative assessment.

Stage 2 Site appraisal criteria	Use	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
BH2: Impacts on the setting of the built environment?	Housing and Jobs	*Site contains vacant buildings / buildings at risk / derelict land that could be enhanced*	Setting not likely to be affected	The setting and significance of a heritage asset may be affected.	The setting and significance of a heritage asset will be harmed by the site.	Reliant upon professional opinion. Impacts likely to be determined utilizing Conservation Area Statements and Settlement Profiles.
BH3: Capacity of the landscape to accommodate development, while respecting its character.	Housing and Jobs	High	Medium-high Medium.	Medium-low	Low	Relies upon the findings of Landscape Character Assessments and capacity studies.
Resource use						
RU1: Would allocation of the site result in the use of previously developed land?	Housing and Jobs	Predominantly brownfield (>70%)	Partial Brownfield (>30%)	Site is predominantly Greenfield (>70%)	NA	The majority of available land is not brownfield, so criteria need to reflect that impacts are likely.
RU2: Is there good access to a Household Waste Recycling Centre (HWRC)?	Housing	<3miles	3-7miles	>7miles	-	Use of HWRCs is by car. Access by foot is typically prohibited and unlikely. Travel distances are typically longer for rural areas. For example Husbands Bosworth is approximately 6 miles from the nearest Civic Amenity site in Market Harborough. It is also necessary to include sites that are close by in neighboring authorities.
Housing and economy						
EH1: Would site development lead to the loss of employment land?	Housing / Mixed use	Employment development proposed	Not allocated for employment	Yes – low quality	Yes – High quality	Quality defined in existing Employment Area Review 2012.

Stage 2 Site appraisal criteria	Use	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
EH2: Will the site help to stimulate housing development? *Deliverability and scale*	Housing	Site is available for development within the next 5 years and could provide over **50** dwellings	Site is available for development within the next 5 years but would provide less than 50 dwellings Site is available for development in the plan period and could provide over 50 dwellings	Availability is uncertain	N/A	Provision of a higher level of development would contribute more significantly to the Borough's housing targets and would achieve economies of scale. Availability may change over time. Does not consider viability.
EH3: Distance to Principal Road Network by vehicle.	Jobs	<1mile	<3miles	>3miles	>4miles	Assumes that employment and housing sites with better access to the road network are more attractive for development.
Infrastructure						
I4: Is the site within: a) 150m of a high pressure gas pipeline? b) 100m of overhead electricity cables	Housing	N/A	No constraints	Yes but mitigation unlikely to be difficult	Yes, mitigation anticipated to be difficult / costly	Sites intersected by such constraints (particularly smaller sites with less room to provide a buffer) would not be feasible and / or mitigation would be costly.
I5: Electricity substation capacity constraints? Waste water constraints?	Housing and Jobs	N/A	No constraints	Constraints	N/A	Involves a degree of subjectivity, reliant upon input from utilities.
I6: Access to the Highway network	Housing and Jobs	N/A	Satisfactory access to the highway network exists or could be provided	N/A	Satisfactory access to the highway network is unlikely without major investment	Information to be sourced from SHLAA (2013 and Update 2015) and SELAA 2017.

Site Option:	**E/001LT/11**	Settlement:	**Lutterworth**
Address:	**Land south of Lutterworth Road / Coventry Rd**		
Area (ha):	**7.08**	Potential Use:	**Employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	8120m - Rugby
H10 - Bus Services	752m from stop. Regular frequency service (3 per hour)

Natural Environment

NE1 - SSSIs	2512m
NE2 - Potential Impact on Wildlife	80m - Bitteswell Brook to west of Lutterworth (pLWS D) (cLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	1263m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Contains Areas of Flood Zones 2/3

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	1397m

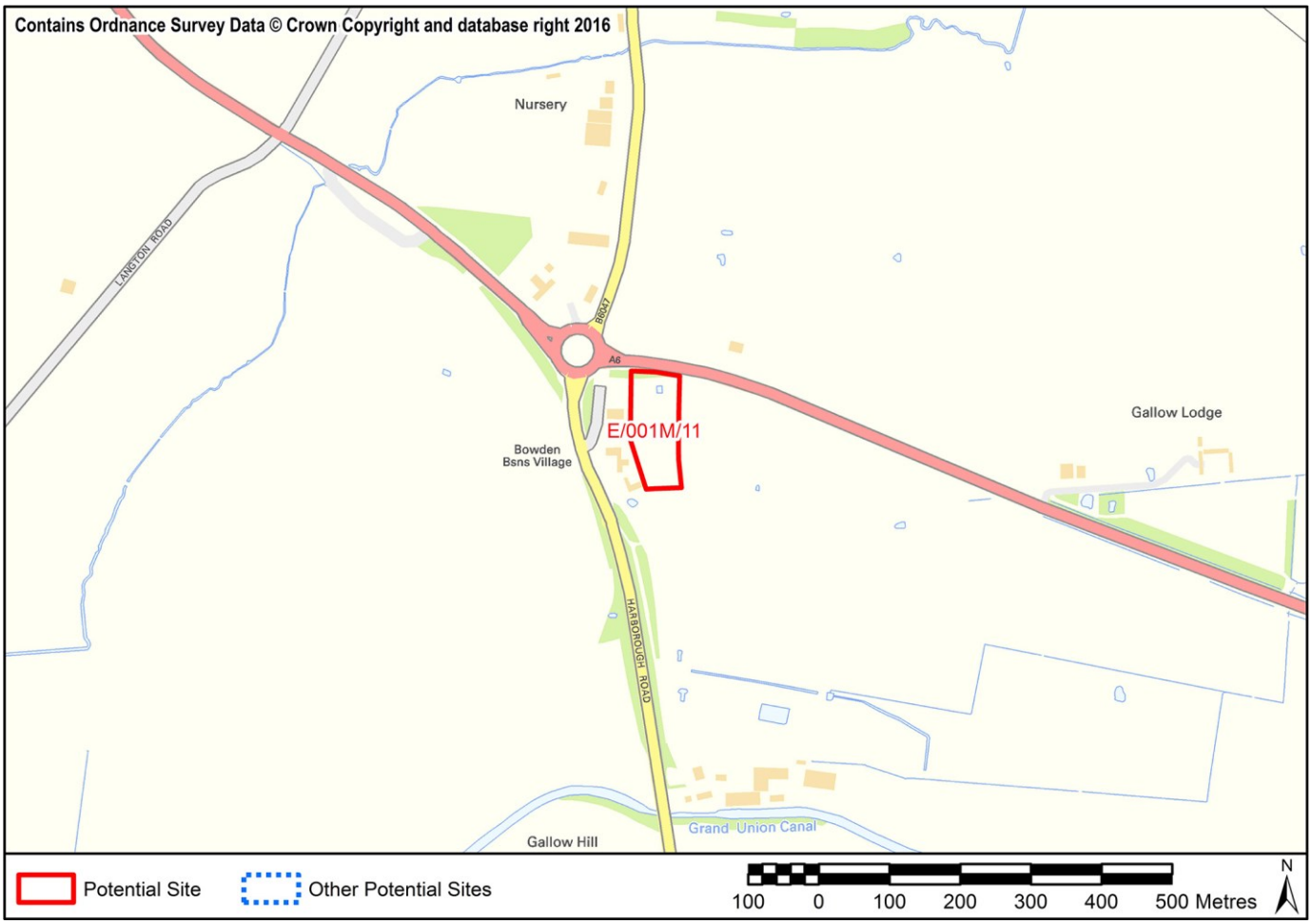
Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	No issues identified

Site Option:	**E/001M/11**	Settlement:	**Market Harborough**
Address:	**Land adjacent to Bowden Business Village,**		
Area (ha):	**1.06**	Potential Use:	**Employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	3854m - Market Harborough
H10 - Bus Services	165m from stop. Regular frequency service (3 per hour)

Natural Environment

NE1 - SSSIs	2307m
NE2 - Potential Impact on Wildlife	422m - Grand Union Canal Harborough Arm (LWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	18481m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	No Data

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	4488m

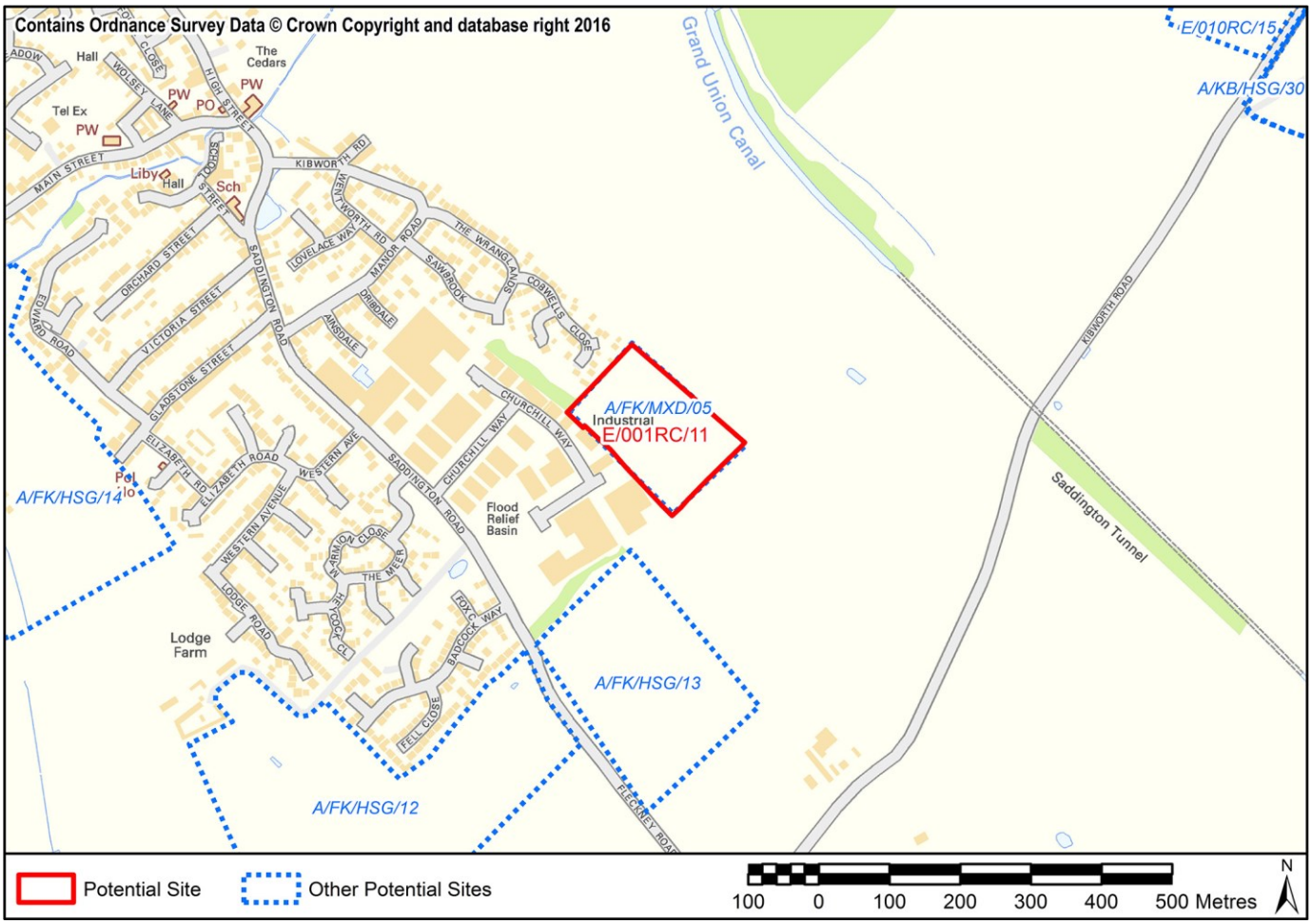
Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	No data

Site Option:	**E/001RC/11**	Settlement:	**Fleckney**
Address:	**Land off Malborough Drive**		
Area (ha):	**2.89**	Potential Use:	**Employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	8657m - South Wigston
H10 - Bus Services	321m from stop. Low frequency service (1 per hour)

Natural Environment

NE1 - SSSIs	311m
NE2 - Potential Impact on Wildlife	554m - Mill Field Wood Ash Trees (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	13748m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	5471m

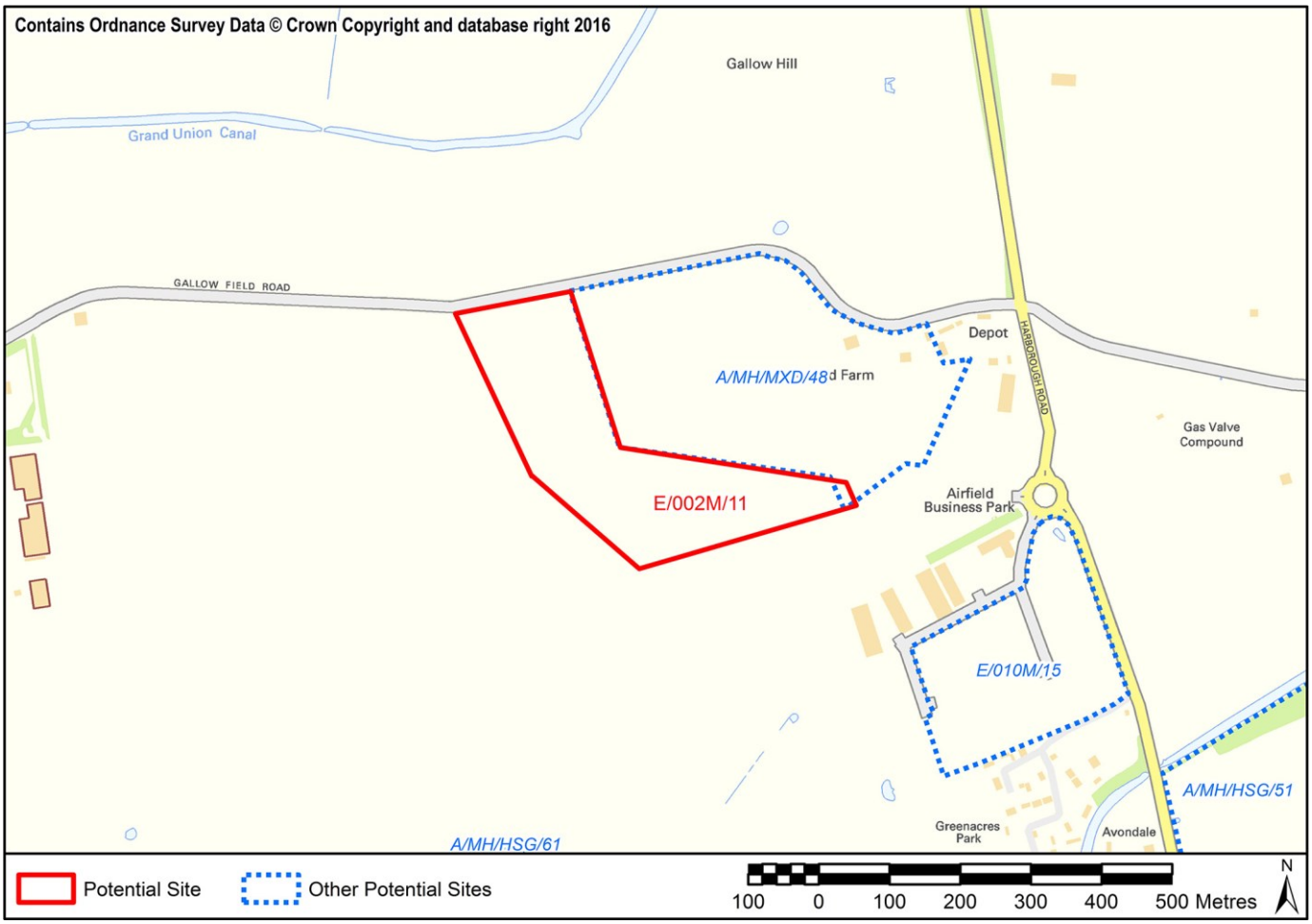
Housing & Economy

EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**E/002M/11**	Settlement:	**Market Harborough**
Address:	**Airfield Farm, Market Harborough**		
Area (ha):	**7.99**	Potential Use:	**Employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	2893m - Market Harborough
H10 - Bus Services	841m from stop. Regular frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	2400m
NE2 - Potential Impact on Wildlife	211m - Grand Union Canal Harborough Arm (LWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	17495m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	4718m

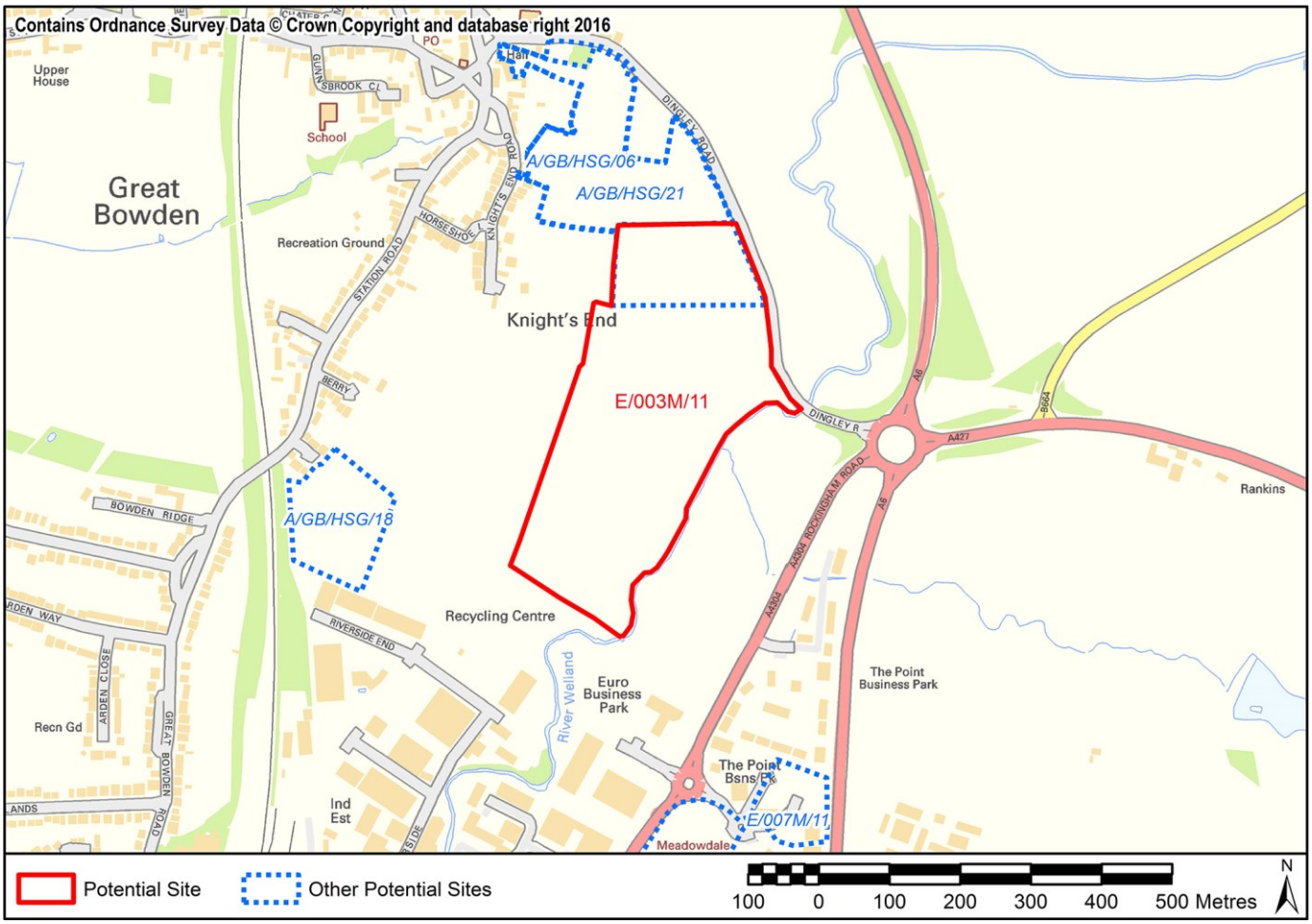
Housing & Economy

EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Within Constraint
I5 - Infrastructure Constraints	Within Constraint
I6 - Access to Highways	No data

Site Option:	**E/003M/11**	Settlement:	**Great Bowden**
Address:	**Land off Dingley Rd Great Bowden (MH)**		
Area (ha):	**12.95**	Potential Use:	**Employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	848m - Market Harborough
H10 - Bus Services	776m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	1225m
NE2 - Potential Impact on Wildlife	19m - Dingley Road Ash Tree (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Site Fully Within Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	20385m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 10ha of ALC 1-2 or upto a total of 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Heritage assets could potentially be affected unless screening is adopted
BH3 - Landscape Capacity to Change	No Data

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	1772m

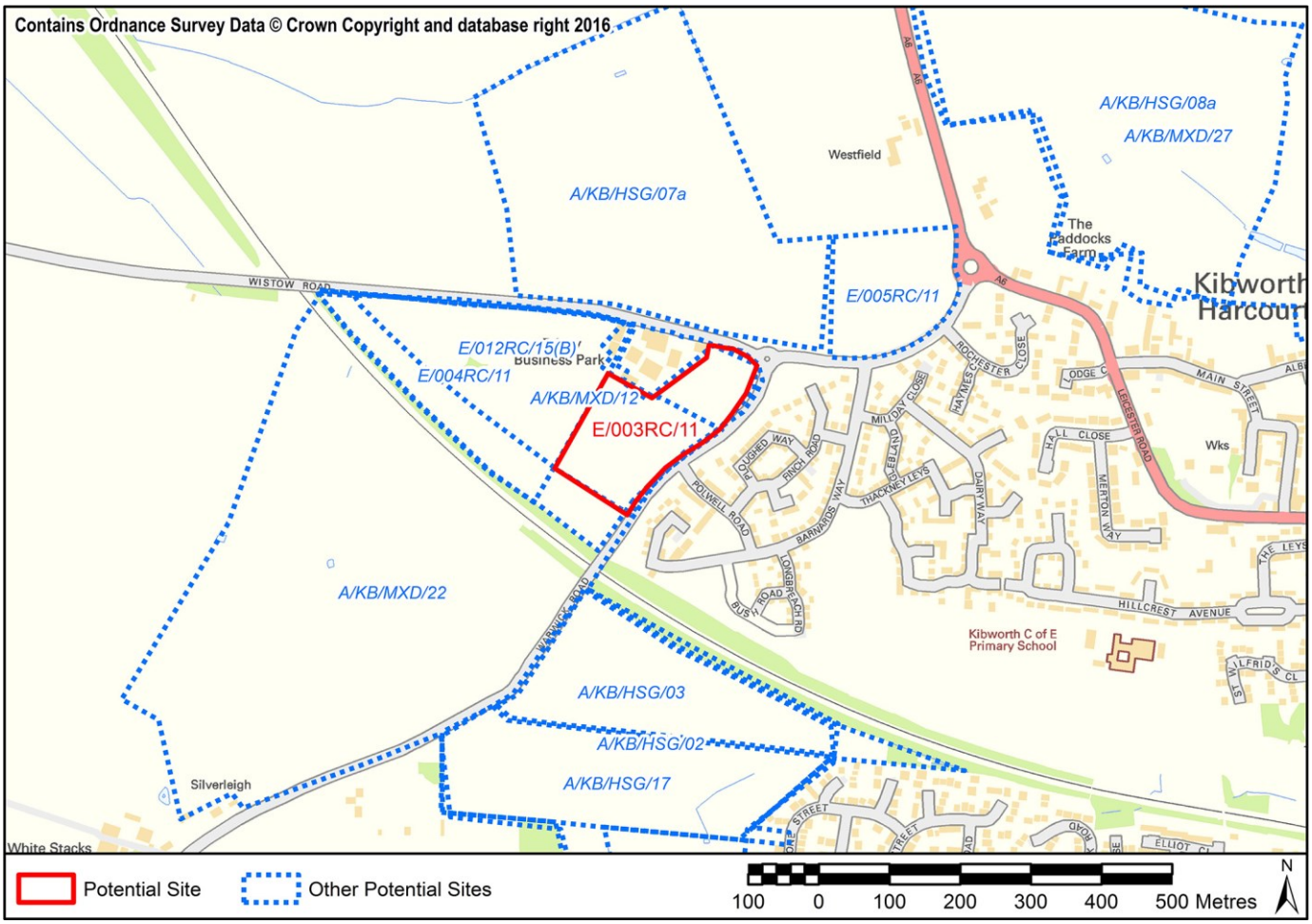
Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	No data
I6 - Access to Highways	Access via Dingley Road is unlikely to be acceptable for a site of this size. The Highway Authority has indicated that the site would require 2 points of access and that Dingley Road is currently subject to 7.5 tonne weight restriction.

Site Option:	**E/003RC/11**	Settlement:	**Kibworth**
Address:	**Land south of Priory Business Park, Wistow Road**		
Area (ha):	**3.22**	Potential Use:	**Employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	9408m - South Wigston
H10 - Bus Services	214m from stop. Regular frequency service (3 per hour)

Natural Environment

NE1 - SSSIs	1070m
NE2 - Potential Impact on Wildlife	309m - Warwick Road Grassland (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	16009m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	Medium High/Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	1933m

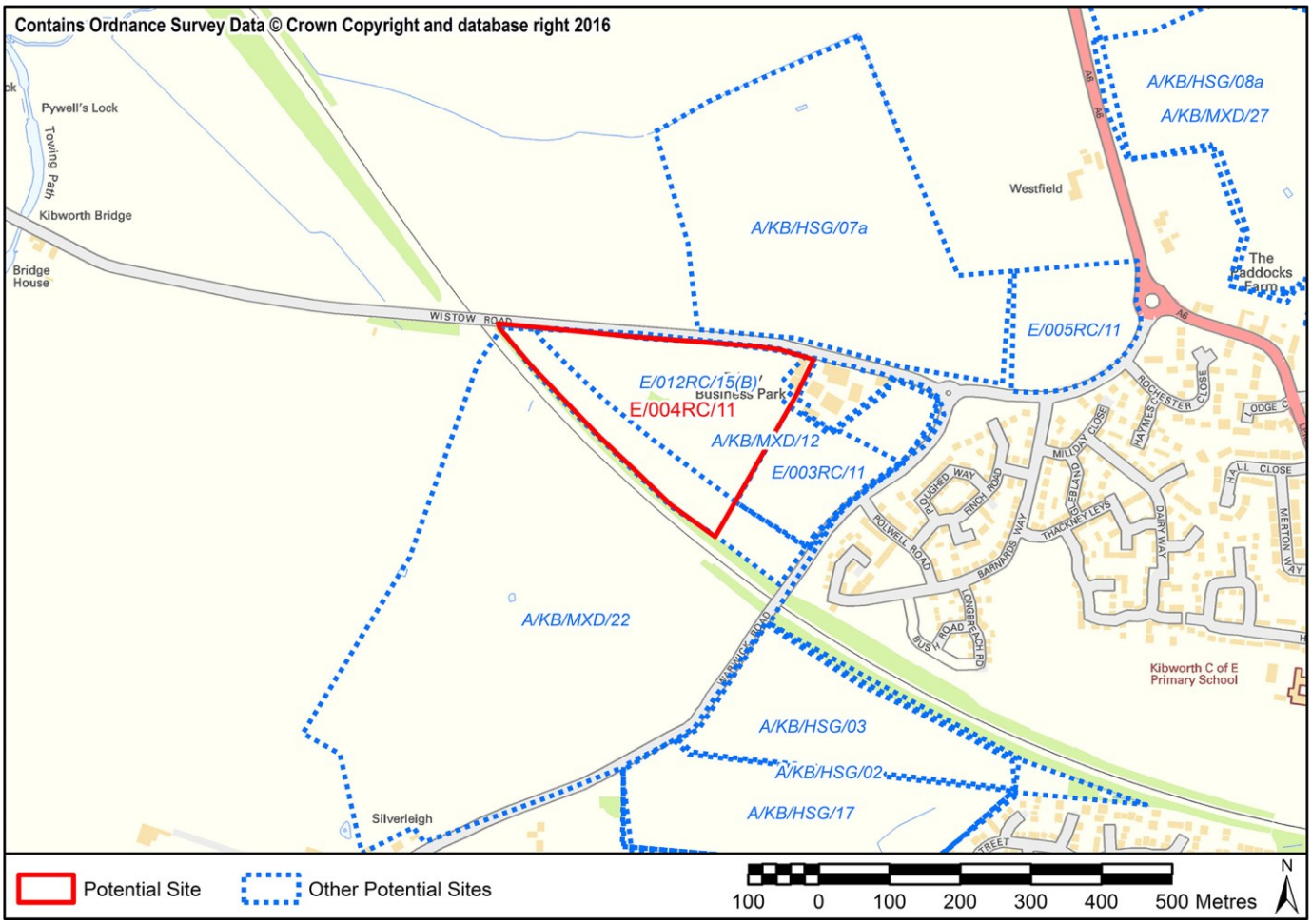
Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	No

Site Option:	**E/004RC/11**	Settlement:	**Kibworth**
Address:	**Land south & west of Priory Business Park, Wistow Rd**		
Area (ha):	**6.66**	Potential Use:	**Employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	8993m - South Wigston
H10 - Bus Services	413m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	674m
NE2 - Potential Impact on Wildlife	294m - Warwick Road Grassland (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	15899m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	Medium High/Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	2108m

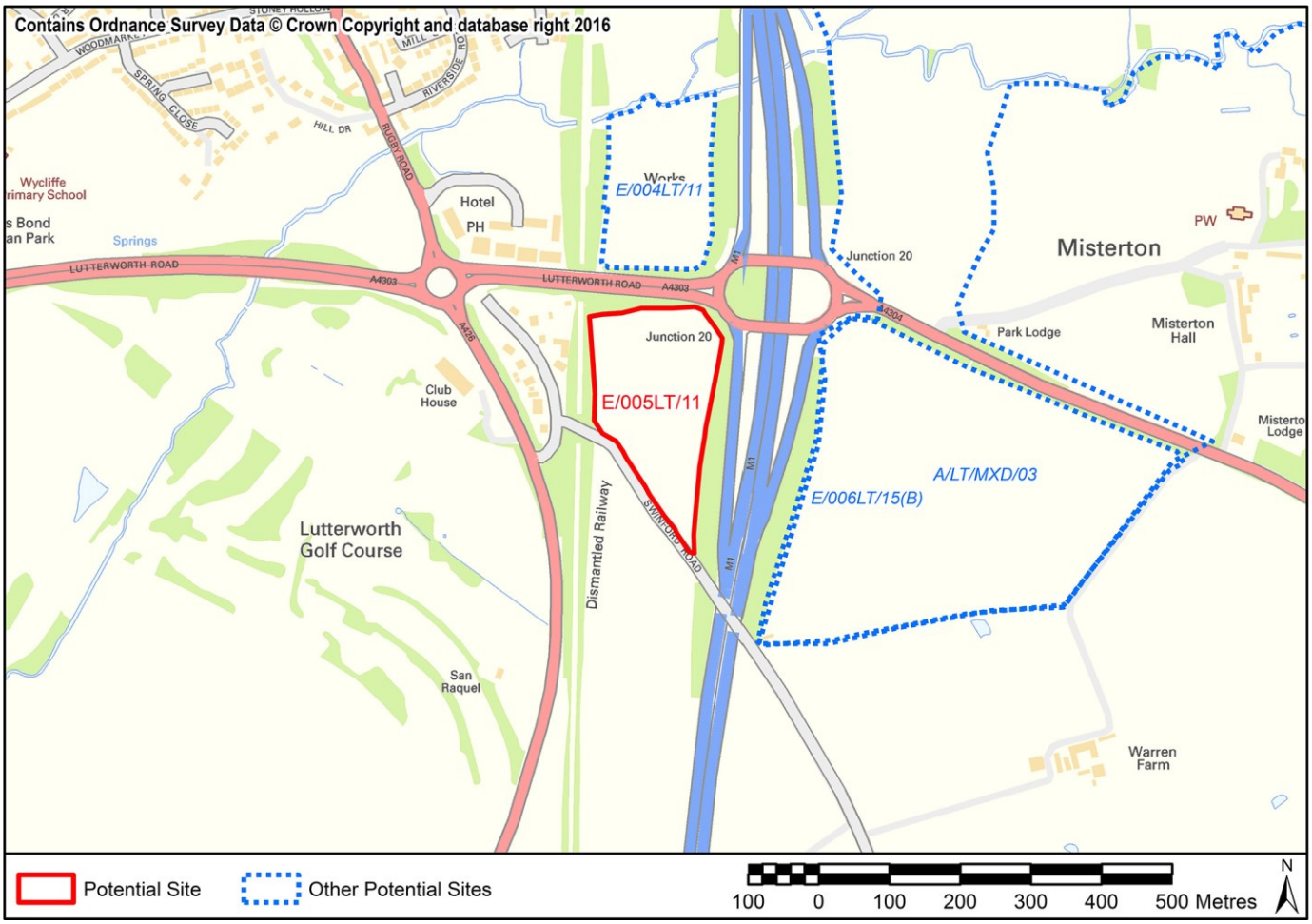
Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	No data

Site Option:	**E/005LT/11**	Settlement:	**Lutterworth**
Address:	**Land South of Lutterworth Road, Lutterworth**		
Area (ha):	**4.15**	Potential Use:	**Employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	8439m - Rugby
H10 - Bus Services	832m from stop. Regular frequency service (3 per hour).

Natural Environment

NE1 - SSSIs	1130m
NE2 - Potential Impact on Wildlife	271m - River Swift, Lutterworth (pLWS-LRWT)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	418m
NE7 - Potential to Remediate Contaminated Land	Adjacent to contamination land consultation area (disused railway line) and within minerals consultation area
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	Medium High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	1548m

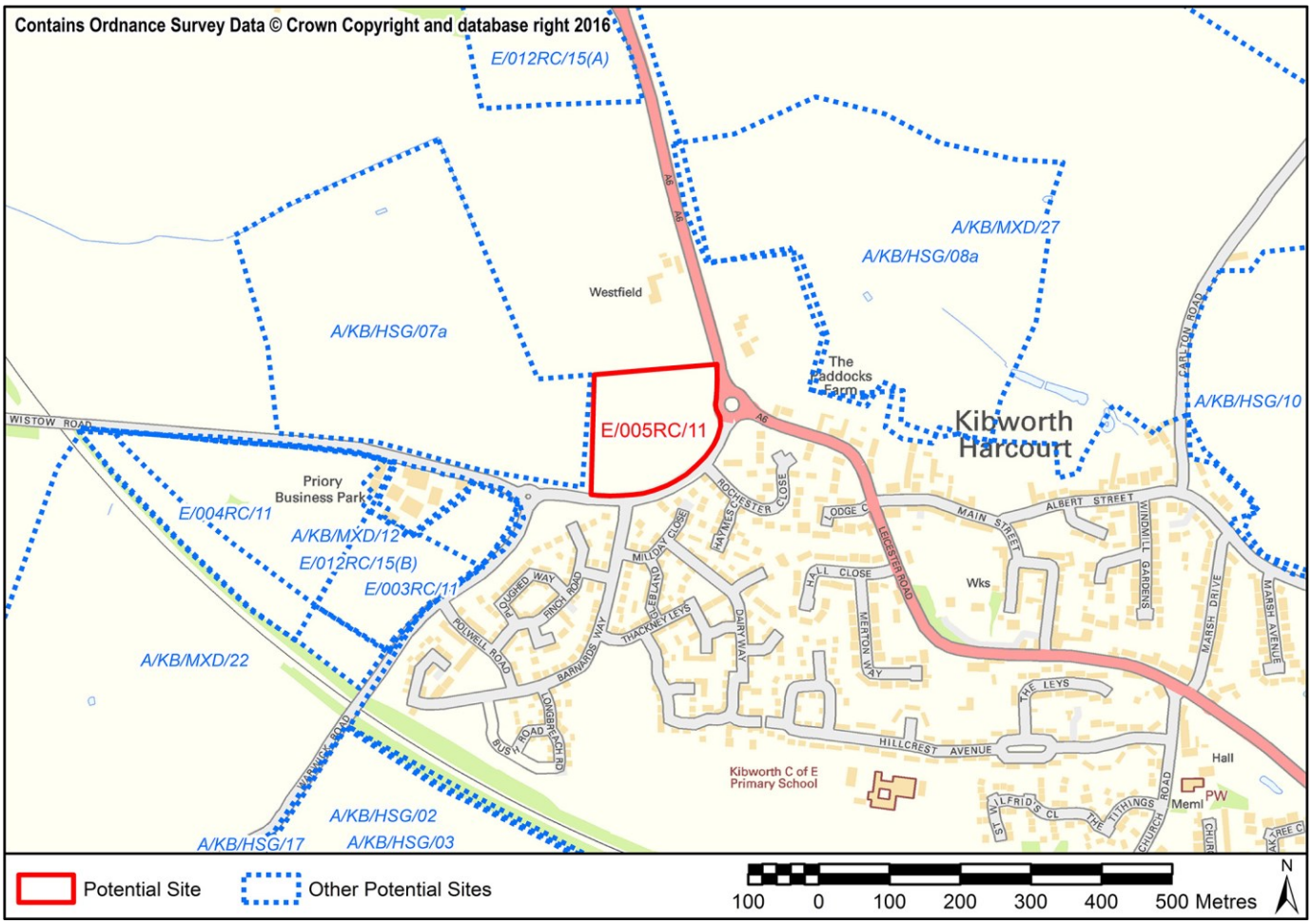
Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	No

Site Option:	**E/005RC/11**	Settlement:	**Kibworth**
Address:	**Land adjoining the A6 & North of Wistow Rd, Kibworth**		
Area (ha):	**2.85**	Potential Use:	**Employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	9627m - South Wigston
H10 - Bus Services	72m from stop. Regular frequency service (3 per hour)

Natural Environment

NE1 - SSSIs	1384m
NE2 - Potential Impact on Wildlife	392m - Main Street Horse Chestnuts (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	16416m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	Site is within 50m of a Conservation Area and a grade II listed structure
BH2 - Impact on Setting of Built Environment	The setting of the heritage asset may be affected by development.
BH3 - Landscape Capacity to Change	Medium High/Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	1595m

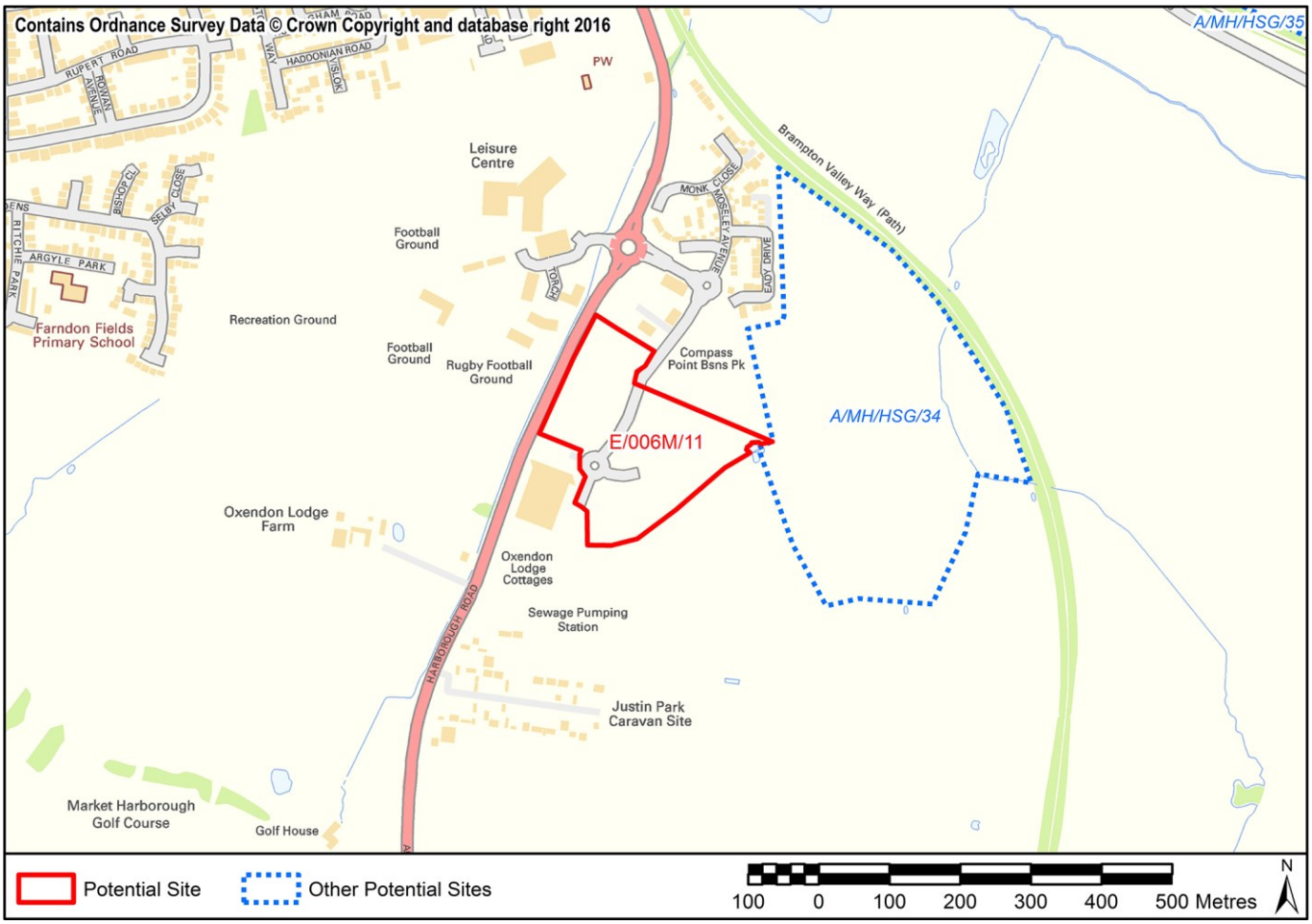
Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**E/006M/11**	Settlement:	**Market Harborough**
Address:	**East of Northampton Rd (Compass Point) MH**		
Area (ha):	**4.9**	Potential Use:	**Employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	1602m - Market Harborough
H10 - Bus Services	413m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	3921m
NE2 - Potential Impact on Wildlife	1313m - River Welland (pLWS A) (cLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	19261m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	No likely to be affected
BH3 - Landscape Capacity to Change	No Data

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	2552m

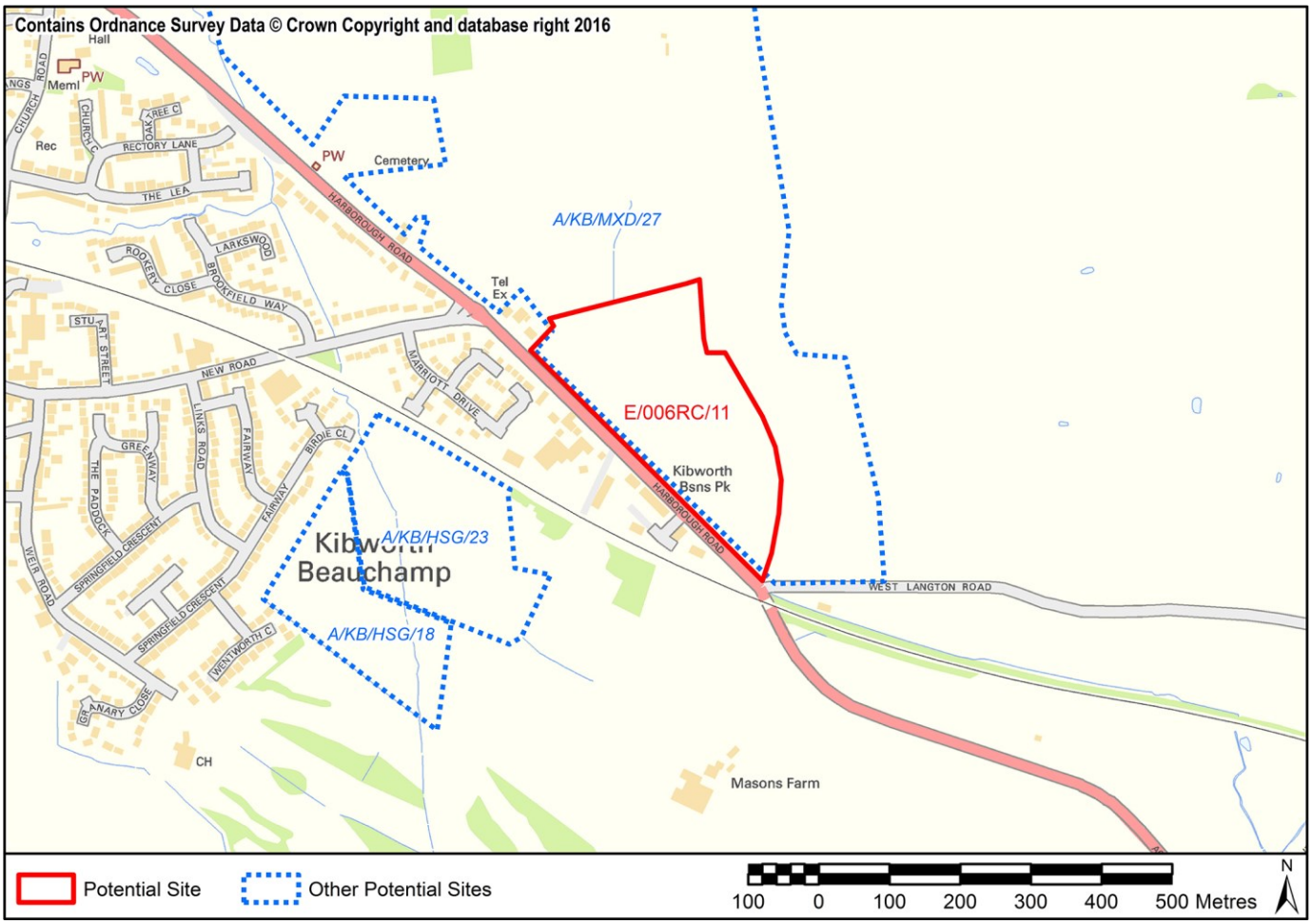
Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of constraint
I6 - Access to Highways	Yes

Site Option:	**E/006RC/11**	Settlement:	**Kibworth**
Address:	**Land to east of Harborough Rd, Kibworth**		
Area (ha):	**7.1**	Potential Use:	**Employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	7699m - Market Harborough
H10 - Bus Services	474m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	1697m
NE2 - Potential Impact on Wildlife	0m - Harborough Road Ash (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	17196m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	No likely to be affected
BH3 - Landscape Capacity to Change	No Data

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	401m

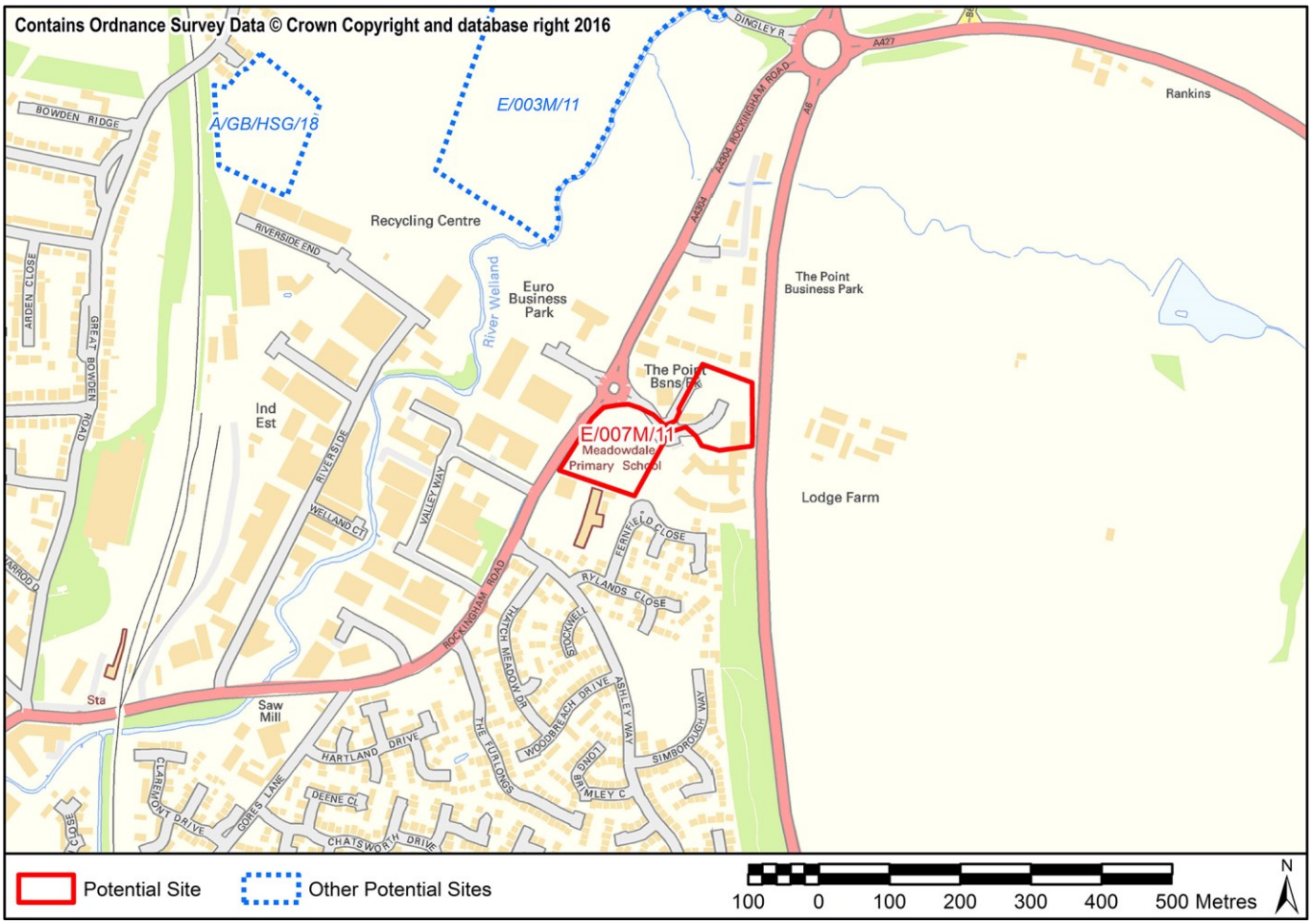
Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	No data
I6 - Access to Highways	Development of the site in isolation is likely to raise highways issues due to access onto the A6.

Site Option:	**E/007M/11**	Settlement:	**Market Harborough**
Address:	**East of Rockingham Road (Peaker Park),**		
Area (ha):	**2.24**	Potential Use:	**Employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	686m - Market Harborough
H10 - Bus Services	330m from stop. Regular frequency service (3 per hour)

Natural Environment

NE1 - SSSIs	2015m
NE2 - Potential Impact on Wildlife	163m - River Welland (pLWS A) (cLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	20490m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	1121m

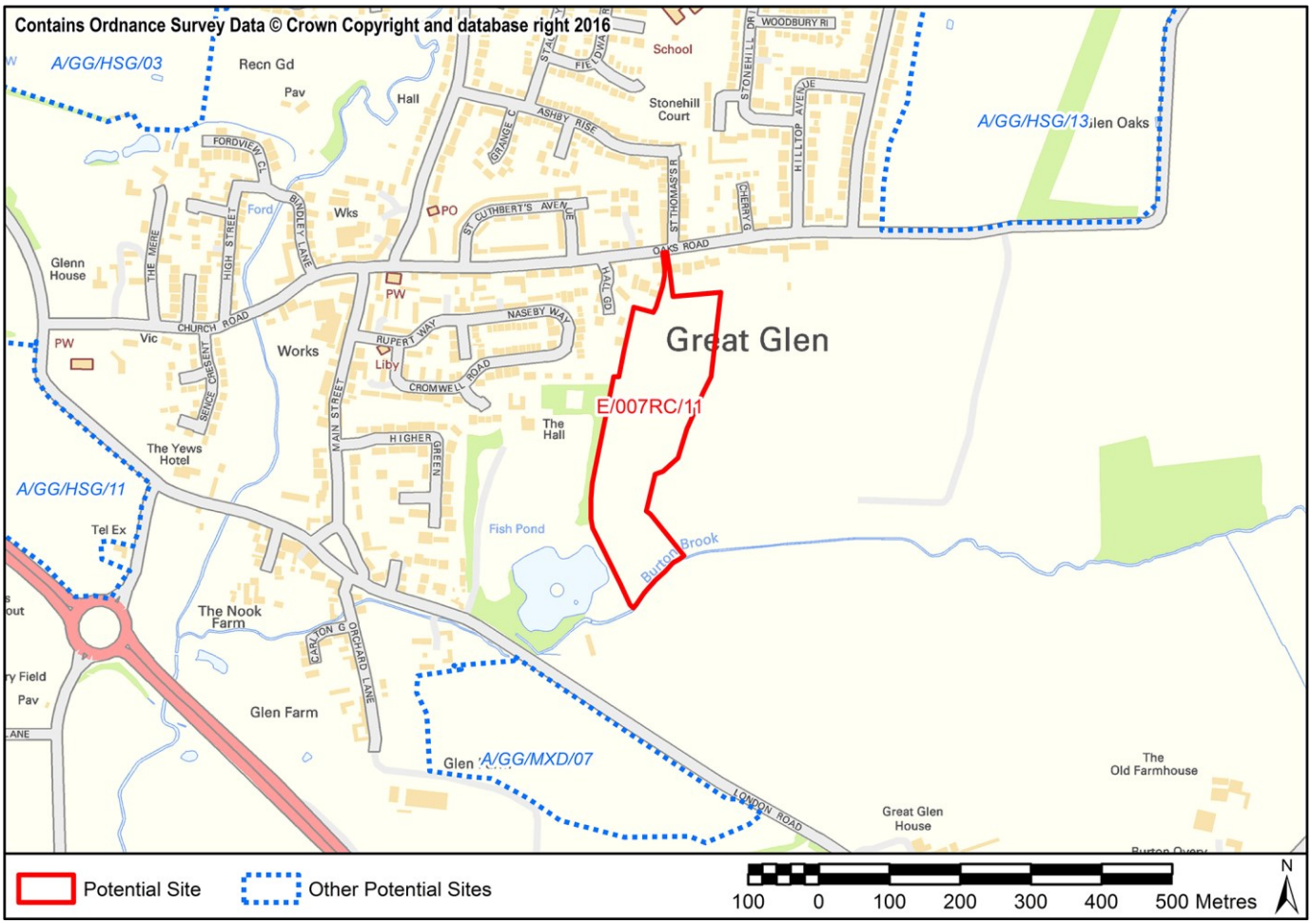
Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**E/007RC/11**	Settlement:	**Great Glen**
Address:	**Land to Southern Fringe of Great Glen**		
Area (ha):	**4.0**	Potential Use:	**Employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	7239m - South Wigston
H10 - Bus Services	527m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	1566m
NE2 - Potential Impact on Wildlife	0m - Land North of Burton Brook (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	17182m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Contains Areas of Flood Zones 2/3

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	Site contains a grade II listed structure
BH2 - Impact on Setting of Built Environment	The heritage asset is likely to be affected by development of the site given its location within the site boundary
BH3 - Landscape Capacity to Change	No Data

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	6115m

Housing & Economy

EH3 - Links to Principal Roads	< 1km

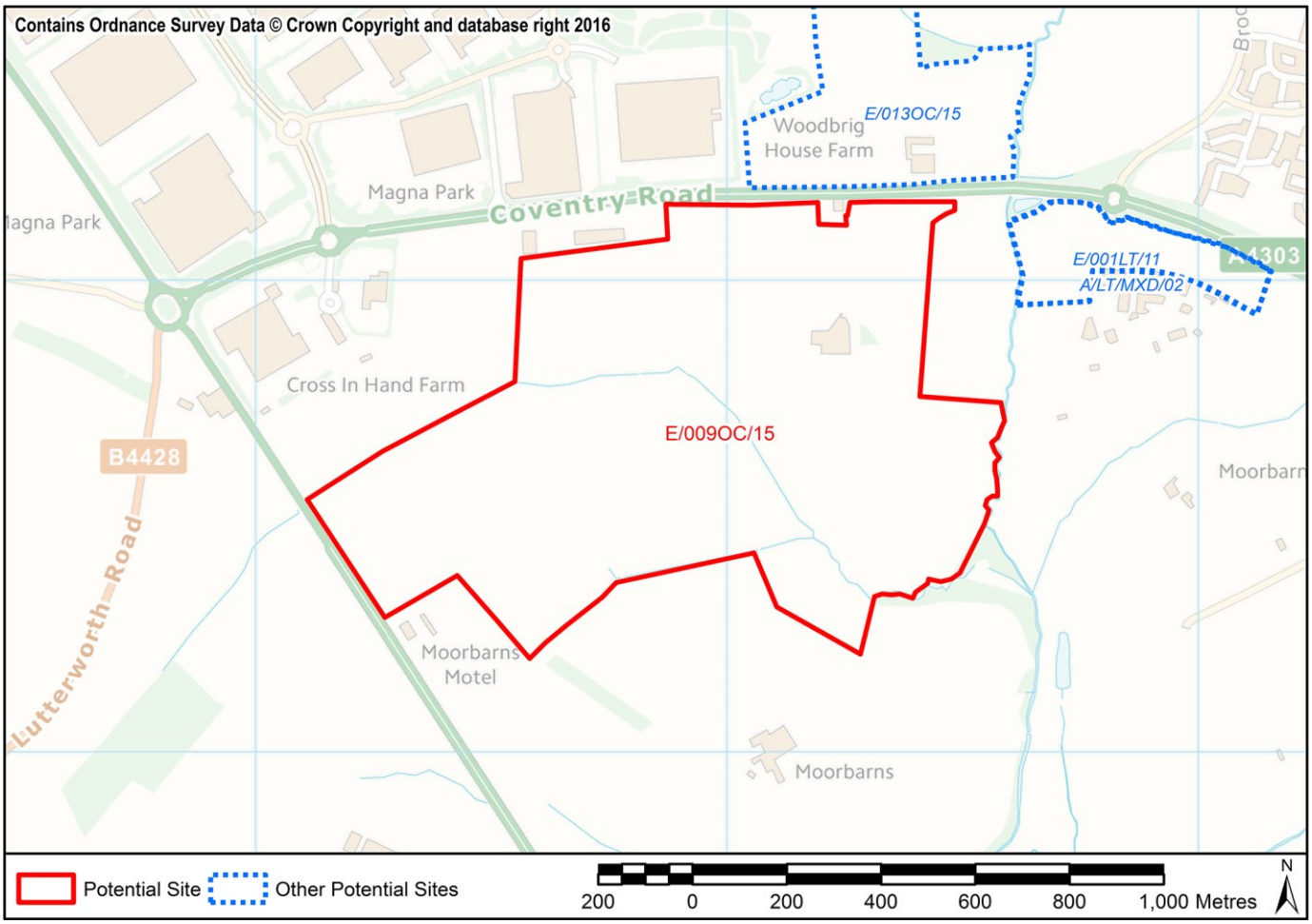
Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	No data
I6 - Access to Highways	The Highway Authority has indicated that the roads surrounding the site have a 7.5 tonne restriction and development generating HGV is unlikely to be supported.

Site Option: **E/009OC/15** Settlement: **nr. Lutterworth**

Address:

Area (ha): **88.91** Potential Use: **Employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	7251m - Rugby
H10 - Bus Services	886m from stop. Low frequency service (1 per hour)

Natural Environment

NE1 - SSSIs	3124m
NE2 - Potential Impact on Wildlife	0m - Magna Park hedgrow (H4/H5) (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	1893m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	No Data

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	1823m

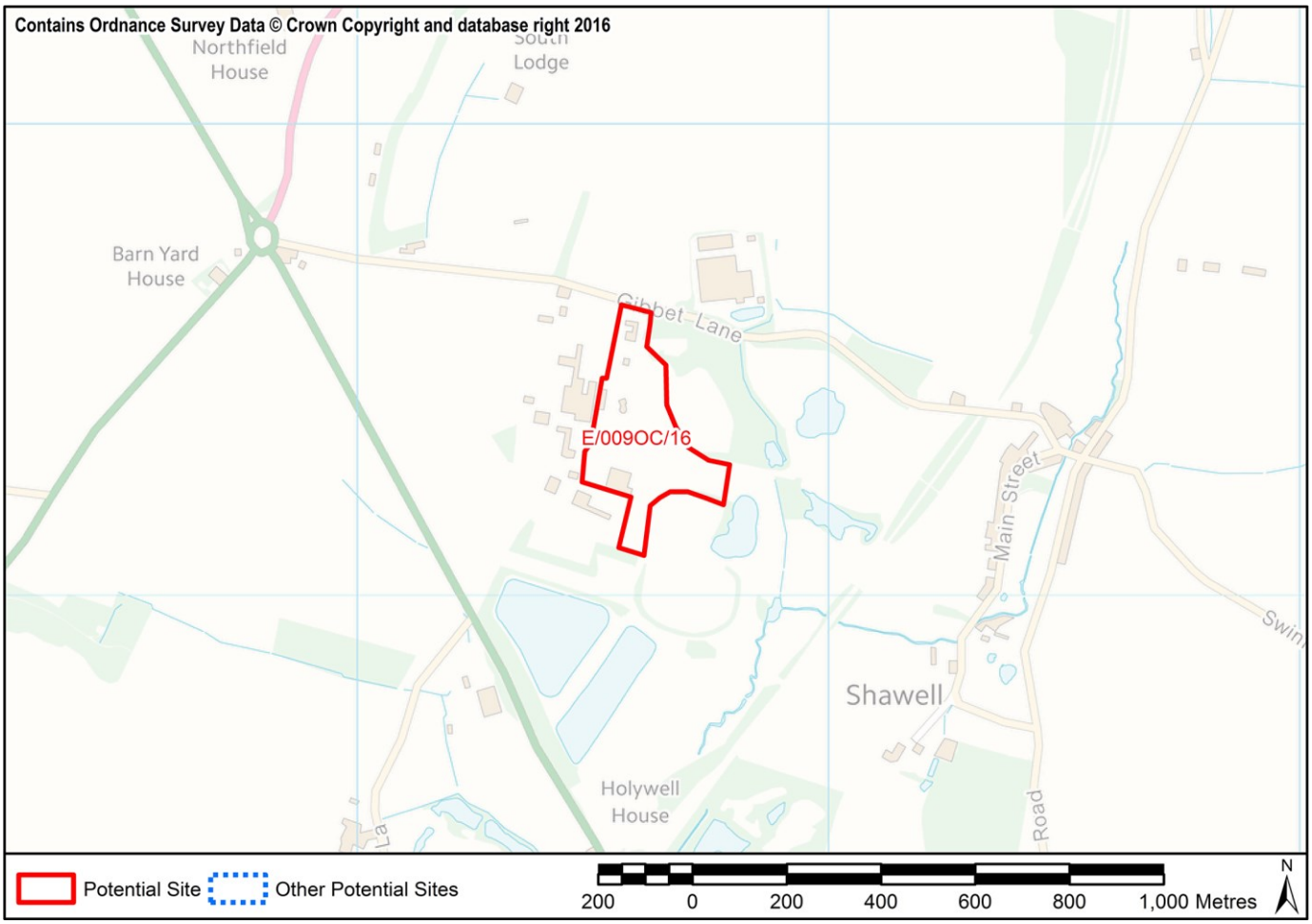
Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	No data

Site Option:	**E/009OC/16**	Settlement:	**Shawell**
Address:	**Shawell Quarry, Gibbet Lane**		
Area (ha):	**7.09**	Potential Use:	**Employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	4784m - Rugby
H10 - Bus Services	886m from stop. Low frequency service (1 per hour)

Natural Environment

NE1 - SSSIs	476m
NE2 - Potential Impact on Wildlife	80m - Shawell pits (LWS)
NE3 - Severage of Wildlife Corridors	No effect
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	3655m
NE7 - Potential to Remediate Contaminated Land	Potential contamination requiring exploration.
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	There are no heritage assets within 50m of the site.
BH2 - Impact on Setting of Built Environment	A number of heritage assets are located along Main Street, approximately 500m to the east of the site. It is thought that these are adequetelly screened from the site, and are unlikely to suffer adverse effects from development.
BH3 - Landscape Capacity to Change	Unknown

Resource Use

RU1 - Result in use of PDL	Brownfield
RU2 - Access to HWRC	5707m

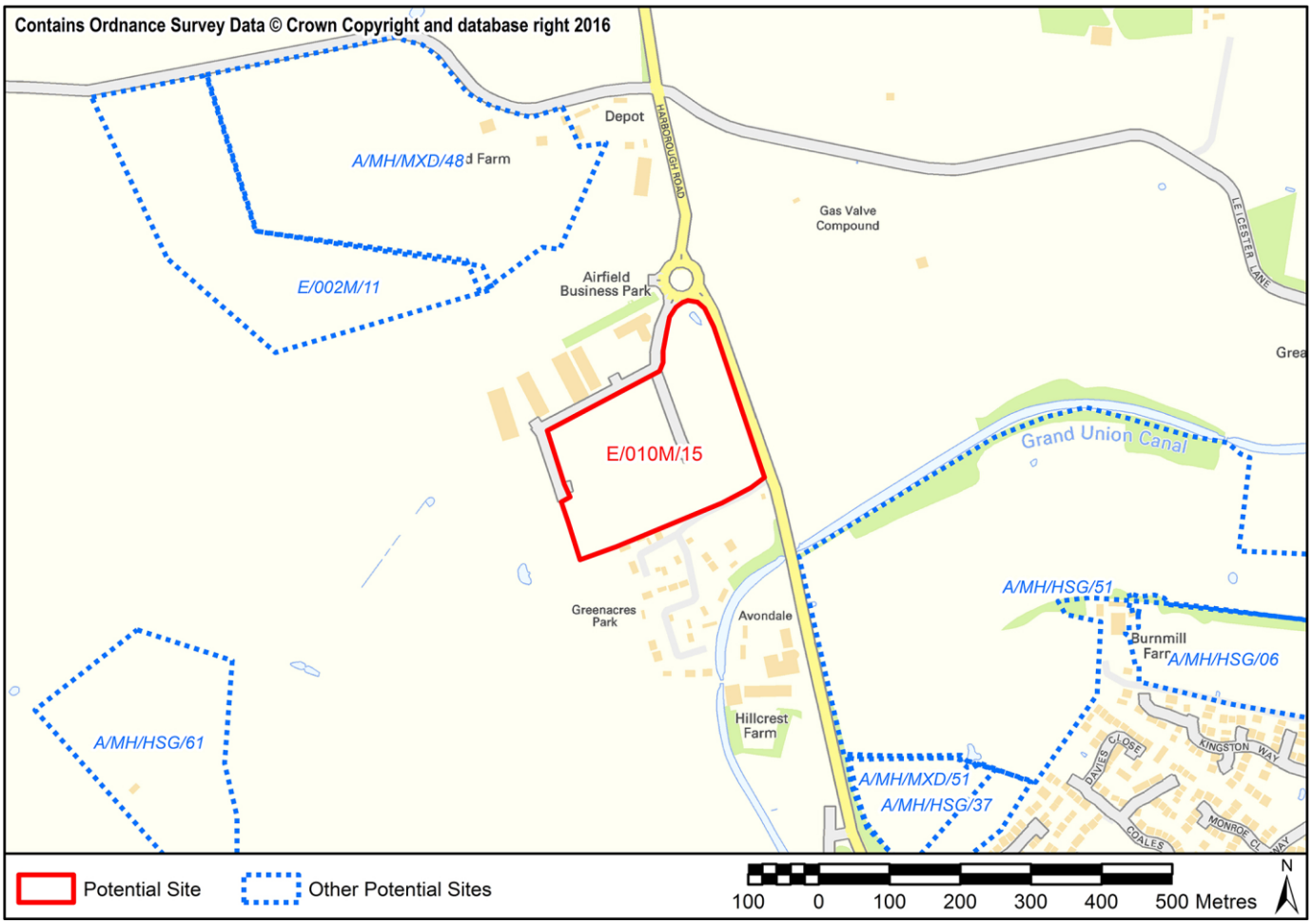
Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of constraint
I6 - Access to Highways	Potential access from Gibbet lane however the capacity of this road to deal with the potential demand of the site remains unkNown.

Site Option:	**E/010M/15**	Settlement:	**Market Harborough**
Address:	**Airfield Business Park (undeveloped part)**		
Area (ha):	**6.0**	Potential Use:	**Employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	2425m - Market Harborough
H10 - Bus Services	193m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	2108m
NE2 - Potential Impact on Wildlife	99m - Grand Union Canal Harborough Arm (LWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	17993m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	No likely to be affected
BH3 - Landscape Capacity to Change	No Data

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	3787m

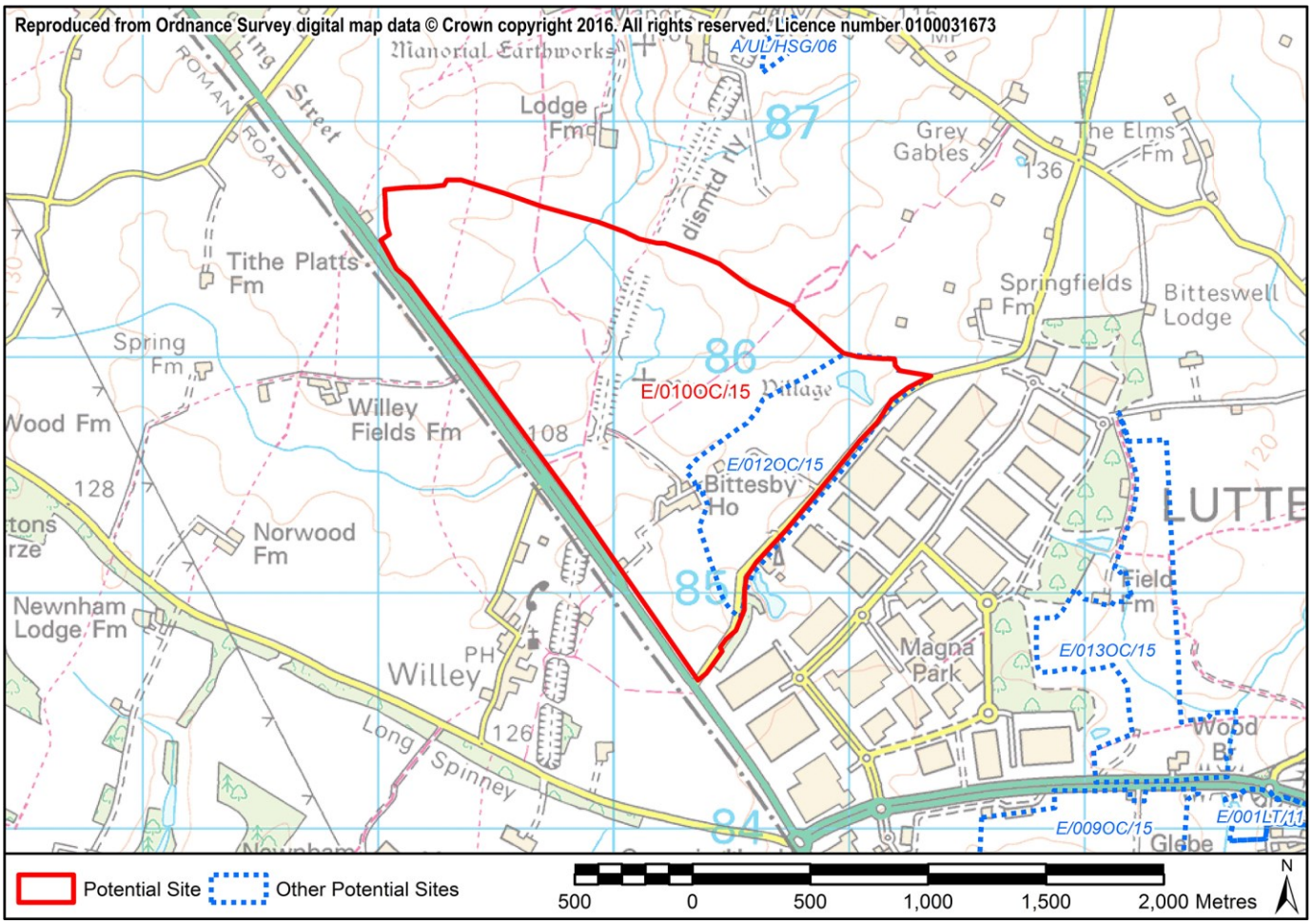
Housing & Economy

EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Within Constraint
I5 - Infrastructure Constraints	Outside of constraint
I6 - Access to Highways	Yes

Site Option:	**E/010OC/15**	Settlement:	**nr. Lutterworth**
Address:	**Land North & West of Magna Park**		
Area (ha):	**217.64**	Potential Use:	**Employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	8706m - Rugby
H10 - Bus Services	1296m from stop. Low frequency service (1 per hour).

Natural Environment

NE1 - SSSIs	4219m
NE2 - Potential Impact on Wildlife	0m - Bittesby House Trees (cLWS)
NE3 - Severage of Wildlife Corridors	No effect
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	3378m
NE7 - Potential to Remediate Contaminated Land	Potential contamination requiring exploration.
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	Site Contains or is within 50m from: Grade I Heritage feature, Registered Park or Garden or Scheduled Ancient Monument
BH2 - Impact on Setting of Built Environment	Site completely overlaps a Scheduled Ancient Monument. Mitigation is unlikely to be effective in protecting heritage assets.
BH3 - Landscape Capacity to Change	Unknown

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	4198m

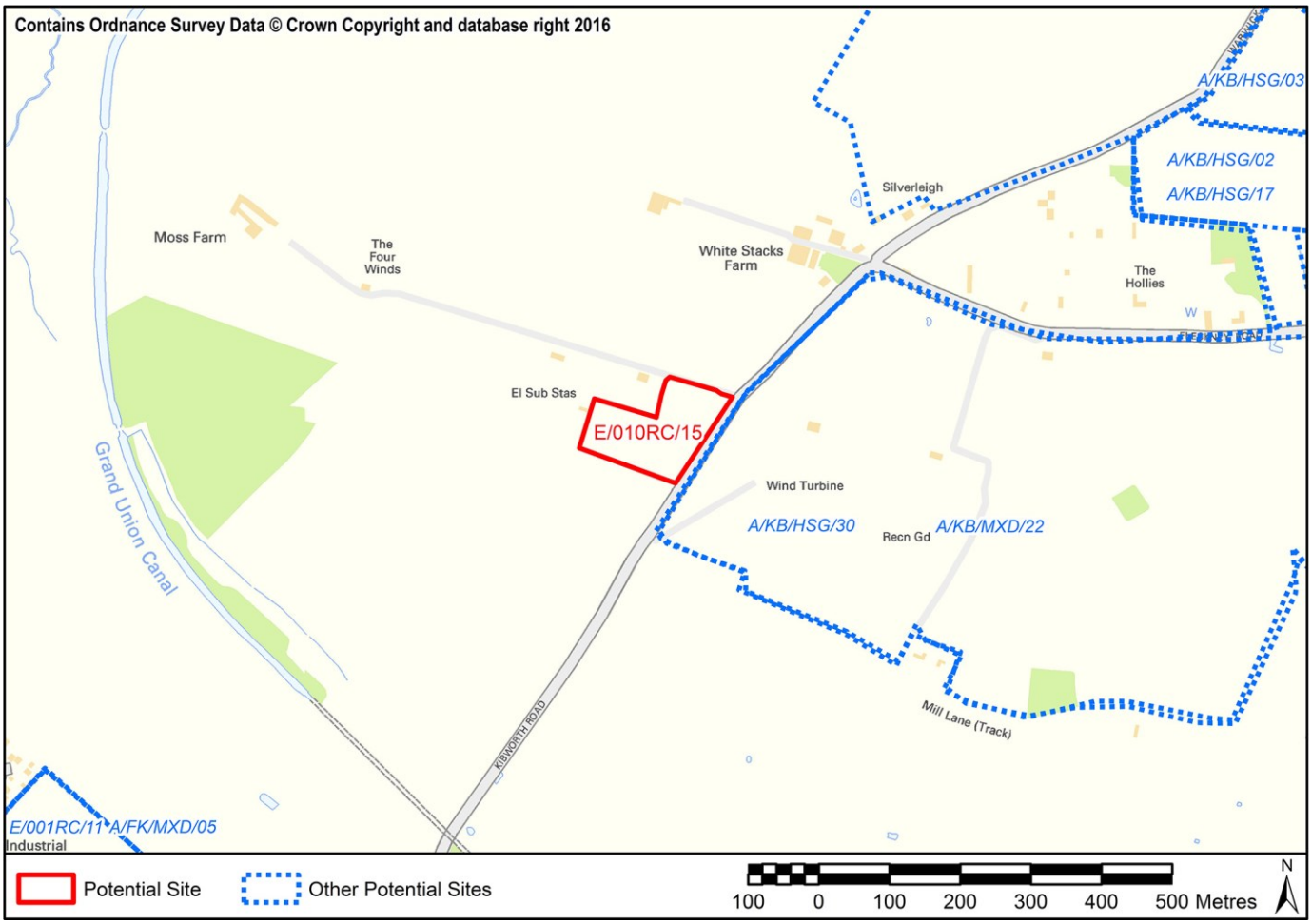
Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of constraint
I6 - Access to Highways	Access from the A5 is possible from the south west of the site.

Site Option:	**E/019OC/15**	Settlement:	**Kibworth**
Address:	**Land off Fleckney Road**		
Area (ha):	**1.75**	Potential Use:	**Employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	8982m - South Wigston
H10 - Bus Services	321m from stop. Low frequency service (1 every hour).

Natural Environment

NE1 - SSSIs	462m
NE2 - Potential Impact on Wildlife	19m - Grassland south of Fleckney Road (pLWS)
NE3 - Severage of Wildlife Corridors	No effect
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	14759m
NE7 - Potential to Remediate Contaminated Land	Located close to contaminated land
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	There are no heritage assets within 50m of the site.
BH2 - Impact on Setting of Built Environment	Three grade II listed structures are located approximately 1.2km to the north west of the site (Church of St Nicholas, the Manor House and Wolsey House), however these are adequetley screened and mitigation is not considered neccessary.
BH3 - Landscape Capacity to Change	High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	2792m

Housing & Economy

EH3 - Links to Principal Roads	1-3km

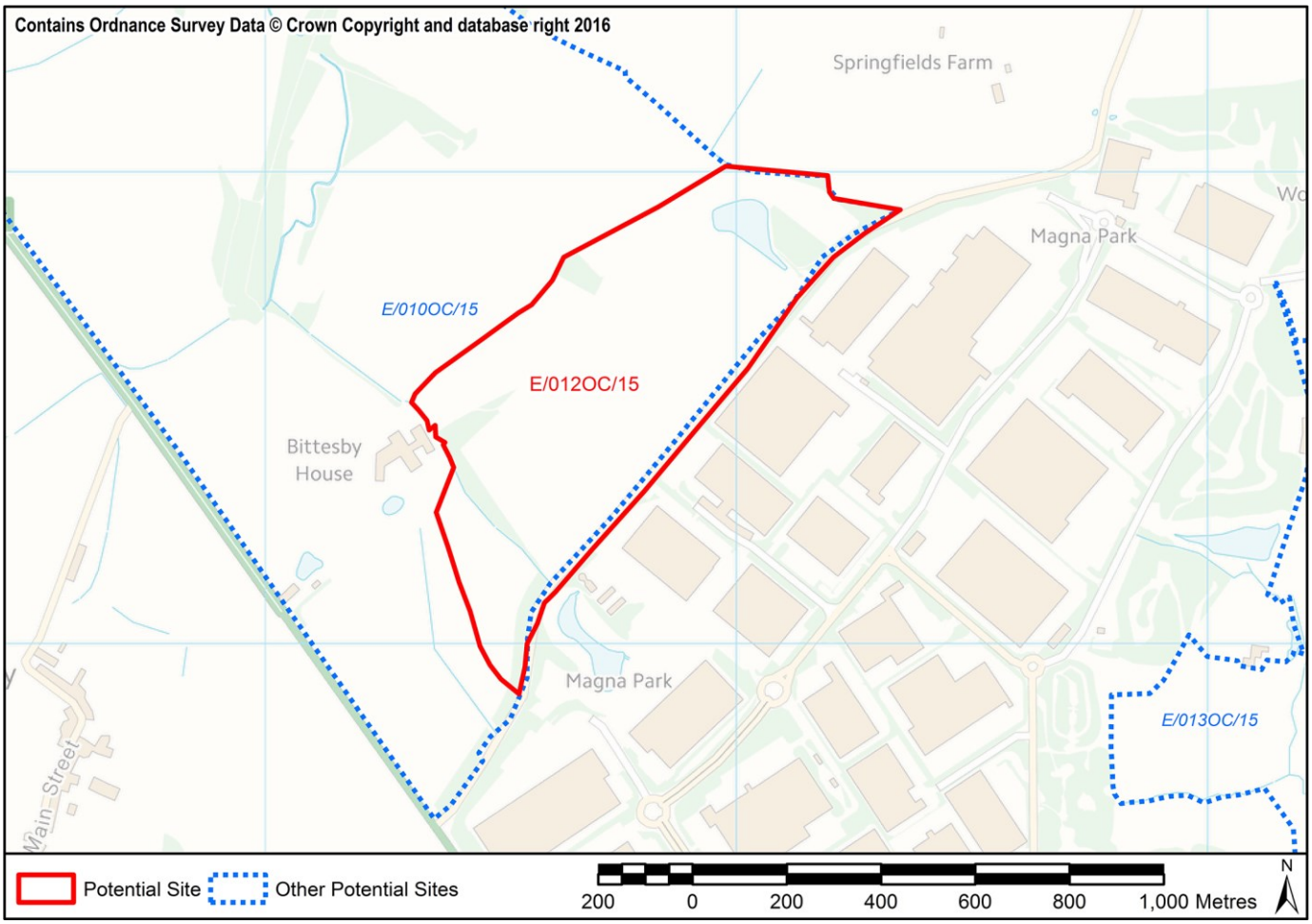
Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of constraint
I6 - Access to Highways	There are No fundamental reasons for this site to be excluded from consideration at this stage.

Site Option: **E/012OC/15** Settlement: **Lutterworth**

Address:

Area (ha): **45.5** Potential Use: **Employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	8955m - Rugby
H10 - Bus Services	1552m from stop. Low frequency service (1 per hour)

Natural Environment

NE1 - SSSIs	4219m
NE2 - Potential Impact on Wildlife	0m - Bittesby, Mere Lane Lagoon and trees (cLWS)
NE3 - Severage of Wildlife Corridors	No effect
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	3378m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No Heritage Assets within 50m.
BH2 - Impact on Setting of Built Environment	A Scheduled Ancient Monument is located approximately 500m to the north west of the site. Mitigation may be required to protect the heritage asset, which is currently unscreened.
BH3 - Landscape Capacity to Change	Unknown

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	4631m

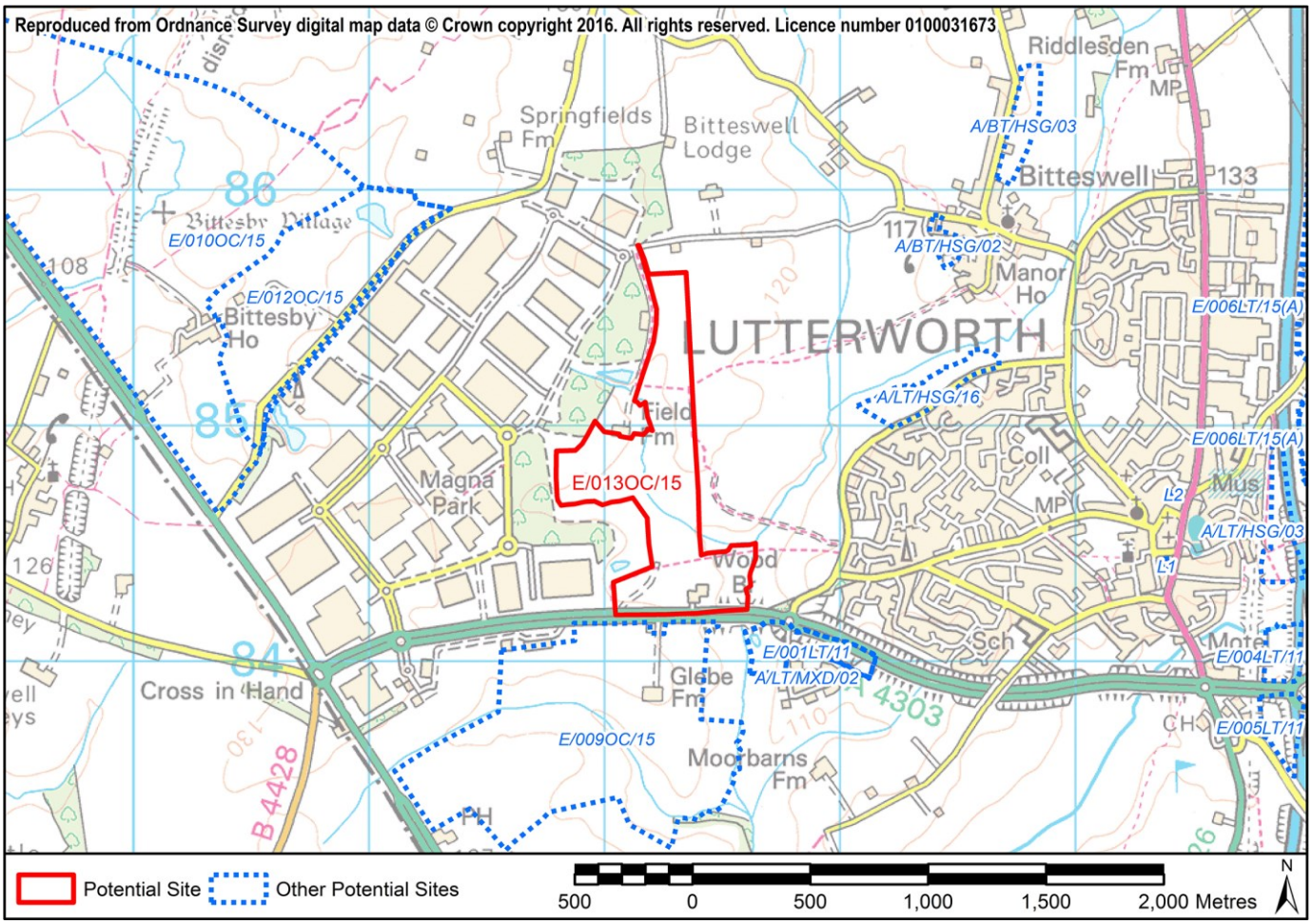
Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of constraint
I6 - Access to Highways	Access from the A5 is possible from the south west of the site.

Site Option:	**E/013OC/15**	Settlement:	**nr. Lutterworth**
Address:	**Woodbrig House Farm, Lutterworth**		
Area (ha):	**47.31**	Potential Use:	**Employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	8284m - Rugby
H10 - Bus Services	155m from stop. Regular frequency service (3 every hour).

Natural Environment

NE1 - SSSIs	2915m
NE2 - Potential Impact on Wildlife	0m - Lutterworth, Bitteswell Brook Ash Trees (cLWS)
NE3 - Severage of Wildlife Corridors	No effect
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Site Fully Within Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	1745m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	There are no heritage assets within 50m of the site. There are a number of listed structures to the north east of the site in Biteteswell which are not screened from the site. Mitigation may be required to protect these assets.
BH2 - Impact on Setting of Built Environment	Setting unlikely to be effected- site is screened by vegetation and located amongst existing settlements.
BH3 - Landscape Capacity to Change	Within Area of Separation

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	1823m

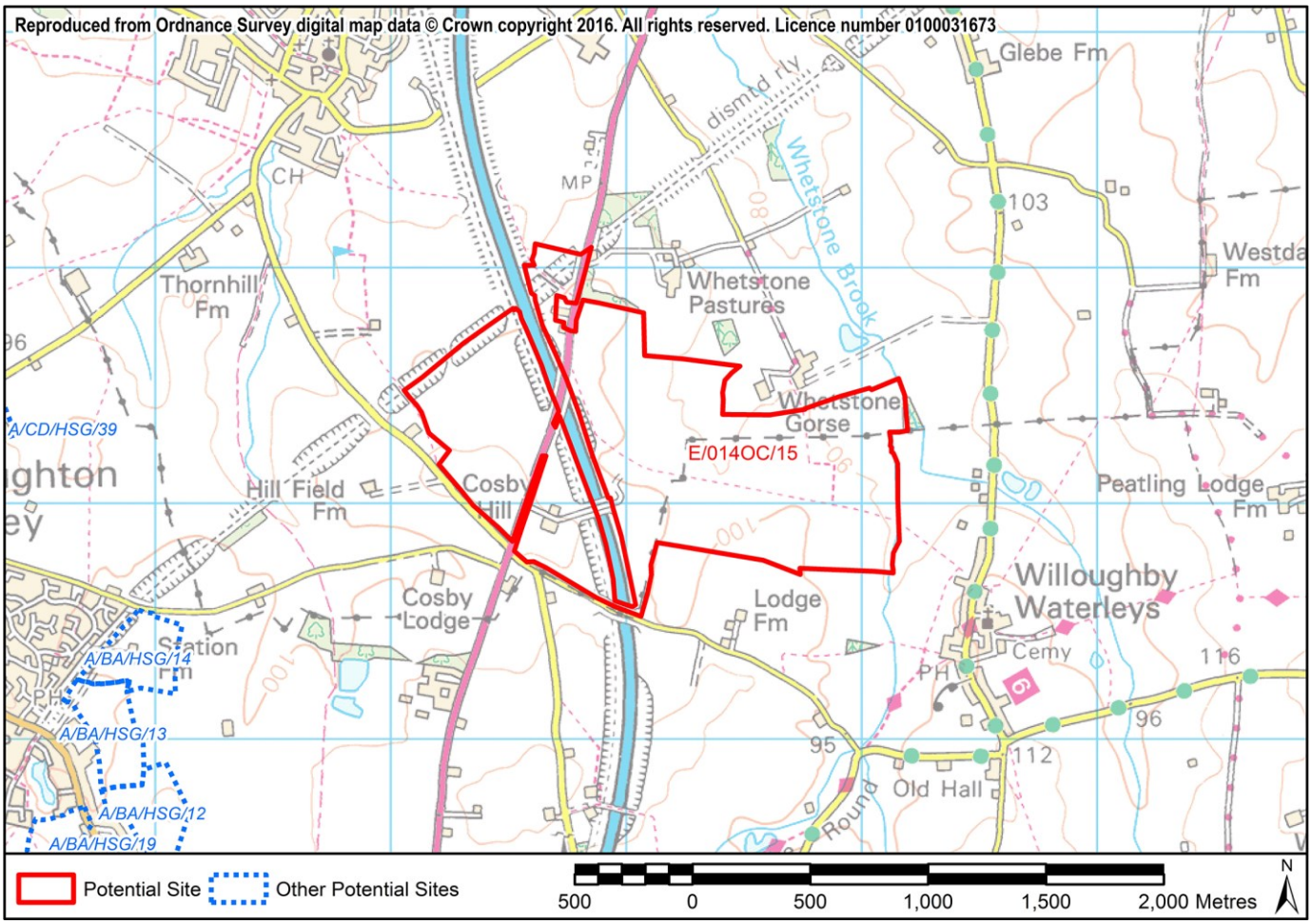
Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of constraint
I6 - Access to Highways	Access taken directly from Coventry Road unlikely to be supported

Site Option:	**E/014OC/15**	Settlement:	**nr. Willoughby Waterleys**
Address:	**Land centred on A426, South Leicester (Prologis Park, Leicester)**		
Area (ha):	**164.06**	Potential Use:	**Employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	3577m - Narborough
H10 - Bus Services	71m from stop. Low frequency service (2 every hour).

Natural Environment

NE1 - SSSIs	3615m
NE2 - Potential Impact on Wildlife	0m - Whetstone Gorse Farm West hedgerow (cLWS)
NE3 - Severage of Wildlife Corridors	No effect- Approximately 900m from nearest corridor
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	8019m
NE7 - Potential to Remediate Contaminated Land	Possible historic landfill on site
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	There are no heritage assets within 50m of the site. However, there are a cluster of heritage assets and listed structures located in Willoughby Waterleys approximately 500m to the south east. Many of these are exposed to the site with little screening, and mitigation may be required in order to safeguard their character.
BH2 - Impact on Setting of Built Environment	Setting likely to be effected by large and prominent site
BH3 - Landscape Capacity to Change	Unknown

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	9756m

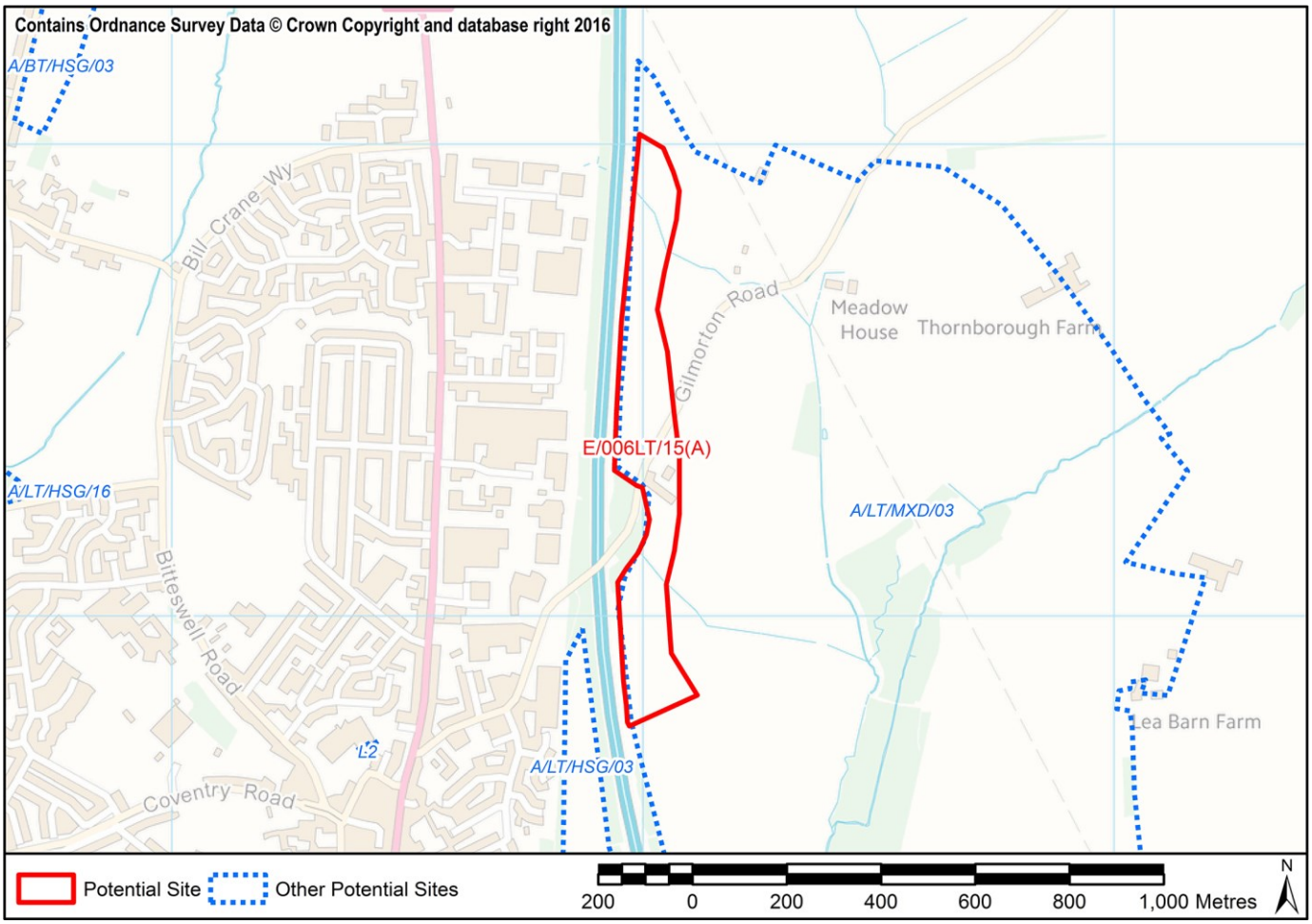
Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of constraint
I6 - Access to Highways	Site has access to the A426 but it is unlikely to be suitable without major new highway infrastructure

Site Option:	**E/006LT/15(A)**	Settlement:	**Lutterworth**
Address:	**Proposed SDA (Land to East of Lutterworth) - Land adjacent /E of M1 (Parcel A)**		
Area (ha):	**11.92**	Potential Use:	**Employment (Part of proposed**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	9596m - Rugby
H10 - Bus Services	809m from stop. Regular frequency service (3 per hour)

Natural Environment

NE1 - SSSIs	424m
NE2 - Potential Impact on Wildlife	589m - River Swift (pLWS C) (cLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	470m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 10ha of ALC 1-2 or upto a total of 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	1792m

Housing & Economy

EH3 - Links to Principal Roads	< 1km

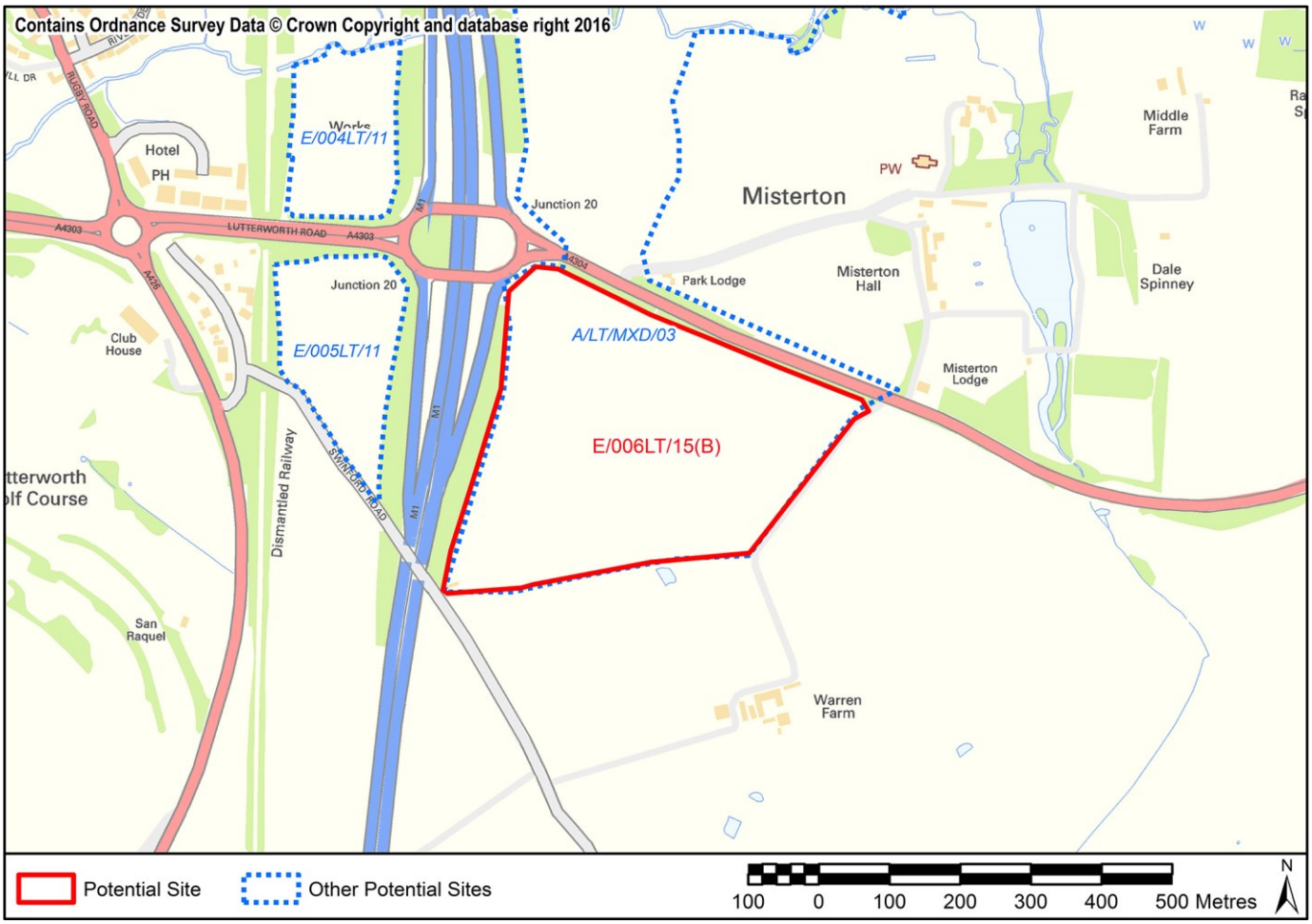
Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	No

Site Option: **E/006LT/15(B)** Settlement: **Lutterworth**

Address: **Proposed SDA (Land to East of Lutterworth) - Land south off A4303 (Parcel B)**

Area (ha): **16.73** Potential Use: **Employment (Part of proposed**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	8368m - Rugby
H10 - Bus Services	934m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	1037m
NE2 - Potential Impact on Wildlife	60m - River Swift and adj meadows, Misterton (pLWS-LRWT)
NE3 - Severage of Wildlife Corridors	No effect
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	702m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 10ha of ALC 1-2 or upto a total of 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	There are no heritage assets within 50m of the site.
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	1649m

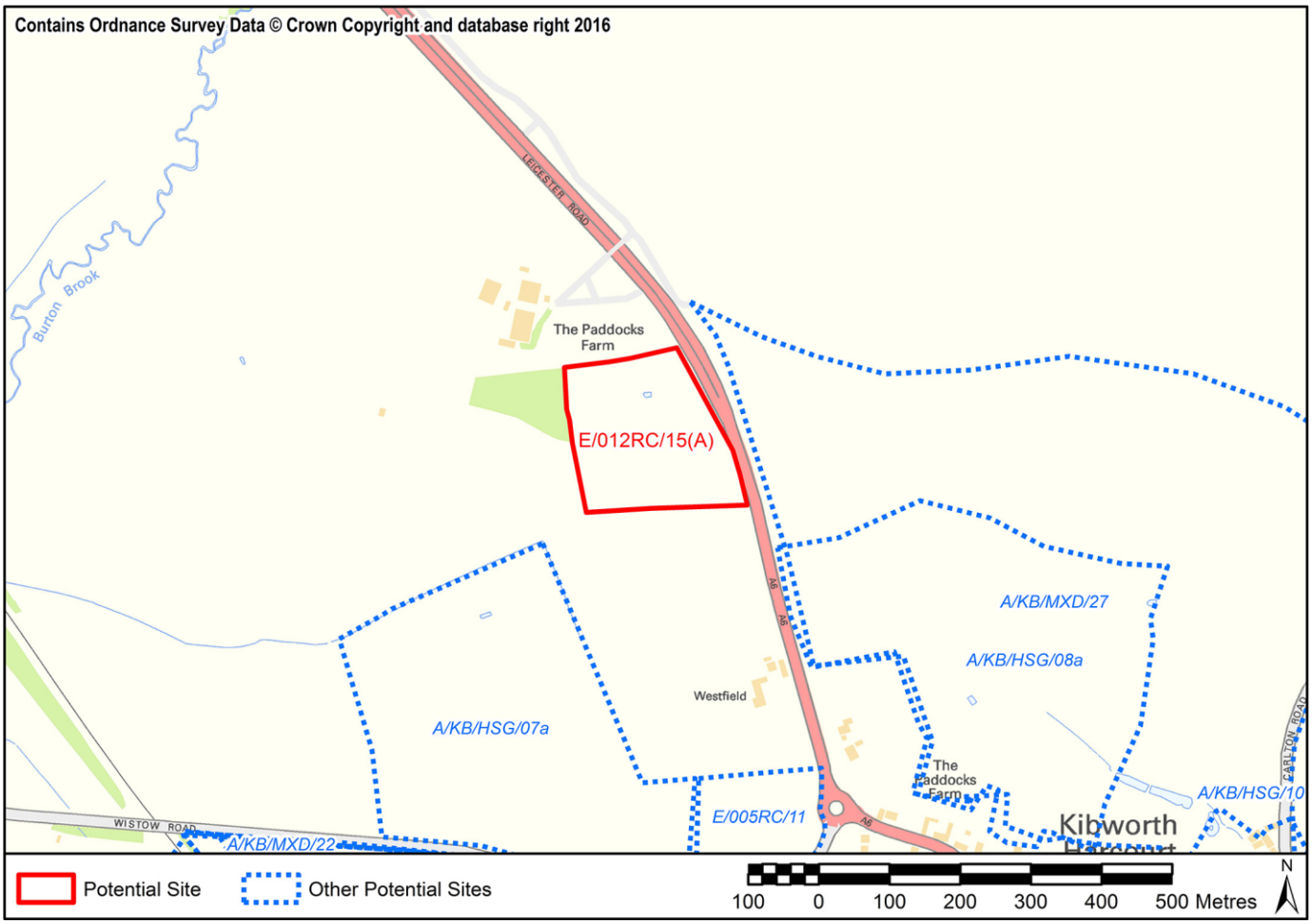
Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of constraint
I6 - Access to Highways	Access from the A4304 is possible at the North of the site, however speed limits may need to be reconsidered. Access from the south is also possible from Swinford Road.

Site Option:	**E/012RC/15(A)**	Settlement:	**Kibworth**
Address:	**Proposed SDA (Land to the West of Kibworth) - Land off Leicester Road (Parcel A)**		
Area (ha):	**4.46**	Potential Use:	**Employment (Part of proposed**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	9228m - South Wigston
H10 - Bus Services	800m from stop. Regular frequency service (3 per hour)

Natural Environment

NE1 - SSSIs	1234m
NE2 - Potential Impact on Wildlife	752m - Main Street Horse Chestnuts (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	16632m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	No Data

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	2098m

Housing & Economy

EH3 - Links to Principal Roads	< 1km

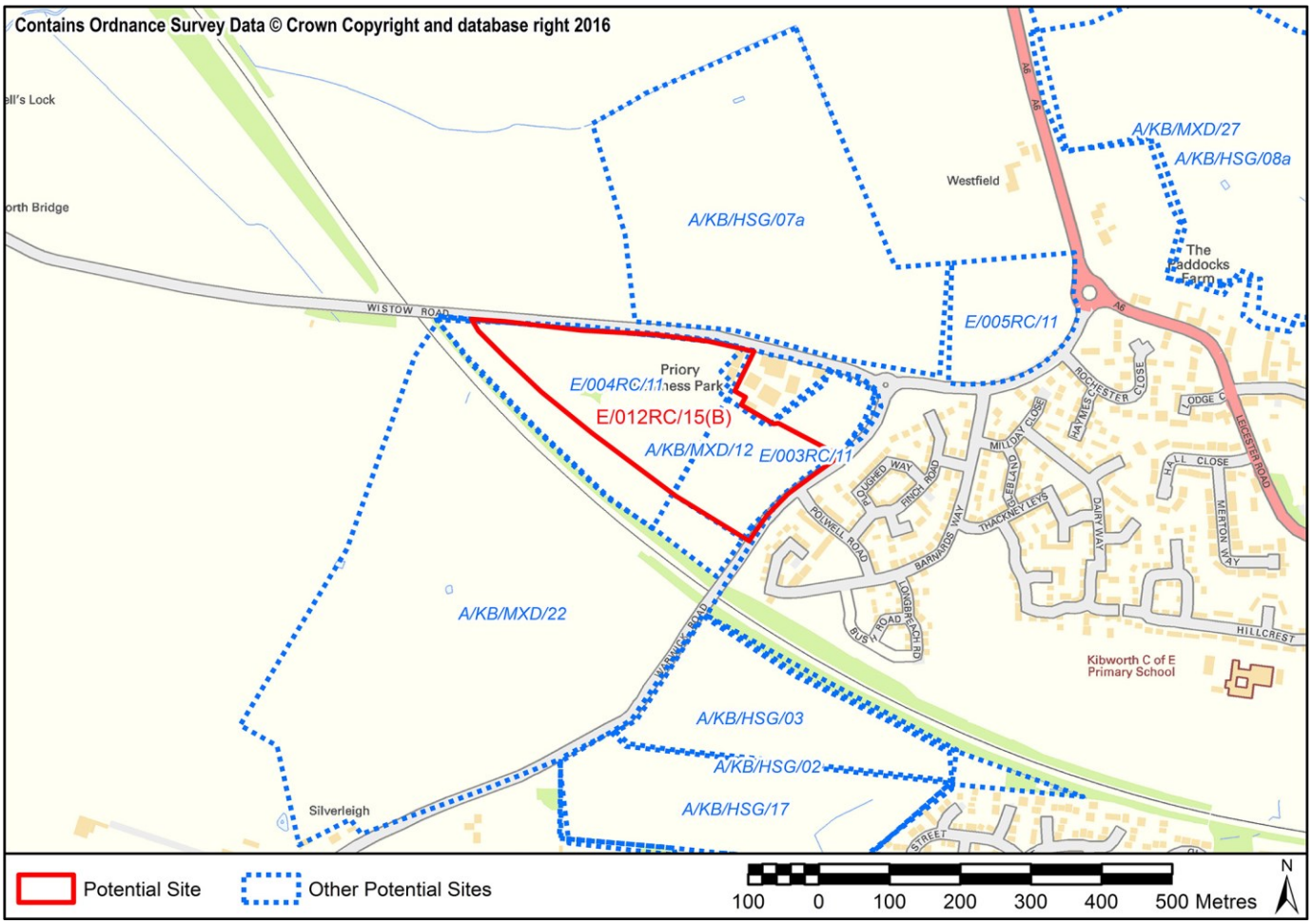
Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	No data

Site Option: **E/012RC/15(B)** Settlement: **Kibworth**

Address: **Proposed SDA (Land to the West of Kibworth) - Land off Warwick Road (Parcel B)**

Area (ha): **7.2** Potential Use: **Employment (Part of proposed**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	9041m - South Wigston
H10 - Bus Services	132m from stop. Regular frequency service (3 per hour)

Natural Environment

NE1 - SSSIs	725m
NE2 - Potential Impact on Wildlife	309m - Warwick Road Grassland (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	15935m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	Medium high

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	2091m

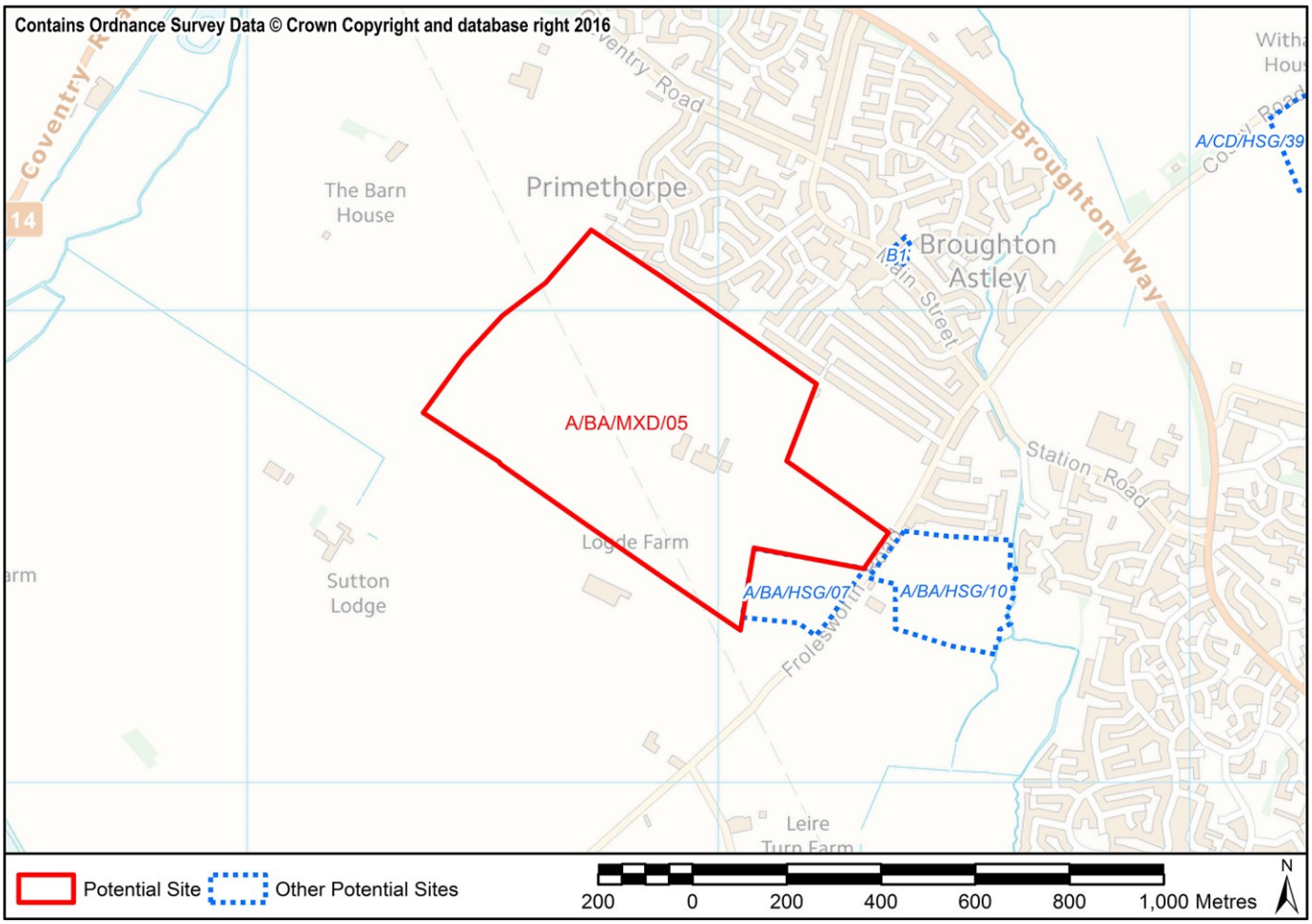
Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	No issues identified

Site Option:	**A/BA/MXD/05**	Settlement:	**Broughton Astley**
Address:	**Land at Glebe Farm**		
Area (ha):	**39.57**	Potential Use:	**Residential/employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	4786m - Narborough
H10 - Bus Services	471m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	2639m
NE2 - Potential Impact on Wildlife	21m - Mill Farm hedge, Frolesworth Road (cLWS)
NE3 - Severage of Wildlife Corridors	none
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	8056m
NE7 - Potential to Remediate Contaminated Land	Partially affected by contaminated land consultation zone
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected- sufficiently screened by existing development.
BH3 - Landscape Capacity to Change	Medium High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	10221m

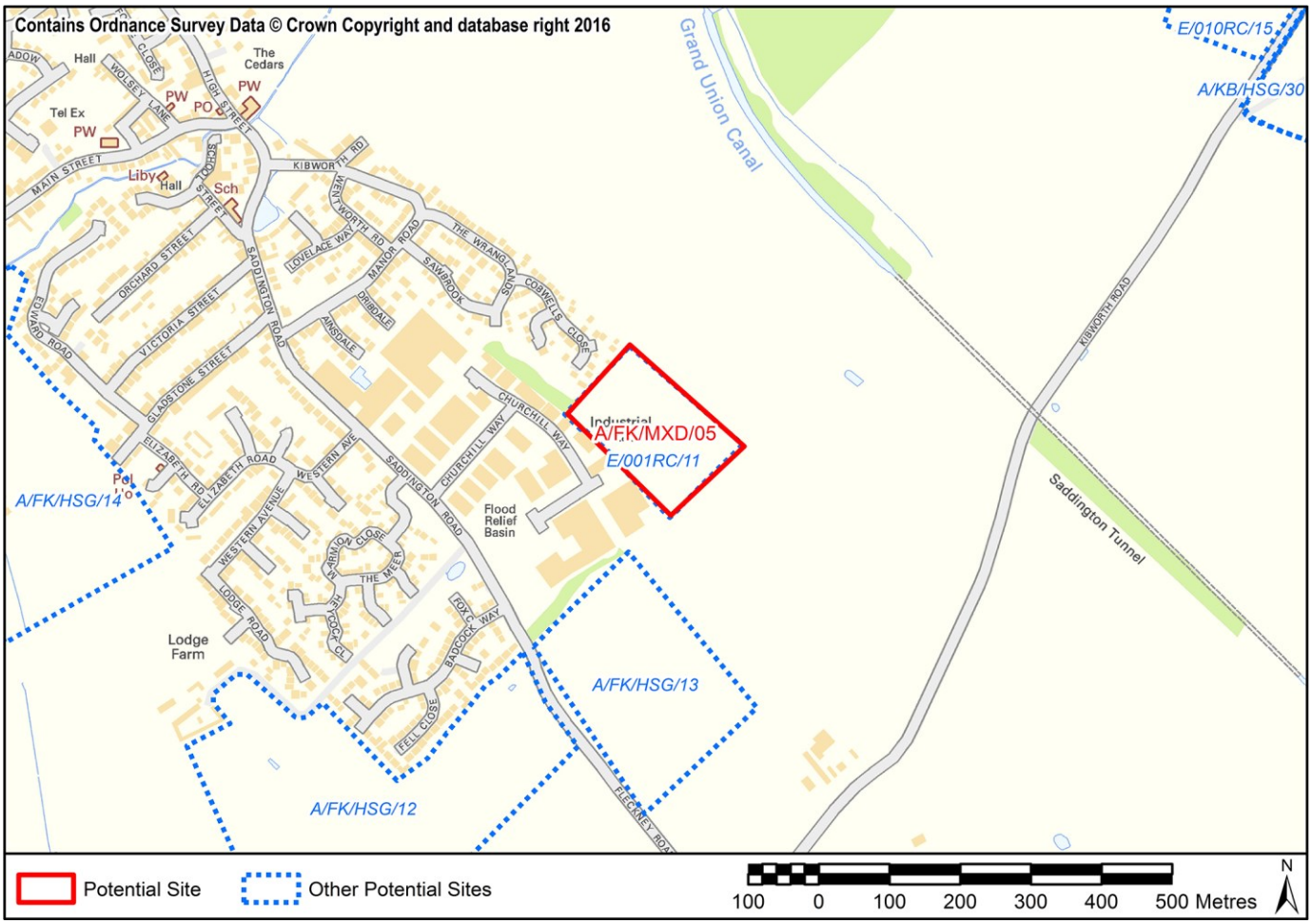
Housing & Economy

EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Within Constraint
I5 - Infrastructure Constraints	Within Constraint
I6 - Access to Highways	Yes

Site Option:	**A/FK/MXD/05**	Settlement:	**Fleckney**
Address:	**Land adjacent to Churchill Way Industrial Estate**		
Area (ha):	**2.91**	Potential Use:	**Residential/employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	8659m - South Wigston
H10 - Bus Services	321m from stop. Low frequency service (1 every hour).

Natural Environment

NE1 - SSSIs	311m
NE2 - Potential Impact on Wildlife	552m - Mill Field Wood Ash Trees (pLWS)
NE3 - Severage of Wildlife Corridors	No effect. None on site. Approximately 5.5km from nearest corridor
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	13751m
NE7 - Potential to Remediate Contaminated Land	The site is located adjacent to a Contaminated Land zone
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	There are no heritage assets within 50m of the site.
BH2 - Impact on Setting of Built Environment	Three grade II listed structures are located approximately 1.2km to the north west of the site (Church of St Nicholas, the Manor House and Wolsey House), however these are adequetley screened and mitigation is not considered neccessary.
BH3 - Landscape Capacity to Change	High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	5482m

Housing & Economy

EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of constraint
I6 - Access to Highways	There are No fundamental reasons for this site to be excluded from consideration at this stage.

Site Option:	**A/GG/MXD/07**	Settlement:	**Great Glen**
Address:	**Land adjacent to former Manor Farm, London Road**		
Area (ha):	**6.45**	Potential Use:	**Residential/employment**

Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	7040m - South Wigston
H10 - Bus Services	472m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	1248m
NE2 - Potential Impact on Wildlife	0m - London Road Hedgerow and Ash Tree (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	16817m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Listed structures are located to the west and the east of the site, but these are thought to be adequetely screened.
BH3 - Landscape Capacity to Change	Medium High/Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	4780m

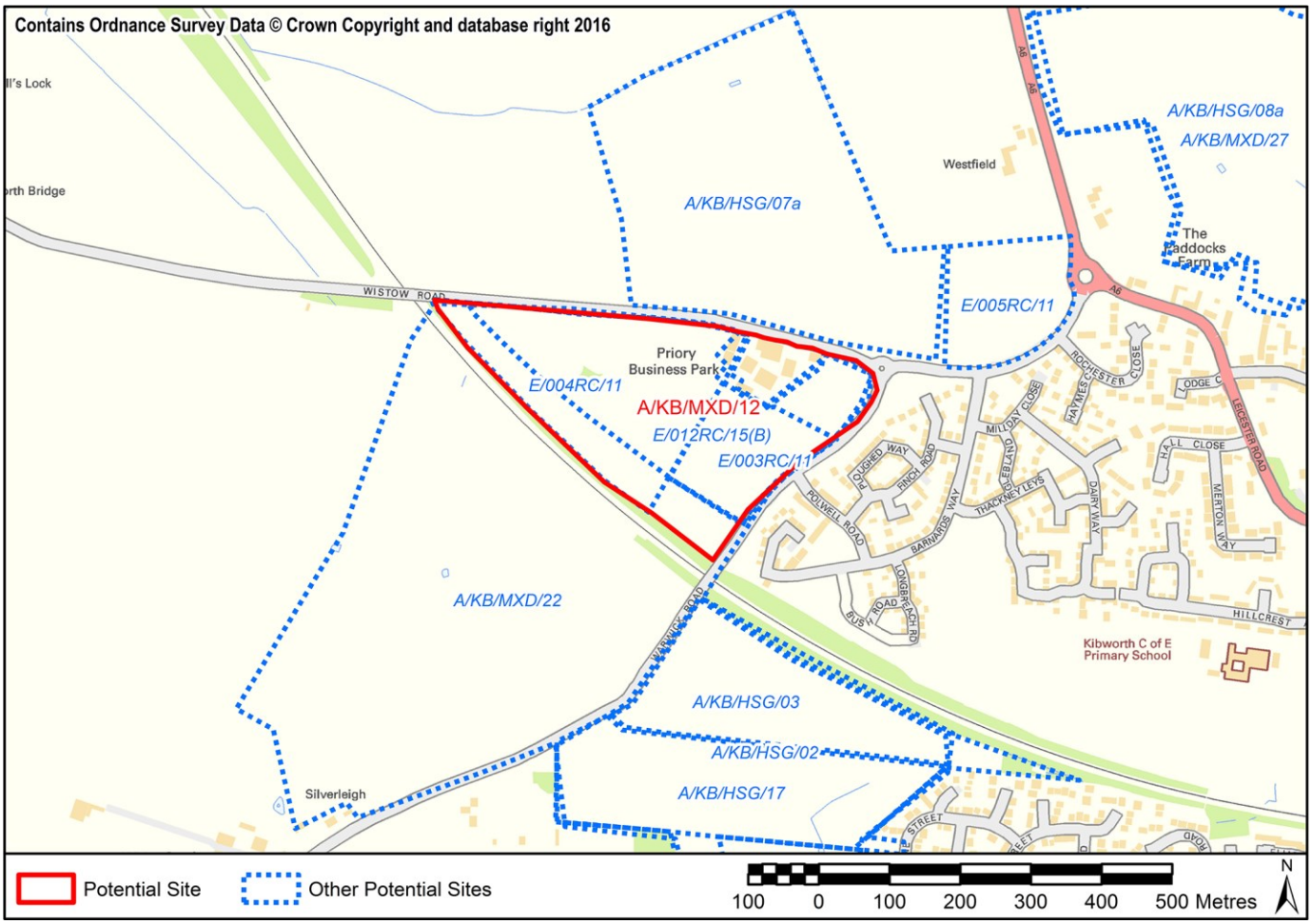
Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**A/KB/MXD/12**	Settlement:	**Kibworth**
Address:	**SW Priory Business Park**		
Area (ha):	**11.61**	Potential Use:	**Residential/employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	8998m - South Wigston
H10 - Bus Services	225m from stop. Regular frequency service (3 every hour).

Natural Environment

NE1 - SSSIs	678m
NE2 - Potential Impact on Wildlife	254m - Warwick Road Grassland (pLWS)
NE3 - Severage of Wildlife Corridors	No effect. None on site. Approximately 4.0km to nearest corridor.
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	15898m
NE7 - Potential to Remediate Contaminated Land	Adjacent to Contaminated Land consultation area
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 10ha of ALC 1-2 or upto a total of 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	There are no heritage assets within 50m of the site.
BH2 - Impact on Setting of Built Environment	Setting not likely to be affected given the existing screening.
BH3 - Landscape Capacity to Change	Medium High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	1931m

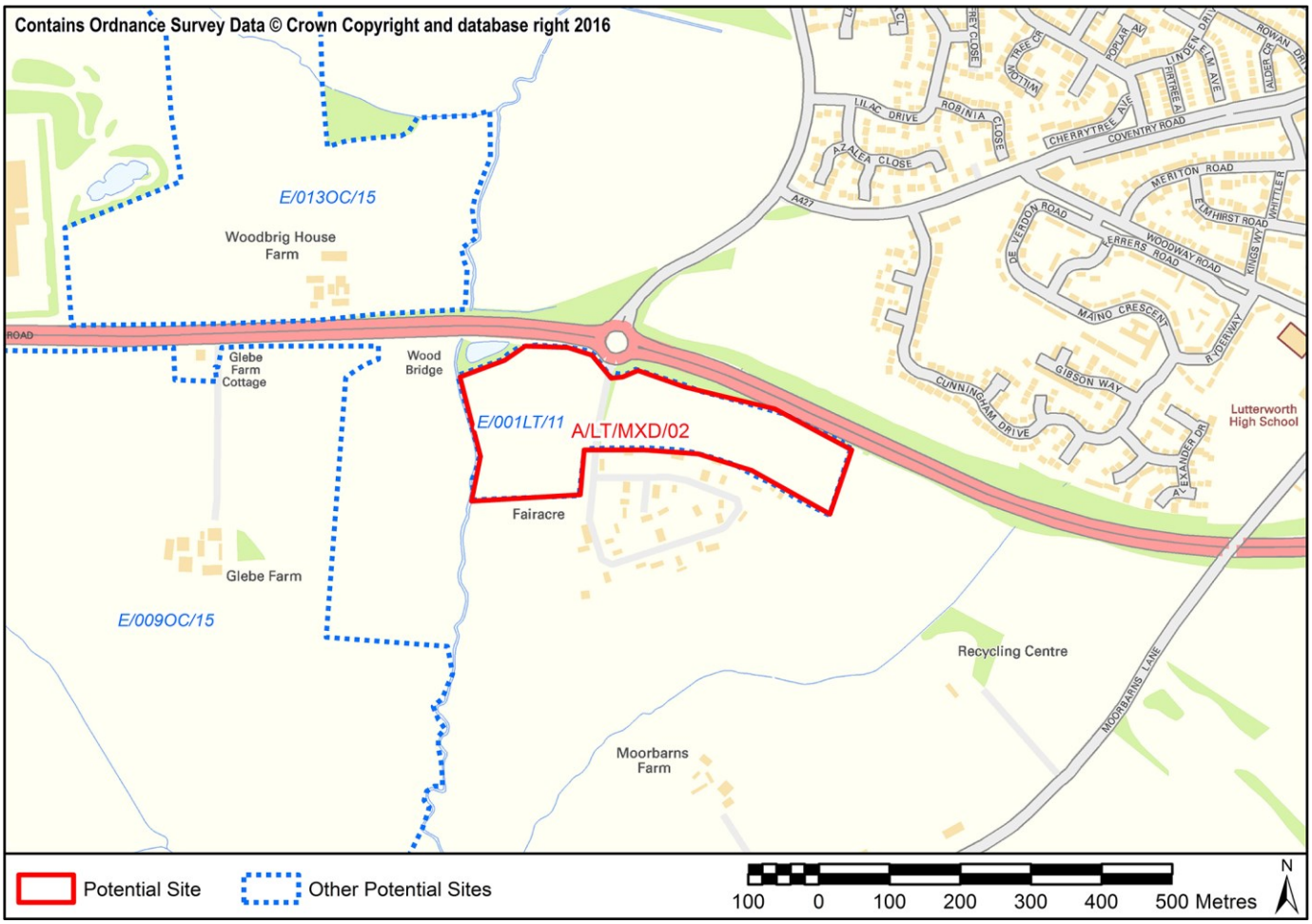
Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of constraint
I6 - Access to Highways	Site has outline permission for employment use. Access to site therefore likely to be suitable with mitigation.

Site Option:	**A/LT/MXD/02**	Settlement:	**Lutterworth**
Address:	**Land south of Coventry Road**		
Area (ha):	**6.99**	Potential Use:	**Residential/employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	8118m - Rugby
H10 - Bus Services	752m from stop. High frequency service (3 per hour)

Natural Environment

NE1 - SSSIs	2514m
NE2 - Potential Impact on Wildlife	83m - Bitteswell Brook to west of Lutterworth (pLWS D) (cLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	1264m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	High

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	1397m

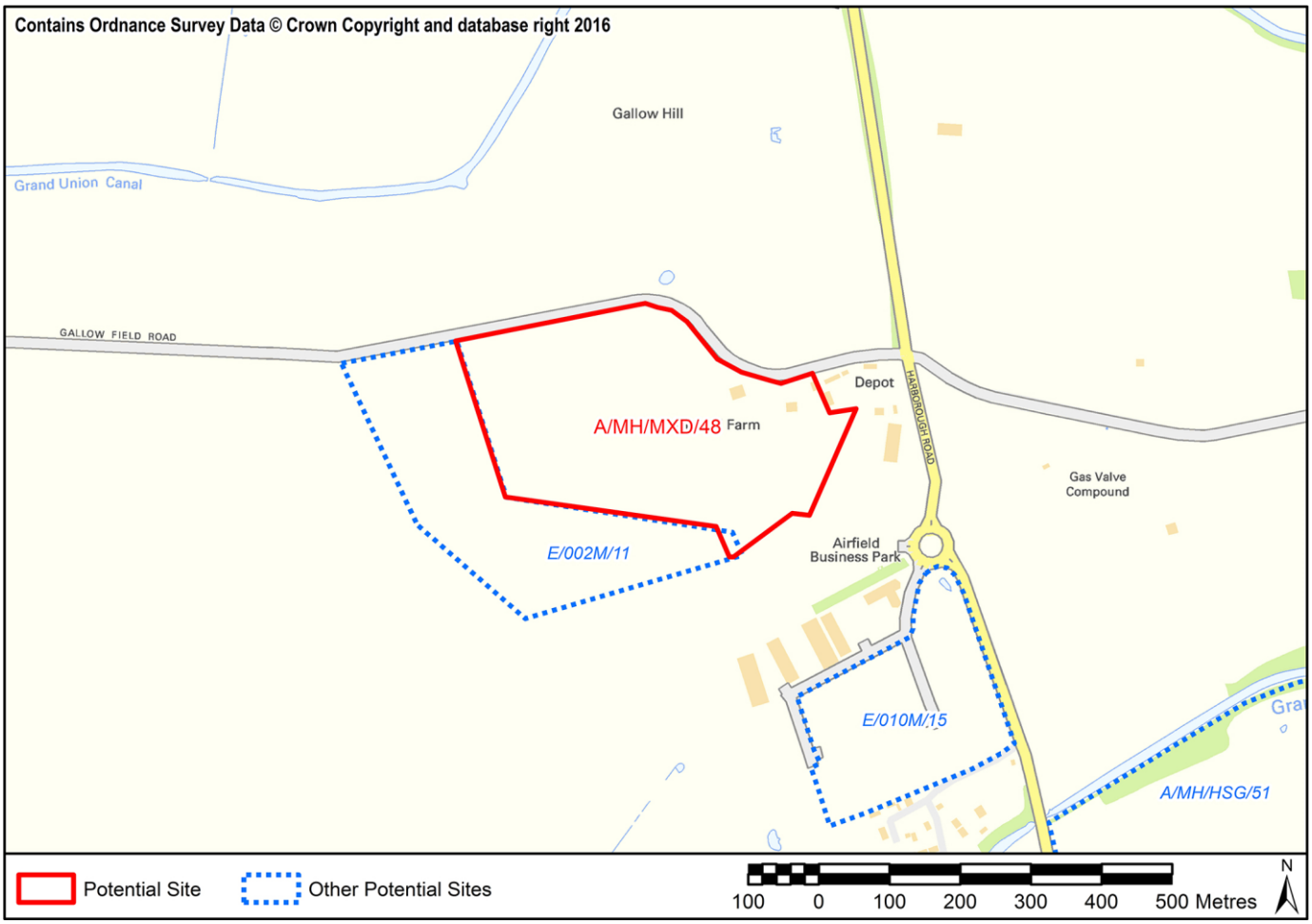
Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Yes

Site Option:	**A/MH/MXD/48**	Settlement:	**Market Harborough**
Address:	**Airfield Farm**		
Area (ha):	**12.56**	Potential Use:	**Residential/employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	2856m - Market Harborough
H10 - Bus Services	221m from stop. Regular frequency service (3 per hour)

Natural Environment

NE1 - SSSIs	2203m
NE2 - Potential Impact on Wildlife	204m - Grand Union Canal Harborough Arm (LWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	17660m
NE7 - Potential to Remediate Contaminated Land	The site is affected by a consultation zone for contaminated land but this is unlikely to delay delivery.
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 10ha of ALC 1-2 or upto a total of 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Whilst the area is exposed and has little screening, it is unlikely to adversely affect the setting of heritage assets.
BH3 - Landscape Capacity to Change	Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	4096m

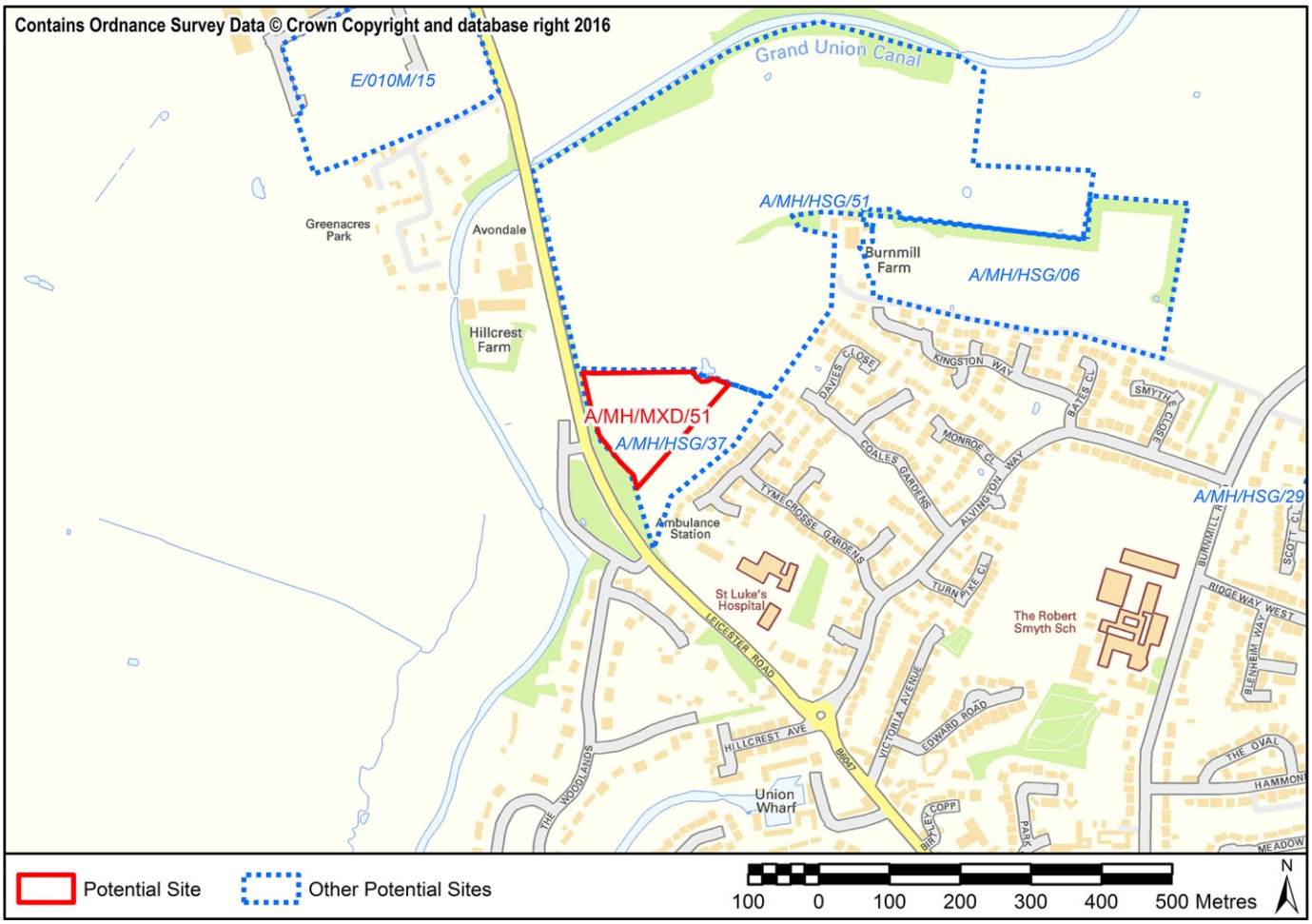
Housing & Economy

EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Within Constraint
I5 - Infrastructure Constraints	Within Constraint
I6 - Access to Highways	Yes

Site Option:	**A/MH/MXD/51**	Settlement:	**Market Harborough**
Address:	**East of Leicester Rd**		
Area (ha):	**1.89**	Potential Use:	**Residential/employment**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	1912m - Market Harborough
H10 - Bus Services	372m from stop. High frequency service (4 every hour).

Natural Environment

NE1 - SSSIs	2033m
NE2 - Potential Impact on Wildlife	9m - Market Harborough, Leicester Road Verges (cLWS)
NE3 - Severage of Wildlife Corridors	A wildlife corridor runs through for a considerable distance through the site
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	18310m
NE7 - Potential to Remediate Contaminated Land	Not thought to be contaminated
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	There are no heritage assets within 50m of the site.
BH2 - Impact on Setting of Built Environment	Not likely to be affected.
BH3 - Landscape Capacity to Change	Medium Low

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	2855m

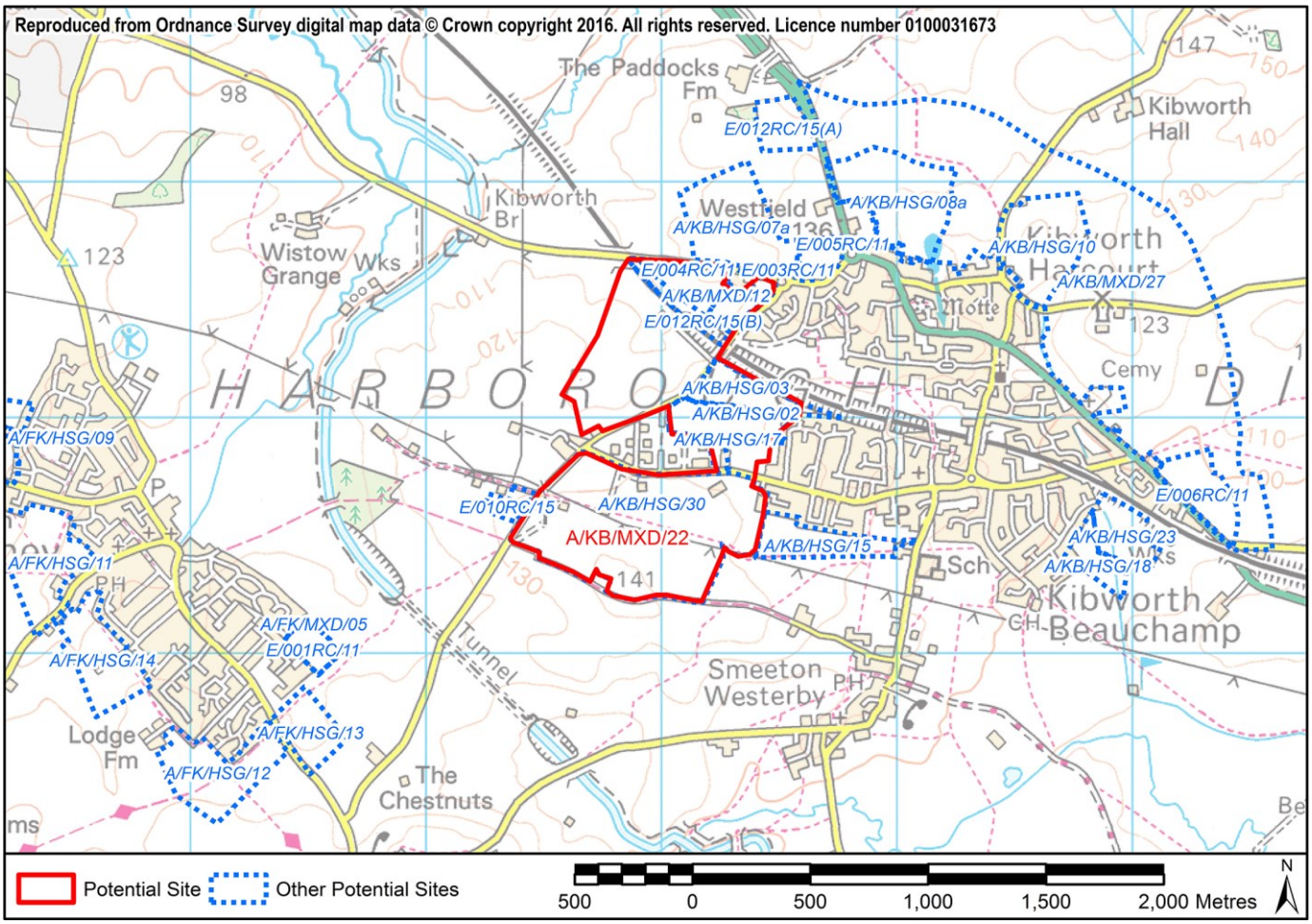
Housing & Economy

EH3 - Links to Principal Roads	1-3km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of constraint
I6 - Access to Highways	No

Site Option:	**A/KB/MXD/22**	Settlement:	**Kibworth**
Address:	**Strategic Development Area West of Kibworth**		
Area (ha):	**97.4**	Potential Use:	**Residential/employment (SDA)**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	8993m - South Wigston
H10 - Bus Services	153m from stop. Regular frequency service (3 per hour)

Natural Environment

NE1 - SSSIs	491m
NE2 - Potential Impact on Wildlife	0m - Grassland west of Gladstone Street (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	14777m
NE7 - Potential to Remediate Contaminated Land	Part of site affected by contaminated land consultation area
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	Site is within 50m of a Conservation Area
BH2 - Impact on Setting of Built Environment	The size and proximity of the site to a conservation area and several grade II listed structures means that the development is likely to have significant affects on local heritage assets.
BH3 - Landscape Capacity to Change	Medium High/Medium

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	1706m

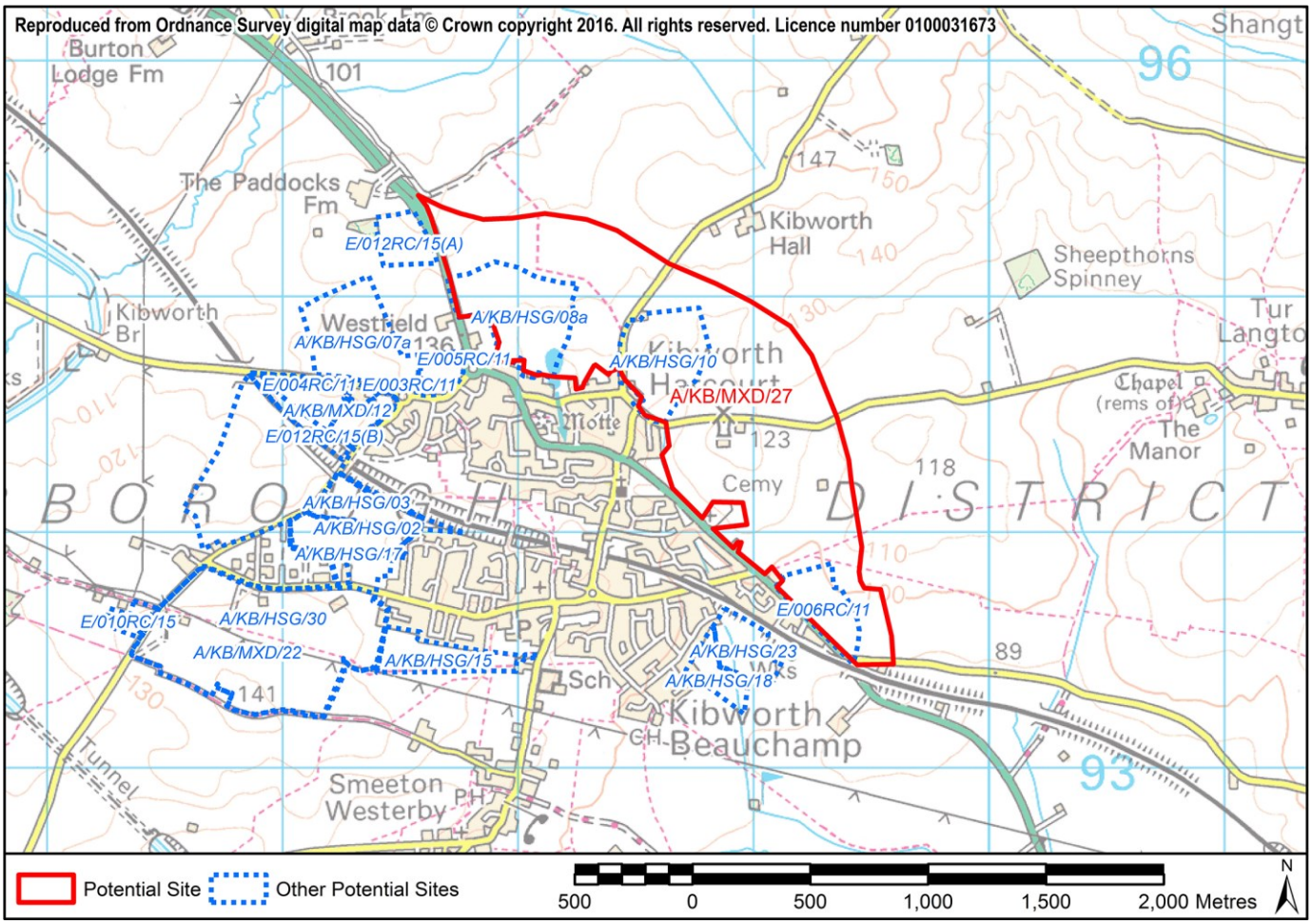
Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	No

Site Option:	**A/KB/MXD/27**	Settlement:	**Kibworth**
Address:	**Land to north and east of Kibworth Harcourt**		
Area (ha):	**143.91**	Potential Use:	**Residential/employment (SDA)**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	7593m - Market Harborough
H10 - Bus Services	62m from stop. Regular frequency service (3 per hour)

Natural Environment

NE1 - SSSIs	1441m
NE2 - Potential Impact on Wildlife	0m - Hedgerow Ash Trees (pLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	Very small overlap with TPOs on part of site
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	16750m
NE7 - Potential to Remediate Contaminated Land	Site affected by contaminated land consultation areas
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 20ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	Site is within 50m of heritage assets
BH2 - Impact on Setting of Built Environment	The size and proximity of the site to a conservation area and several grade II listed structures means that the development is likely to have significant affects on local heritage assets.
BH3 - Landscape Capacity to Change	Medium/ Medium low

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	620m

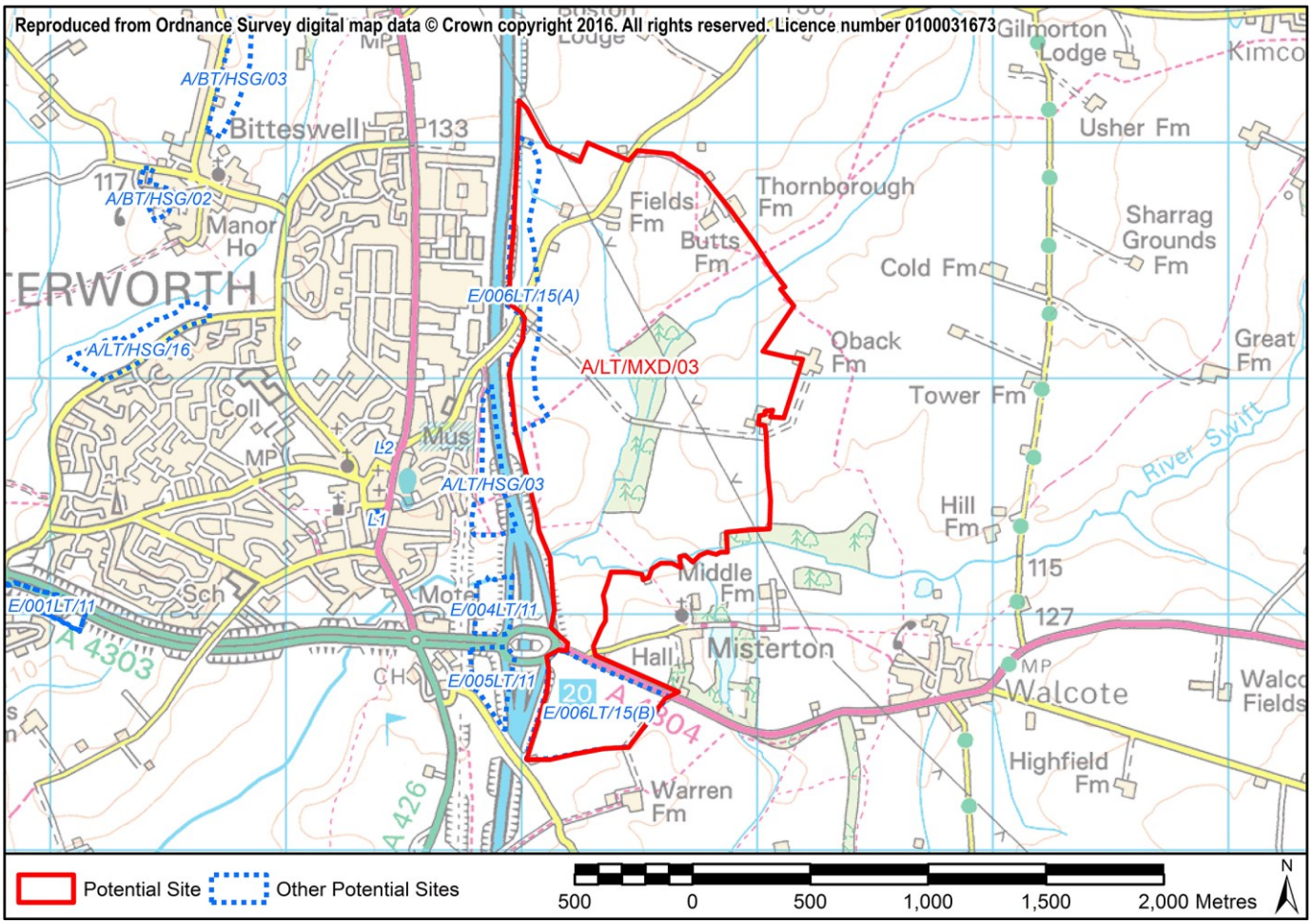
Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	Satisfactory access to the highway network is unlikely without major investment

Site Option:	**A/LT/MXD/03**	Settlement:	**Lutterworth**
Address:	**Land east of Lutterworth**		
Area (ha):	**205.05**	Potential Use:	**Residential/employment (SDA)**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	8368m - Rugby
H10 - Bus Services	816m from stop.Regular frequency service (3 per hour)

Natural Environment

NE1 - SSSIs	0m
NE2 - Potential Impact on Wildlife	0m - Lime Tree 5 (LWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	Very small overlap with TPOs on part of site
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	477m
NE7 - Potential to Remediate Contaminated Land	Part of site affected by contaminated land consultation area
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains more than 10ha of ALC 1-2 or upto a total of 20ha of ALC 1-3

Resilience

R1 - Flooding	Contains Areas of Flood Zones 2/3

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Despite large size of site, affects on heritage assets are thought unlikely
BH3 - Landscape Capacity to Change	Medium / Medium high

Resource Use

RU1 - Result in use of PDL	Greenfield
RU2 - Access to HWRC	1792m

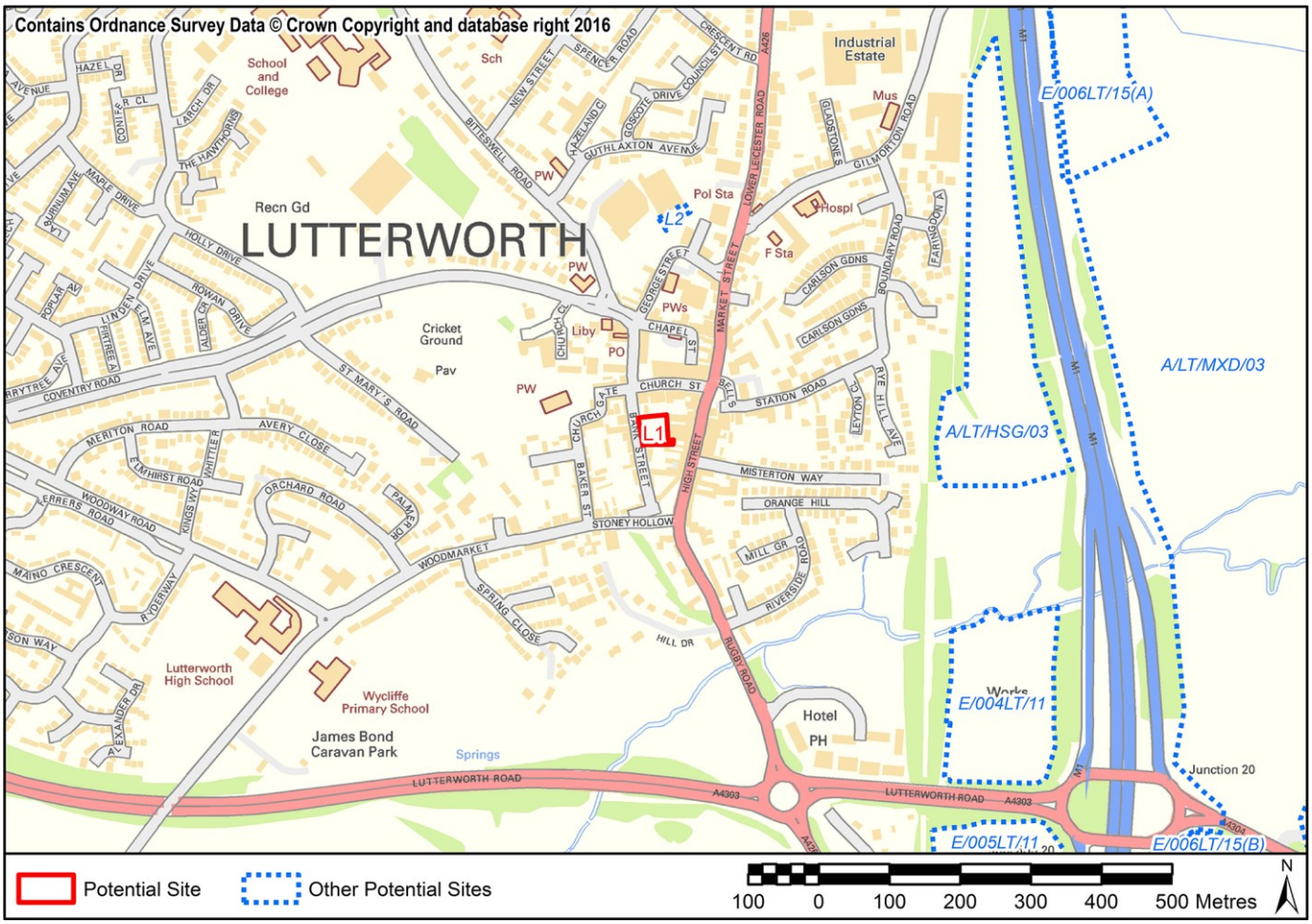
Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Within Constraint
I5 - Infrastructure Constraints	Within Constraint
I6 - Access to Highways	Satisfactory access to the highway network is unlikely without major investment

Site Option:	**L1**	Settlement:	**Lutterworth**
Address:	**Bank Street**		
Area (ha):	**0.16**	Potential Use:	**Retail /TC Uses**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	9024m - Rugby
H10 - Bus Services	105m from stop. Regular frequency service (3 per hour)

Natural Environment

NE1 - SSSIs	1196m
NE2 - Potential Impact on Wildlife	308m - River Swift, Lutterworth (pLWS-LRWT)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	3m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	Site is within 50m of a Conservation Area and grade II listed structure
BH2 - Impact on Setting of Built Environment	The heritage assets may be affected by development of the site.
BH3 - Landscape Capacity to Change	High

Resource Use

RU1 - Result in use of PDL	Brownfield
RU2 - Access to HWRC	763m

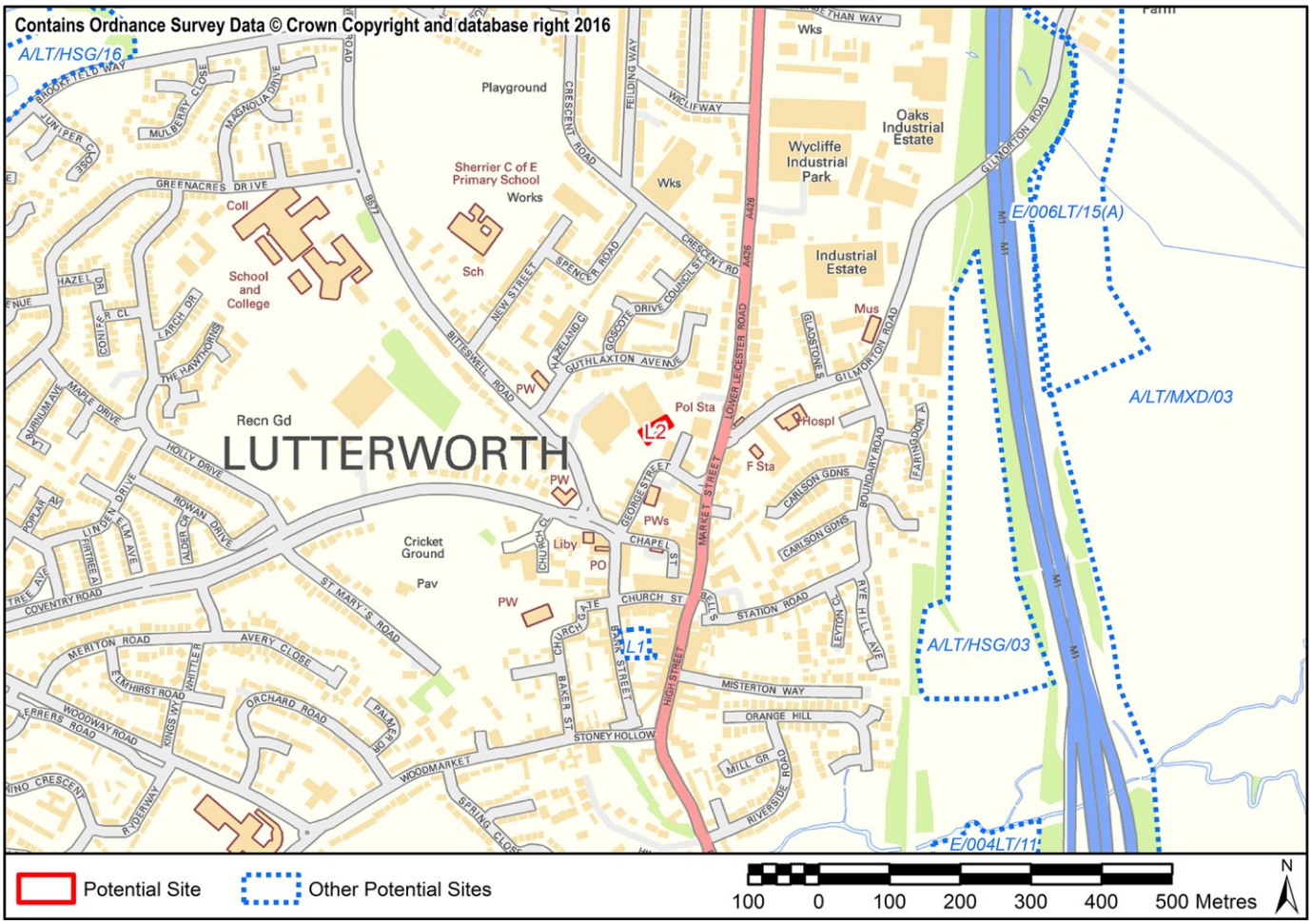
Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	No data

Site Option:	**L2**	Settlement:	**Lutterworth**
Address:	**Masonic Hall**		
Area (ha):	**0.07**	Potential Use:	**Retail /TC Uses**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	9321m - Rugby
H10 - Bus Services	78m from stop. Regular frequency service (3 per hour)

Natural Environment

NE1 - SSSIs	1105m
NE2 - Potential Impact on Wildlife	587m - River Swift (pLWS C) (cLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	93m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	Site is within 50m of a Conservation Area and grade II listed structure
BH2 - Impact on Setting of Built Environment	The heritage assets may be affected by development of the site.
BH3 - Landscape Capacity to Change	High

Resource Use

RU1 - Result in use of PDL	Brownfield
RU2 - Access to HWRC	990m

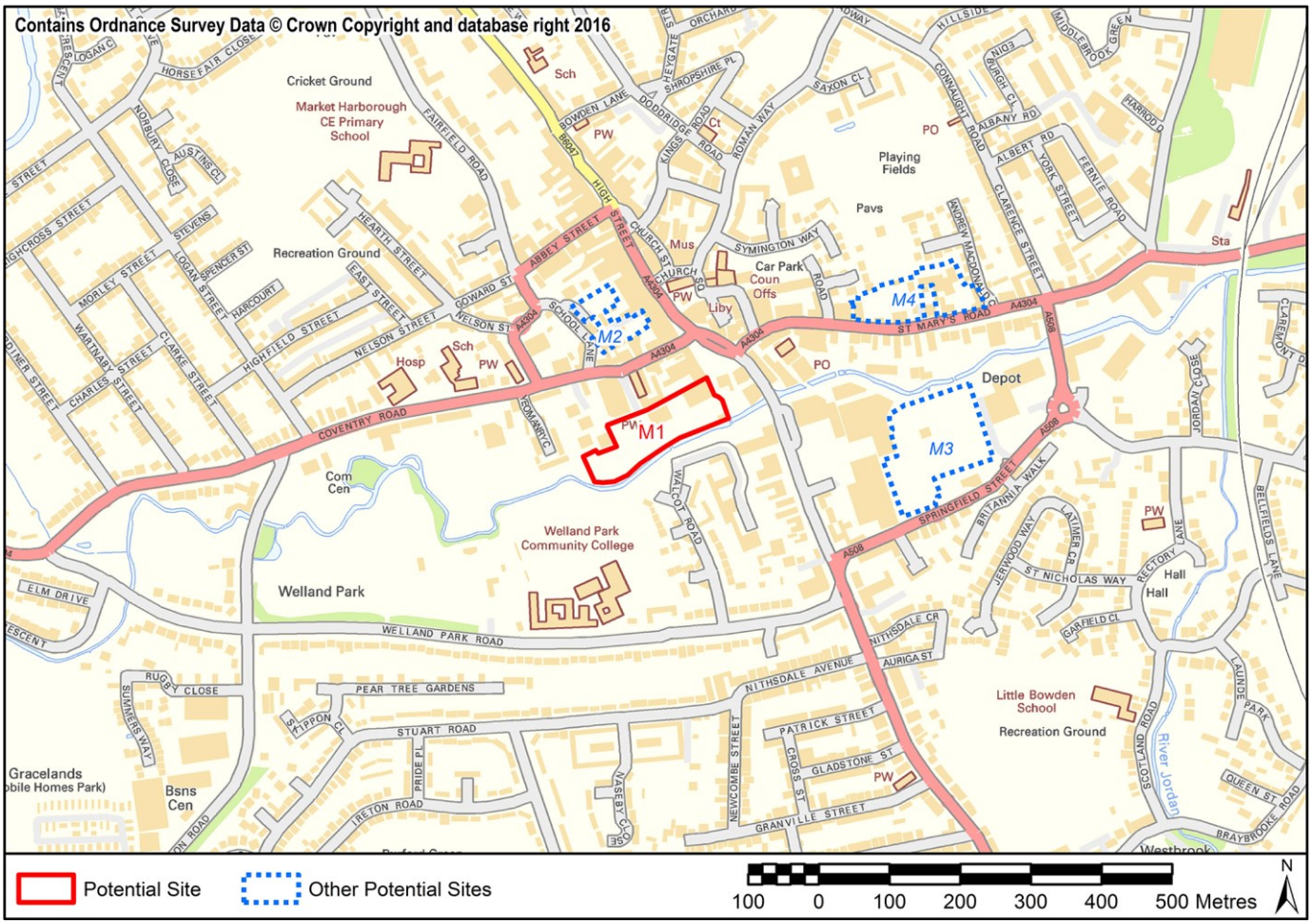
Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	No data

Site Option:	**M1**	Settlement:	**Market Harborough**
Address:	**Commons Car Park**		
Area (ha):	**1.22**	Potential Use:	**Retail /TC Uses**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	788m - Market Harborough
H10 - Bus Services	79m from stop. Regular frequency service (4 per hour)

Natural Environment

NE1 - SSSIs	2695m
NE2 - Potential Impact on Wildlife	1m - River Welland (pLWS A) (cLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	18855m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Does not contain any ALC 1-3b

Resilience

R1 - Flooding	Contains Areas of Flood Zones 2/3

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	Site is within 50m of a grade II listed structure
BH2 - Impact on Setting of Built Environment	The heritage asset is likely to be affected by development of the site given its location along the border of the site boundary
BH3 - Landscape Capacity to Change	High

Resource Use

RU1 - Result in use of PDL	Brownfield
RU2 - Access to HWRC	1462m

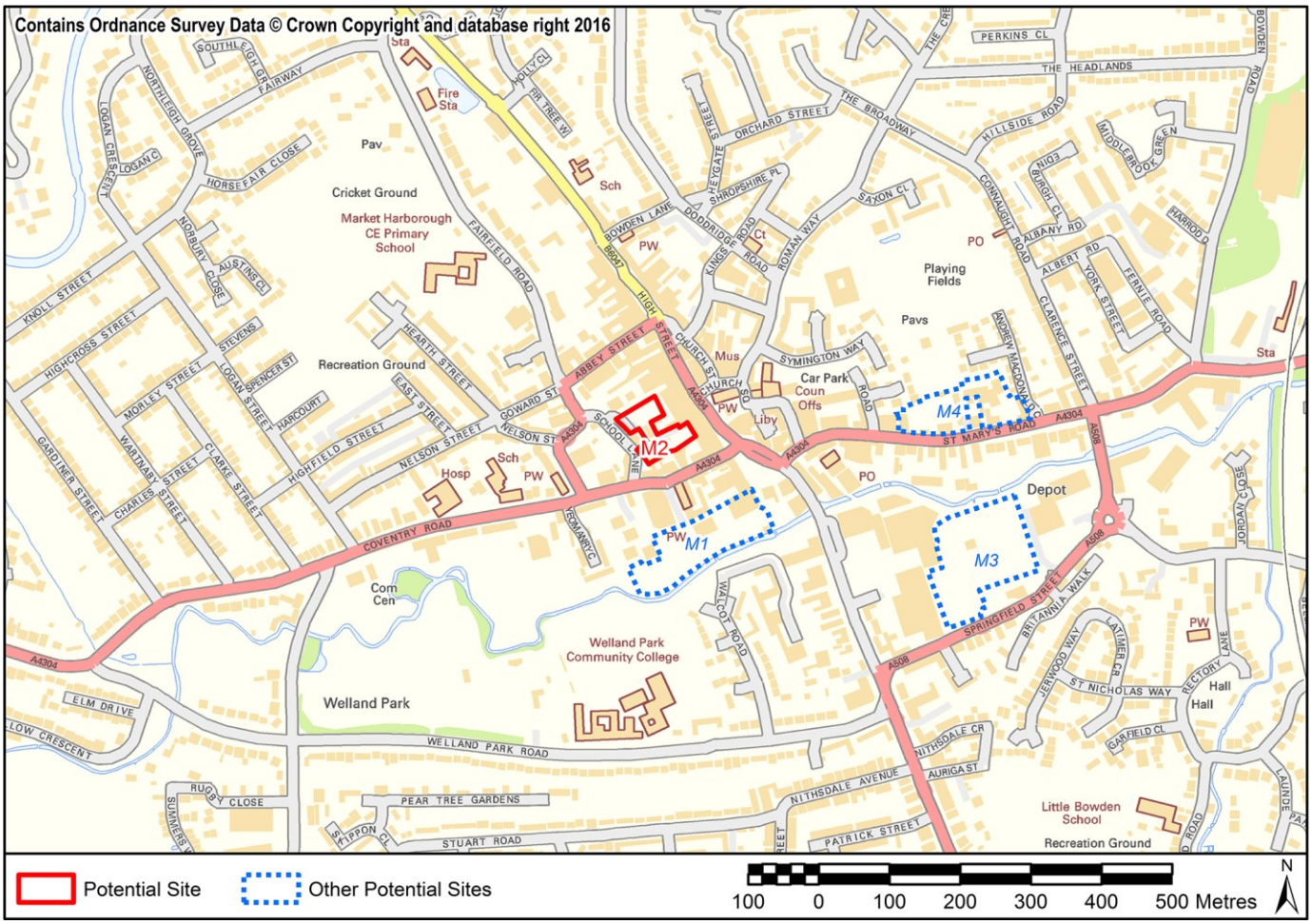
Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	No data

Site Option:	**M2**	Settlement:	**Market Harborough**
Address:	**School Lane**		
Area (ha):	**0.43**	Potential Use:	**Retail /TC Uses**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	861m - Market Harborough
H10 - Bus Services	67m from stop. Regular frequency service (4 per hour)

Natural Environment

NE1 - SSSIs	2620m
NE2 - Potential Impact on Wildlife	160m - River Welland (pLWS A) (cLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	18866m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Does not contain any ALC 1-3b

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	Site is within 50m of a grade II listed structure
BH2 - Impact on Setting of Built Environment	The heritage asset may be affected by development of the site.
BH3 - Landscape Capacity to Change	High

Resource Use

RU1 - Result in use of PDL	Brownfield
RU2 - Access to HWRC	1431m

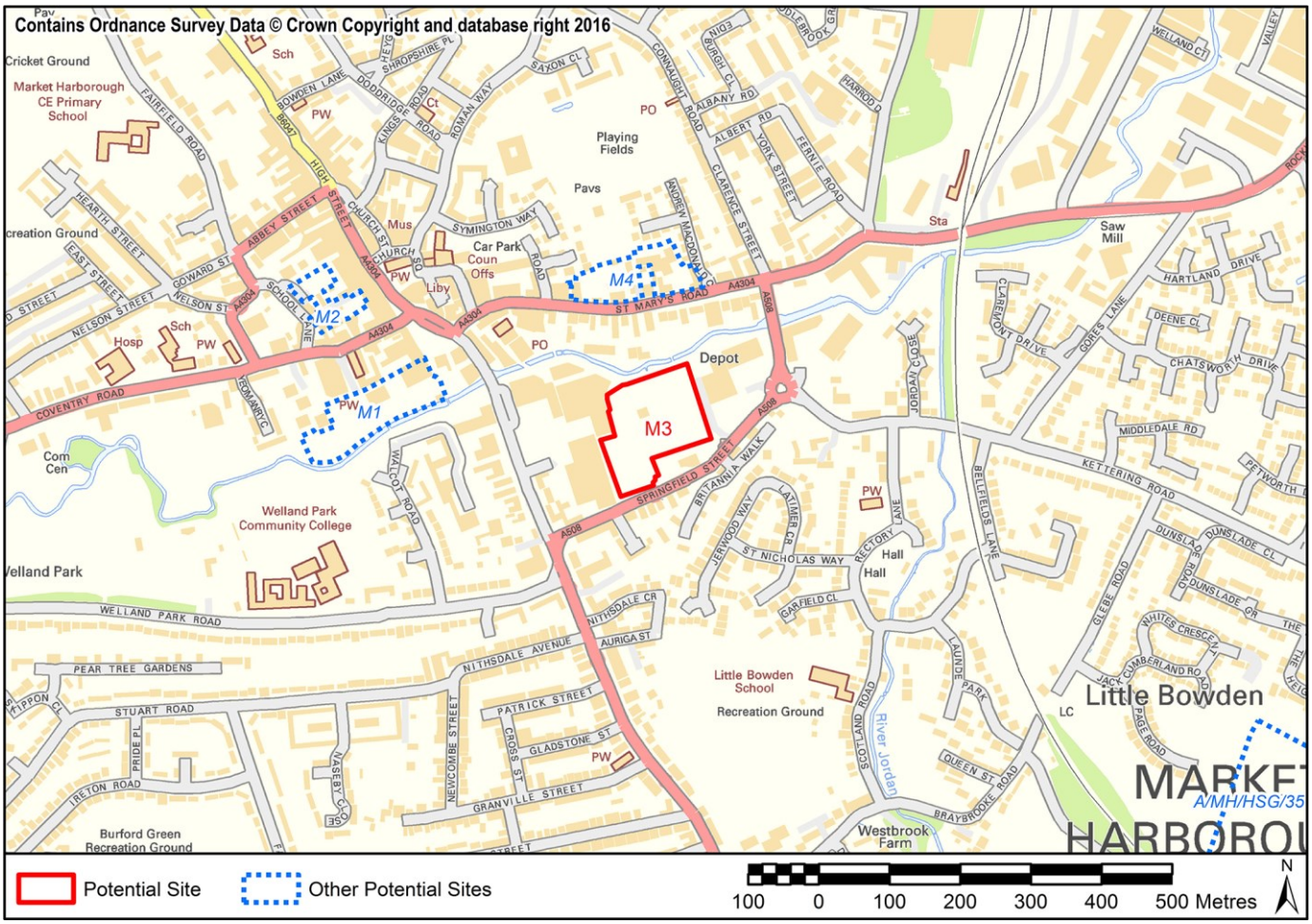
Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	No data

Site Option:	**M3**	Settlement:	**Market Harborough**
Address:	**Springfield Retail Park**		
Area (ha):	**1.72**	Potential Use:	**Retail /TC Uses**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	458m - Market Harborough
H10 - Bus Services	46m from stop. Regular frequency service (4 per hour)

Natural Environment

NE1 - SSSIs	2608m
NE2 - Potential Impact on Wildlife	9m - River Welland (pLWS A) (cLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	19277m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Does not contain any ALC 1-3b

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	Site is within 50m of a grade II listed structure
BH2 - Impact on Setting of Built Environment	The heritage asset is likely to be affected by development of the site given its location within the site boundary
BH3 - Landscape Capacity to Change	High

Resource Use

RU1 - Result in use of PDL	Brownfield
RU2 - Access to HWRC	1109m

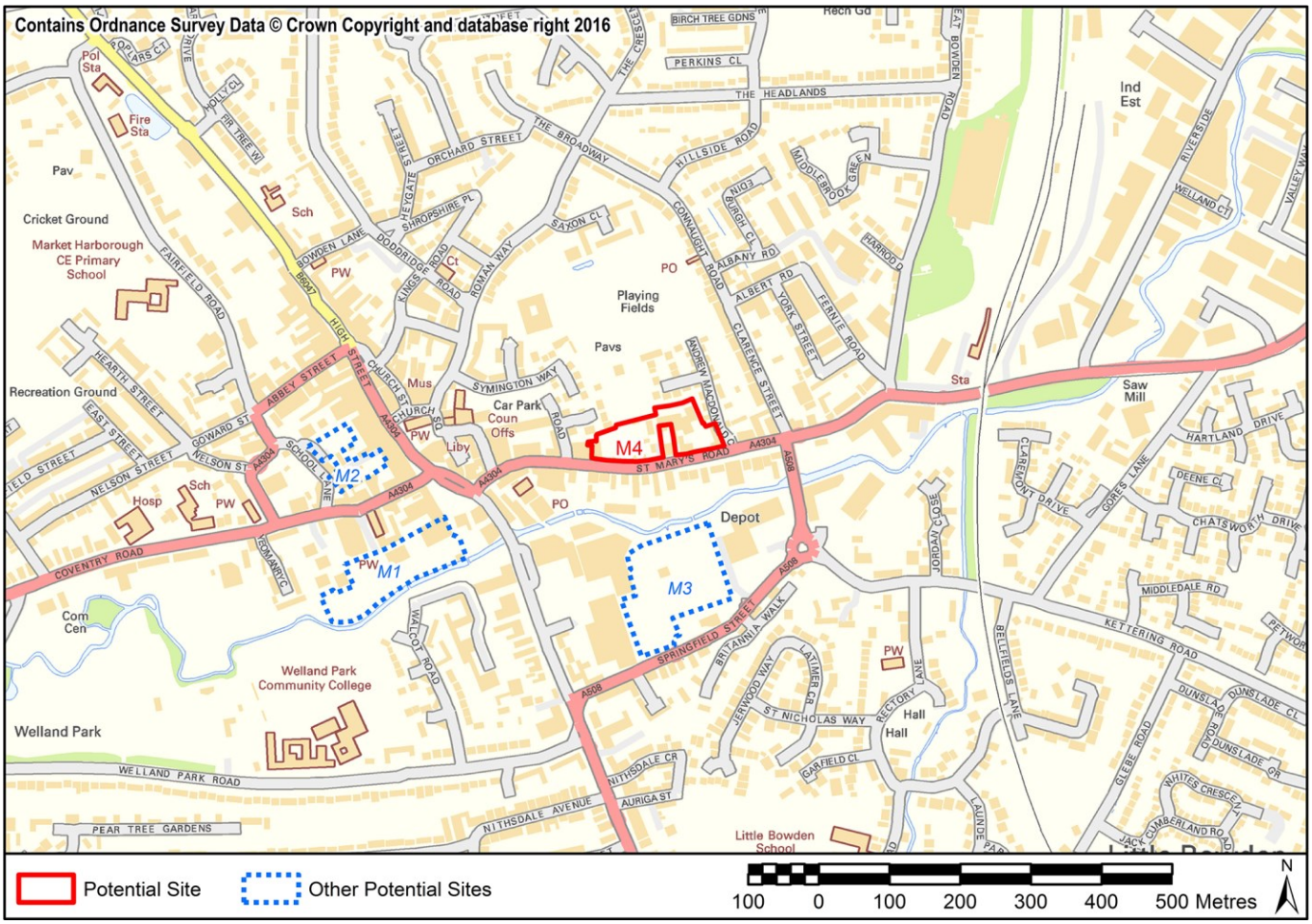
Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	No data

Site Option:	**M4**	Settlement:	**Market Harborough**
Address:	**St Marys Road**		
Area (ha):	**0.92**	Potential Use:	**Retail /TC Uses**



Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	392m - Market Harborough
H10 - Bus Services	36m from stop. Regular frequency service (4 per hour)

Natural Environment

NE1 - SSSIs	2441m
NE2 - Potential Impact on Wildlife	65m - River Welland (pLWS A) (cLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	19258m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Does not contain any ALC 1-3b

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	Site is within 50m of a grade II listed structure
BH2 - Impact on Setting of Built Environment	The heritage asset is likely to be affected by development of the site given its location within the site boundary
BH3 - Landscape Capacity to Change	High

Resource Use

RU1 - Result in use of PDL	Brownfield
RU2 - Access to HWRC	931m

Housing & Economy

EH3 - Links to Principal Roads	< 1km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	No data

Site Option:	**B1**	Settlement:	**Broughton Astley**
Address:	**Petrol Filling Station**		
Area (ha):	**0.16**	Potential Use:	**Retail/TC Uses**

Key to Appraisal Scores

Promotes sustainable growth	Unlikely to have major influence on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts

Health and Wellbeing

H9 - Access to Train Station	4508m - Narborough
H10 - Bus Services	43m from stop. Low frequency service (2 per hour)

Natural Environment

NE1 - SSSIs	2884m
NE2 - Potential Impact on Wildlife	168m - River Sence (pLWS A) (cLWS)
NE3 - Severage of Wildlife Corridors	None
NE4 - Potential Impact on Protected Trees	No effect. None on site.
NE5 - Green Wedge and AoS	Development Outside Green Wedge or AOS
NE6 - Proximity to Air Quality Managment Area	8705m
NE7 - Potential to Remediate Contaminated Land	No Data
NE8 - Groundwater Protection Zone	Falls Outside
NE9 - Agricultural Land	Contains less than 10ha of ALC 1-3

Resilience

R1 - Flooding	Site Predominantly within Flood Zone 1 (>80%)

Built and Natural Heritage

BH1 - Proximity to Heritage Assets	No heritage assests within 50m of the site
BH2 - Impact on Setting of Built Environment	Not likely to be affected
BH3 - Landscape Capacity to Change	High

Resource Use

RU1 - Result in use of PDL	Brownfield
RU2 - Access to HWRC	10941m

Housing & Economy

EH3 - Links to Principal Roads	3-5km

Infrastructure

I4 - Energy grid constraints	Outside of Constraint
I5 - Infrastructure Constraints	Outside of Constraint
I6 - Access to Highways	No data