

BLABY DISTRICT COUNCIL

SUSTAINABILITY APPRAISAL OF THE CORE STRATEGY ISSUES AND OPTIONS PAPER

ISSUES AND OPTIONS APPRAISAL EXPLANATORY NOTES

DECEMBER 2005

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COMPATIBILITY MATRIX

ISSUES AND OPTIONS APPRAISAL MATRICES

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1.0 **INTRODUCTION**

Blaby District Council (BDC) is the Local Planning Authority for the district of Blaby in Leicestershire. BDC is in the process of preparing a Local Development Framework (LDF) for the district.

White Young Green Environmental (WYGE) has been commissioned by BDC to undertake a number of stages for the Sustainability Appraisal of their LDF. The first stage of the Sustainability Appraisal was the scoping stage or Stage A. The results of this are presented in a Scoping Report which was published in June 2005 for consultation.

The LDF will comprise various documents including Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). A key component of the LDF is the Core Strategy DPD. The Core Strategy will set out the vision, objectives and strategy for the spatial planning of the district. BDC have produced an Issues and Options Paper for their Core Strategy DPD. This sets out the key issues and options related to development in the district.

The second stage of the Sustainability Appraisal is to undertake an appraisal of the Core Strategy DPD issues and options using the Sustainability Appraisal framework developed in Stage A. The results of this appraisal are presented in the accompanying Issues and Options Appraisal Matrices. These explanatory notes provide a guide to these matrices.

2.0 **SUSTAINABILITY APPRAISAL PROCESS**

2.1 **Requirement for Sustainability Appraisal**

Sustainability Appraisal is a process through which the sustainability of a plan under preparation is assessed. The Planning and Compulsory Act (2004) requires local planning authorities to carry out a Sustainability Appraisal of their LDF process. Local planning authorities are also required to undertake a Strategic Environmental Assessment (SEA) of their LDF under the 2004 Environmental Assessment of Plans and Programmes Regulations.

Although the statutory requirements for carrying out Sustainability Appraisal and SEA are distinct it is possible to satisfy both through a single but integrated Sustainability Appraisal process. Such a joint approach is advocated in ODPM guidance.

2.2 **Sustainability Appraisal Process**

The Sustainability Appraisal process adopted by WYGE for the Blaby LDF has been developed following recent guidance produced by the ODPM. The Sustainability Appraisal process involves five steps (Stages A to E) split according to ODPM (2005) guidance. The outcomes of Stage A are presented in the Scoping Report published in June 2005. These explanatory notes accompany the Issues and Options Appraisal Matrices which together make up the initial steps of Stage B:

STAGE B Developing and refining options and assessing effects

- B1:** Testing the Core Strategy DPD objectives against the Sustainability Appraisal framework.
- B2:** Developing the Core Strategy DPD options.

2.3 **Sustainability Appraisal Objectives**

The following Sustainability Appraisal objectives were developed during Stage A in order to appraise the DPDs and SPDs which make up the LDF:

1. To provide the provision of decent and affordable housing that meets the needs and links into the provision of services.
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting

health and providing access to health services.

3. To provide better opportunities for people to access and understand local heritage and participate in cultural and recreational activities.
4. To improve community safety, reduce anti-social behaviour and the fear of crime.
5. To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.
6. To protect and enhance the character, diversity and local distinctiveness of towns and villages in Blaby district.
7. To conserve and enhance the character, diversity and local distinctiveness of towns and villages in Blaby district.
8. To preserve and enhance the character, diversity and appearance of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.
9. To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the district.
10. To manage prudently water resources and to improve water quality.
11. To improve air quality particularly through reducing transport related pollutants.
12. To manage prudently mineral resources and avoid/reduce pollution of land.
13. To minimise energy use and develop renewable energy resources.
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.
15. To avoid development in the floodplain and reduce the impacts of climate change.
16. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.
17. To improve access to education and training for children, young people and adult learners.
18. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local people.
19. To optimise the use of previously developed land, buildings and existing infrastructure.
20. To promote and ensure high standards of sustainable design and construction.
21. To minimise waste and to increase the re-use and recycling of waste materials.
22. To improve access to services, particularly for those without a car and for disabled, elderly and deprived people.
23. To encourage and develop the use of public transport, cycling and walking.

2.4 Sustainability Appraisal Methodology

The issues and options have been appraised using the above Sustainability Appraisal objectives and taking into account the key issues identified during Stage A. For each option it has been determined whether the option will move towards or away from achievement of each objective.

In some cases the options will have no influence on the objective or it will depend on how the option is implemented as to whether it is moving towards or away from achievement of an objective. This is illustrated through the use of symbols in the Issues and Options Appraisal Matrices.

In each matrix commentary has been provided to explain the likely effects that have been identified. In addition, where necessary, changes to the options or mitigation measures have been recommended to reduce potential adverse effects and maximise beneficial effects.

3.0 COMPATIBILITY TEST

In order to determine whether the Core Strategy DPD objectives are in accordance with sustainability principles it is necessary to test the compatibility of the Core Strategy DPD objectives against the Sustainability Appraisal. The compatibility matrix (click on link) identifies areas where conflicts may arise.

4.0 ISSUES AND OPTIONS

Below is a list of the questions and options within the Issues and Options Paper which have been appraised. Some of the questions within the Issues and Options Paper are open ended or designed to obtain broad suggestions for development locations. Therefore a number of questions could not be appraised.

Due to the nature of some questions it has been necessary to reword certain questions to allow them to be appraised. This has also required options not necessarily presented within the Issues Paper to be appraised.

The following questions and options have been appraised. To access the Appraisal Matrices click on the links (section headings) provided.

Q3. Where would you prefer to see new development located in the district of Blaby:

- Brownfield sites (urban area)
- Greenfield sites in the area centred on Leicester (CLPA*)
- Rural centres
- Other rural areas

Q4. Where would you prefer to see new housing development located in the district of Blaby:

- Brownfield sites (urban area)
- Greenfield sites in the area centred on Leicester (CLPA)
- Rural centres
- Other rural areas

Q5. Where would you prefer to see new employment development located in the district of Blaby:

- Brownfield sites (urban area)
- Greenfield sites in the area centred on Leicester (CLPA)
- Rural centres
- Other rural areas

Q6. What should be the policy of the council on the provision of affordable housing to meet local needs:

- Retain the threshold for seeking affordable housing in large settlements to developments

* Central Leicestershire Policy Area

of 25 units or more

- Reduce the threshold for seeking affordable housing in large settlements to developments of 15 units or more
- Retain the percentage of affordable housing on qualifying sites at 30%
- Increase the percentage of affordable housing on qualifying sites to 40%
- Be more specific as to the tenure of affordable housing
- Leave the provision of affordable housing to market forces (no threshold or target percentage)

Q7. What should be the policy of the council on development in the countryside:

- Do not define areas of the countryside allowing development to be located in areas of highest demand
- Define countryside policies that allow specific uses
- Allow no development in the countryside
- Define areas suitable for development in light of a landscape character assessment

Q8. What should be the policy of the council on renewable energy development:

- Allocate sites for renewable energy uses
- Produce criteria based policies against which planning applications can be judged
- Develop policies that seek small scale projects to build in energy conservation techniques

Q9. What should be the policy of the council on the provision of new retail / leisure facilities:

- Do not allow any out-of-town retail / leisure development
- Allow some out-of-town retail / leisure development where this can not be accommodated in town centres (using the sequential approach)
- Do not place restrictions on out of town facilities

Q10. What approach should the council adopt towards seeking contributions from developers for infrastructure improvements:

- Do not seek contributions from developers for infrastructure
- Continue seeking contributions through Section 106 Planning Obligations
- Seek contributions through a series of tariffs

Q11. What approach should the council adopt on improving transport infrastructure:

- Develop policies that aim to limit the use of the private car
- Develop policies that give cars priority to move and park new developments
- Develop policies that balance the needs of the car user whilst allowing / encouraging non car use (including cycling, walking, public transport and park and ride)

5.0 **NEXT STEPS**

The Appraisal Matrices together with these Explanatory Notes form the first steps in the second stage (Stage B) of the Sustainability Appraisal of the Core Strategy DPD. These will be consulted upon alongside the Issues and Options Paper itself. The findings of this consultation will need to be taken into account in the preparation of the Preferred Options.

The next steps of the Sustainability Appraisal and associated steps of the Blaby Core Strategy DPD development are detailed in Table 5.1.

Table 5.1 - Next Steps in the Sustainability Appraisal of the Core Strategy DPD

ODPM Stage		Sustainability Appraisal Steps	Links to LDF Process
Stage B Developing and Refining Options and Assessing Effects	B3 & B4	Predict and assess the significant effects of the Core Strategy DPD Preferred Options.	Undertaken after draft Preferred Options developed. The Preferred Options will then need to be revised in line with any findings.
	B5	Develop mitigation for any adverse effects and to maximise beneficial effects.	Undertaken after draft Preferred Options developed. The Preferred Options will then need to be revised in line with any findings.
	B6	Develop recommendations for monitoring and indicators. Draft indicators have been developed at scoping stage.	Undertaken after draft Preferred Options developed.
Stage C Preparing the Sustainability Appraisal Report	C1	Produce the Sustainability Report	To be undertaken in conjunction with preparation of Preferred Options Report.
Stage D Consulting on the Preferred Options of the Plan and Sustainability Appraisal Report	D1	Consultation on the Sustainability Report.	Undertaken at the same time as formal consultation on the Preferred Options Report.
	D2	Appraise any significant changes to the Core Strategy DPD.	Undertaken in conjunction finalisation of the Core Strategy DPD.
Stage E Monitoring the Significant Effects of Implementation	E1 & E2	Undertake monitoring of significant effects arising from the Core Strategy DPD and respond to adverse effects.	Undertaken after Core Strategy DPD has been adopted.

COMPATIBILITY MATRIX

✓✓	Highly Compatible	✓	Partially Compatible
	~	Neutral	
*	Potentially Incompatible	**	Highly Incompatible

Blaby Core Strategy Sustainability Appraisal Objectives	Blaby Core Strategy Objectives														Comment on Compatibility
	To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	To improve community safety, reduce anti-social behaviour and the fear of crime.	To protect and enhance the natural environment (species and habitats).	To preserve and enhance the character and appearance of the built environment including archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the district.	To minimise energy use and encourage renewable energy resources.	To promote easy access to leisure, retail and village / community services to all residents of the district of Blaby.	To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities.	To protect important village services and facilities and promote new ones in areas with identified deficiencies	To optimise the use of previously developed land, buildings and existing infrastructure.	To promote and ensure high standards of design and construction.	To improve access to services, particularly for those without their own transport, for disabled and elderly people and those from ethnic minorities and deprived groups.	To encourage and develop the use of public transport, cycling and walking.	To seek financial or other contributions from developers towards local infrastructure where this is reasonable and necessary.	
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	✓✓	✓	*	*	*	✓	✓✓	✓	✓✓	✓	✓	✓✓	✓	✓	Overall implementation of the Core Strategy should improve the quality and affordability of housing in Blaby district. Implementation of the Core Strategy may result in new housing development. There is a need to ensure that this housing is compatible with existing population; and jobs and services are accessible to residents. New housing development could compromise environmental resources or environmentally sensitive sites.
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	✓✓	✓	~	~	~	~	✓✓	~	✓✓	~	~	✓✓	✓✓	✓	Need to ensure that adequate health services are provided which meet the needs of the existing population and the residents of any new development. Provision of access to recreational activities and open space will also help in the improvement of the health of the population as will addressing social exclusion issues.
3. To provide better opportunities for people to access and understand local heritage and participate in cultural and recreational activities.	✓✓	✓	~	✓✓	✓	~	✓✓	~	✓✓	~	✓	✓✓	✓	✓	Provision of opportunities to access and understand local heritage / participate in cultural and recreational activities will help to engage the local community of Blaby district.
4. To improve community safety, reduce anti-social behaviour and the fear of crime.	✓	✓✓	~	~	~	~	✓	✓	✓	✓	✓	✓	✓	✓	The regeneration of deprived areas may reduce crime. Sensitive design of new developments may also help reduce crime. The provision of educational facilities and recreational areas may also help to improve anti-social behaviour
5. To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	✓	✓✓	~	~	~	✓	✓✓	✓	✓✓	~	✓	✓	✓	✓	Public engagement at all stages of the Core Strategy development to ensure that all community groups have input into the process: efforts should be made to ensure that young people / elderly people / deprived are involved in accordance with the SCI. This will ensure that development is compatible with and meets the needs of local residents.

COMPATIBILITY MATRIX

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	To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	To improve community safety, reduce anti-social behaviour and the fear of crime.	To protect and enhance the natural environment (species and habitats).	To preserve and enhance the character and appearance of the built environment including archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the district.	To minimise energy use and encourage renewable energy resources.	To promote easy access to leisure, retail and village / community services to all residents of the district of Blaby.	To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities.	To protect important village services and facilities and promote new ones in areas with identified deficiencies	To optimise the use of previously developed land, buildings and existing infrastructure.	To promote and ensure high standards of design and construction.	To improve access to services, particularly for those without their own transport, for disabled and elderly people and those from ethnic minorities and deprived groups.	To encourage and develop the use of public transport, cycling and walking.	To seek financial or other contributions from developers towards local infrastructure where this is reasonable and necessary.	
6. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	*	~	✓✓	~	✓✓	✓	~	*	~	*	✓	~	✓	✓	New residential or employment or service developments may impact on biodiversity and ecological sites (designated or otherwise) if inappropriately located. Brownfield sites may be of importance for nature conservation. Core Strategy objective on protection of natural environment is highly compatible with SA objective; this should help protect environmental resource and environmentally sensitive sites.
7. To conserve and enhance the character, diversity and local distinctiveness of towns and villages in Blaby district.	*	~	✓	✓✓	✓✓	~	~	*	✓✓	*	✓	~	~	~	New residential or employment or service developments could compromise the character of towns and villages if too large or inappropriately sited. The insensitive redevelopment of previously developed land or buildings may also adversely impact on the character of a town or village. Core Strategy objectives on the built environment should help protect the character of towns and villages.
8. To preserve and enhance the character and appearance of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	*	~	~	✓✓	✓	~	~	*	~	*	✓	~	~	✓	New residential or employment or service developments may result in adverse impacts on cultural heritage and impact on known / unknown (designated or otherwise) archaeological sites. Buildings and sites of local importance may be lost or adversely compromised if redevelopment is insensitively designed. Opportunities for interpretation need to be sought. Core Strategy objective on the built environment should help protect heritage and cultural assets.

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9. To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the district.	*	~	✓✓	✓	✓✓	~	~	*	*	✓	✓	~	~	~	Conservation of the character of the rural environment is compatible with environmental conservation objectives. New development may take place in rural locations. New builds need to be in keeping with the local environment although modern innovative designs should be encouraged. Some buildings, which contribute to the character of the rural landscape maybe lost if redevelopment is insensitively designed.
10. To manage prudently water resources and to improve water quality.	~	~	✓✓	~	✓	~	~	~	~	~	✓✓	~	~	✓	Compatible with objectives on the protection of environmental resources. New developments could compromise ground or surface water quality and will increase water consumption and the need for sewage treatment facilities. Provides opportunity for water conservation through building design: rainwater and greywater recycling
11. To improve air quality particularly through reducing transport related pollutants.	~	~	✓	✓	~	✓✓	✓	~	✓	~	✓✓	✓	✓✓	✓	Inappropriate location of new development may lead to increased travel thus increasing emissions of pollutants associated with motorised transport. New developments need to take into consideration proximity to employment opportunities / residential areas so as to reduce the need to travel.
12. To manage prudently mineral resources and avoid / reduce pollution of land.	~	~	✓✓	✓	✓	✓	~	~	~	✓	✓✓	~	~	✓	Construction of new developments may result in significant adverse effects on land particularly if development is on greenfield sites. Core Strategy objective promotes reuse of previously developed land which also presents an opportunity to tackle historic land contamination by cleaning up soils. The Core Strategy needs to consider the need to reduce the use of virgin mineral resources.
13. To minimise energy use and develop renewable energy resources.	✓	~	✓	~	~	✓✓	~	~	~	~	✓✓	~	✓	✓	Compatible with energy conservation objective. Opportunities for new builds to promote energy efficiency through good design and the use of renewable energy resources.

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14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	~	~	✓	~	~	✓✓	✓	~	✓	~	✓✓	✓	✓✓	✓	Compatible with energy conservation objective. Opportunities for new builds to promote energy efficiency and reduce climate change / emissions through good design. Inappropriately located development could increase travel thus increase contributions of carbon dioxide to the atmosphere.
15. To avoid development in the floodplain and reduce the impacts of climate change.	*	~	✓✓	~	✓	~	~	*	~	*	✓	~	~	✓	New employment / housing / service development could increase downstream flooding through increased runoff or loss of floodplain capacity if inappropriately located. Flood events are likely to increase as a result of climate change and this could affect any development in or on the edge of the floodplain. Potential conflict with brownfield site redevelopment as these are often are located in the floodplain (historic mills and factories).
16. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.	✓✓	✓✓	~	~	~	✓✓	✓✓	✓	✓✓	~	✓✓	✓✓	✓✓	✓	Public engagement is necessary to educate and instigate change: Core Strategy should involve the public in the decision making process
17. To improve access to education and training for children, young people and adult learners.	✓	✓	✓	✓	~	✓	✓✓	✓✓	✓	~	~	✓✓	✓	✓	Improvements in educational achievement are fundamental to reducing inequalities and ensuring economic growth. Quality of life for individual residents will increase and inward investment will be attracted due to improved skill levels.

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18. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local people.	✓	✓	*	*	*	~	✓	✓✓	✓	~	~	✓	✓	✓	Need to ensure that new businesses are compatible with the needs of the existing population and fill niche gaps in the market. These new jobs need to be accessible to existing and incoming residents. Local procurement solutions may be sought on construction projects New employment development could compromise environmental resources or environmentally sensitive sites.
19. To optimise the use of previously developed land, buildings and existing infrastructure.	✓	✓	*	*	✓	~	~	~	~	✓✓	✓	~	~	✓	Previously developed land may be inappropriately located or not situated in locations which best meet local needs. Brownfield sites and old buildings can also sometimes be of value for nature conservation or heritage.
20. To promote and ensure high standards of sustainable design and construction.	✓	✓	✓	✓	✓	✓✓	~	~	~	✓	✓✓	~	✓	✓	Compatible with objective on promoting sustainable construction and design in new developments.
21. To minimise waste and to increase the re-use and recycling of waste materials.	~	~	✓	~	~	~	~	~	~	~	✓✓	~	~	✓	Core Strategy needs to consider the need to reduce waste and make provision for (accessible) recycling facilities. Construction of new buildings could generate waste but construction also presents opportunities for the reuse of waste generated.
22. To improve access to services, particularly for those without a car and for disabled, elderly and deprived people.	✓✓	✓	~	~	~	~	✓✓	✓	✓✓	~	~	✓✓	✓	✓	The Core Strategy provides the opportunity to increase access to services for the disabled, elderly and disadvantaged.
23. To encourage and develop the use of public transport, cycling and walking.	✓	✓	✓	~	~	✓	✓	✓	✓	~	✓	✓✓	✓✓	✓	The Core Strategy objectives address the need to promote public transport.





















Blaby District Core Strategy: Issues and Options Compatibility Matrix

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





Number	Sustainability Appraisal Objective
1	To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.
2	To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.
3	To provide better opportunities for people to access and understand local heritage and participate in cultural and recreational activities.
4	To improve community safety, reduce anti-social behaviour and the fear of crime.
5	To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.
6	To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of Biodiversity Action Plan (BAP) targets.
7	To conserve and enhance the character, diversity and local distinctiveness of towns and villages in Blaby district.
8	To preserve and enhance the character and appearance of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.
9	To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the district.
10	To manage prudently water resources and to improve water quality.
11	To improve air quality particularly through reducing transport related pollutants.
12	To manage prudently mineral resources and avoid / reduce pollution of land.
13	To minimise energy use and develop renewable energy resources.
14	To reduce greenhouse gas emissions to mitigate the rate of climate change.
15	To avoid development in the floodplain and reduce the impacts of climate change.
16	To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.
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Sustainability Appraisal Objectives	Question 3: Where would you prefer to see new development located in the District of Blaby?							
	Brownfield and other sites in urban areas		Greenfield sites in the area centred on Leicester (CLPA)		Rural centres		Other rural areas	
	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment
1		Opportunities for affordable housing and other housing to meet the needs of local residents to be provided as part of development in urban areas. Services will generally be more accessible from housing developments in urban areas. Not permitting development in rural areas may reduce accessibility to local housing for residents of rural areas. In these locations a lack of available housing may result in rising house prices.		Opportunities for affordable housing and other housing to meet the needs of local residents to be provided as part of development in the CLPA. Need to ensure accessibility to services is considered from greenfield sites. Not permitting development in rural areas may reduce accessibility to local housing for residents of rural areas. In these locations a lack of available housing may result in rising house prices.		Opportunities for affordable housing and other housing to meet the needs of local residents to be provided as part of developments in rural centres. Permitting development in rural centres will help improve accessibility to local housing for rural residents. Services will generally be more accessible from housing developments in rural centres.		It is likely that a high number of small scale developments would occur reducing the potential to provide significant numbers of affordable homes and / or smaller units as part of these developments. Permitting development in other rural areas may help improve accessibility to local housing for rural residents. However services will be difficult to access from developments in rural areas.
2		Developments are likely to be accessible via walking / cycling routes thereby promoting a healthier lifestyle. In particular need to consider the capacity of local health centres / other health facilities. New development may bring more people into an area. This will increase demand for health care. New development should be accompanied by provision for health care either through the construction of new health centres or through financial contributions. Opportunities for providing open space / cycleways / footpaths should be sought wherever possible as this should help residents lead healthier lifestyles.		Need to ensure accessibility to health care facilities from greenfield sites. In particular need to consider the capacity of local health centres / other health facilities. New development may bring more people into an area. This will increase demand for health care. New development should be accompanied by provision for health care either through the construction of new health centres or through financial contributions. Opportunities for providing open space / cycleways / footpaths should be sought wherever possible as this should help residents lead healthier lifestyles.		Developments are likely to be accessible via walking / cycling routes thereby promoting a healthier lifestyle. In particular need to consider the capacity of local health centres / other health facilities. New development may bring more people into an area. This will increase demand for health care. New development should be accompanied by provision for health care either through the construction of new health centres or through financial contributions. Opportunities for providing open space / cycleways / footpaths should be sought wherever possible as this should help residents lead healthier lifestyles.		Health care facilities will be difficult to access from developments in rural areas. In particular need to consider the capacity of local health centres / other health facilities. New development may bring more people into an area. This will increase demand for health care. New development should be accompanied by provision for health care either through the construction of new health centres or through financial contributions. Opportunities for providing open space / cycleways / footpaths should be sought wherever possible as this should help residents lead healthier lifestyles.
3		In urban areas it is likely that there will be a number of opportunities for residents to access and participate in cultural and recreational activities. Opportunities for new developments to include interpretation facilities to help residents understand local heritage. Opportunities for providing open space / indoor recreation space should be sought wherever possible.		Opportunities for new developments to include interpretation facilities to help residents understand local heritage. Opportunities for providing open space / indoor recreation space should be sought wherever possible.		In rural centres it is likely that there will be a number of opportunities for residents to access and participate in cultural and recreational activities. Opportunities for new developments to include interpretation facilities to help residents understand local heritage. Opportunities for providing open space / indoor recreation space should be sought wherever possible.		Cultural and recreational activities may be difficult to access from developments in rural areas. Opportunities for new developments to include interpretation facilities to help residents understand local heritage. Opportunities for providing open space / indoor recreation space should be sought wherever possible.
4		Need to consider the potential to reduce crime through design. Focussing development in urban areas provides greater opportunity for the regeneration of deprived areas helping to reduce levels of crime and anti social behaviour in these areas.		Need to consider the potential to reduce crime through design.		Need to consider the potential to reduce crime through design. Focussing development in rural centres provides greater opportunity for the regeneration of deprived areas helping to reduce levels of crime and anti social behaviour in these areas.		Need to consider the potential to reduce crime through design.
5		Need to ensure that new development meets needs of the community particularly the young / elderly / deprived.		Need to ensure that new development meets needs of the community particularly the young / elderly / deprived.		Need to ensure that new development meets needs of the community particularly the young / elderly / deprived.		Need to ensure that new development meets needs of the community particularly the young / elderly / deprived.





















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Sustainability Appraisal Objectives	Question 3: Where would you prefer to see new development located in the District of Blaby?							
	Brownfield and other sites in urban areas		Greenfield sites in the area centred on Leicester (CLPA)		Rural centres		Other rural areas	
	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment
6		Depends upon the location of development. Development on both greenfield and brownfield sites could impact upon BAP species and habitats: need to be confirmed by ecological surveys. Urban sites will be predominantly brownfield. Developing brownfield sites may help to protect the natural environment although some brownfield sites which have been left for a number of years can be of a far greater ecological value than greenfield sites. Opportunities for habitat enhancement and / or creation should be sought wherever possible.		Depends upon the location of development. Development on greenfield sites will inherently result in the loss of the natural environment. This could impact upon BAP species and habitats: need to be confirmed by ecological surveys. Opportunities for habitat enhancement and / or creation should be sought wherever possible.		Depends upon the location of development. Development on both greenfield and brownfield sites could impact upon BAP species and habitats: need to be confirmed by ecological surveys. Opportunities for habitat enhancement and / or creation should be sought wherever possible.		Depends upon the location of development. Development in rural areas is likely to be on previously undeveloped land and result in the loss of the natural environment. This could impact upon BAP species and habitats: need to be confirmed by ecological surveys. Opportunities for habitat enhancement and / or creation should be sought wherever possible.
7		Depends upon the location and type of development. Concentrating development in urban areas could have an impact upon character and distinctiveness unless sensitively designed. However if in keeping with the surrounding area development could enhance the character and distinctiveness of urban areas. Restrictions on the overall area of development land available could put pressure on the quality of the urban areas due to the need to increase the density of developments.		Depends upon the location and type of development. Concentrating development on greenfield sites on the edge of built up areas could have an impact upon character and distinctiveness of the adjacent area (suburbia) unless sensitively designed. However if in keeping with the surrounding area development could enhance the character and distinctiveness of adjacent areas.		Depends upon the location and type of development. Concentrating development in rural centres could have an impact upon their character and distinctiveness unless sensitively designed. However if in keeping with the surrounding area development could enhance the character and distinctiveness of rural centres. New development will increase demand for services: focussing development on rural centres may sustain the viability of their economy in the long term: thus helping to sustain their distinctiveness.		Depends upon the location and type of development. Concentrating development on edge of rural villages or hamlets could have an impact upon their character and distinctiveness unless sensitively designed. However if in keeping with the surrounding area development could enhance the character and distinctiveness of villages or hamlets.
8		Depends upon the location of development in relation to archaeological features: archaeological assessment should be undertaken. There is the potential that redundant buildings on an urban development site may be of historical importance and therefore an assessment should be undertaken to establish their importance prior to redevelopment. It may be possible to sympathetically refurbish redundant buildings. Developers should where possible retain artefacts in-situ or where this is not possible excavation / recording of artefacts should be undertaken.		Depends upon the location of development in relation to archaeological features: archaeological assessment should be undertaken. Greenfield sites have the potential to support unknown features of archaeological importance. Developers should where possible retain artefacts in-situ or where this is not possible excavation / recording of artefacts should be undertaken.		Depends upon the location of development in relation to archaeological features: archaeological assessment should be undertaken. Developers should where possible retain artefacts in-situ or where this is not possible excavation / recording of artefacts should be undertaken.		Depends upon the location of development in relation to archaeological features: archaeological assessment should be undertaken. Undeveloped rural areas have the potential to support unknown features of archaeological importance. Developers should where possible retain artefacts in-situ or where this is not possible excavation / recording of artefacts should be undertaken.













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	Brownfield and other sites in urban areas		Greenfield sites in the area centred on Leicester (CLPA)		Rural centres		Other rural areas	
	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment
9		Concentrating development in urban areas will ensure rural areas are not developed. Therefore the character of the rural landscape will be conserved.		Depends upon the location and type of development. Concentrating development on greenfield sites could have an impact upon character and distinctiveness of the adjacent rural area unless sensitively designed. Landscape character assessment should be undertaken prior to development.		Depends upon the location and type of development. Concentrating development in rural centres may have less impact on the rural landscape than developing other rural areas. However rural centres make up an important element of the rural landscape. Landscape character assessment should be undertaken prior to development.		Depends upon the location and type of development. Concentrating development in rural areas could have an impact upon character and distinctiveness of the rural landscape unless sensitively designed. Landscape character assessment should be undertaken prior to development.
10		Any development has the potential to impact on local water bodies and consideration should be given to minimising any such impacts following Environment Agency guidelines.		Any development has the potential to impact on local water bodies and consideration should be given to minimising any such impacts following Environment Agency guidelines.		Any development has the potential to impact on local water bodies and consideration should be given to minimising any such impacts following Environment Agency guidelines.		Any development has the potential to impact on local water bodies and consideration should be given to minimising any such impacts following Environment Agency guidelines.
11		Concentrating development in urban areas will reduce the need to commute thus minimising transport related pollution. Urban areas are also most likely to have existing public transport infrastructure. Developing within an area where there is an existing public transport network will encourage the use of alternative forms of transport thus minimising transport related pollution. Need to ensure that new developments are served by high quality public transport services.		Concentrating development on greenfield sites on the edge of urban areas may increase the need to commute thus increasing transport related pollution. Depends on the location of development in relation to public transport infrastructure. If there are a lack of public transport links development in the CLPA may result in an increase in car use and thus potentially an increase in emissions. Need to ensure that new developments are served by high quality public transport services.		Concentrating development that will be utilised by local residents in rural centres will reduce the need to commute thus minimising transport related pollution. However developments that are likely to attract significant numbers of people from further afield may lead to an increase in car use. Rural centres are also likely to have existing public transport infrastructure. Developing within an area where there is an existing public transport network will encourage the use of alternative forms of transport thus minimising transport related pollution. Need to ensure that new developments are served by high quality public transport services.		Developments in rural areas will in general be inaccessible by public transport and thus encourage the use of private cars: this may increase transport related pollution. Need to ensure that new developments are served by high quality public transport services.
12		Depends upon the location: brownfield or greenfield. Urban sites will be predominantly brownfield. Redeveloping brownfield sites in urban areas will minimise the pollution of previously undeveloped land and presents opportunities for the remediation of contaminated land.		Developing greenfield sites will have a greater impact upon soil quality than development of previously developed land which may have already been exposed to pollutants. No opportunities to remediate contaminated land.		Depends upon the location: brownfield or greenfield. If brownfield sites are developed then this will minimise the pollution of previously undeveloped land and presents opportunities for the remediation of contaminated land.		Rural sites are likely to be greenfield sites and therefore developing them will have a greater impact upon soil quality than development of previously developed land which may have already been exposed to pollutants. Limited opportunities to remediate contaminated land.
13		Need to address the need to reduce energy consumption and make use of renewable energy resources through building design.		Need to address the need to reduce energy consumption and make use of renewable energy resources through building design.		Need to address the need to reduce energy consumption and make use of renewable energy resources through building design.		Need to address the need to reduce energy consumption and make use of renewable energy resources through building design.





















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Sustainability Appraisal Objectives	Question 3: Where would you prefer to see new development located in the District of Blaby?							
	Brownfield and other sites in urban areas		Greenfield sites in the area centred on Leicester (CLPA)		Rural centres		Other rural areas	
	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment
14		Concentrating development in urban areas will reduce the need to commute thus minimising greenhouse gas emissions. Urban areas are also most likely to have existing public transport infrastructure. Developing within an area where there is an existing public transport network will encourage the use of alternative forms of transport thus minimising greenhouse gas emissions. Need to ensure that new developments are served by high quality public transport services / footpaths / cyclepaths.		Concentrating development on greenfield sites on the edge of urban areas may increase the need to commute thus increasing greenhouse gas emissions. Depends on the location of development in relation to public transport infrastructure. If there are a lack of public transport links development in the CLPA may result in an increase in car use and thus potentially an increase in emissions. Need to ensure that new developments are served by high quality public transport services / footpaths / cyclepaths.		Concentrating development that will be utilised by local residents in rural centres will reduce the need to commute thus minimising greenhouse gas emissions. However developments that are likely to attract significant numbers of people from further afield may lead to an increase in car use. Rural centres are also likely to have existing public transport infrastructure. Developing within an area where there is an existing public transport network will encourage the use of alternative forms of transport thus minimising emissions. Need to ensure that new developments are served by high quality public transport services / footpaths / cyclepaths.		Developments in rural areas will in general be inaccessible by public transport and thus encourage the use of private cars: this may increase greenhouse gas emissions. Need to ensure that new developments are served by high quality public transport services / footpaths / cyclepaths.
15		Depends upon the location of development. A number of urban areas lie within a floodplain. Flood Risk Assessment should be undertaken to establish the flooding potential of the site and steps taken to minimise risks.		Depends upon the location of development. A number of areas within the CLPA lie within a floodplain. Flood Risk Assessment should be undertaken to establish the flooding potential of the site and steps taken to minimise risks.		Depends upon the location of development. Some parts of rural centres lie within a floodplain. Flood Risk Assessment should be undertaken to establish the flooding potential of the site and steps taken to minimise risks.		Depends upon the location of development. Some parts of rural areas lie within a floodplain. Flood Risk Assessment should be undertaken to establish the flooding potential of the site and steps taken to minimise risks.
16		Developments in urban areas are more likely to encourage people to make better use of public transport / cycling / walking compared with out of town developments. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths.		Depends on the location of development in relation to public transport infrastructure. If there are a lack of public transport links development in the CLPA may encourage car use. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths.		Developments in rural centres that will be utilised by local residents are more likely to encourage people to make better use of public transport / cycling / walking options. However developments that are likely to attract significant numbers of people from further afield may encourage car use. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths.		Developments in rural areas will in general be inaccessible by public transport and thus encourage the use of private cars. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths.









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Sustainability Appraisal Objectives	Question 3: Where would you prefer to see new development located in the District of Blaby?							
	Brownfield and other sites in urban areas		Greenfield sites in the area centred on Leicester (CLPA)		Rural centres		Other rural areas	
	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment
17		Locating new educational developments within an urban area may result in greater accessibility for residents. Existing education facilities are also likely to be accessible from new developments. Consideration should be given to the capacity of local educational facilities when considering any new development. New development may bring more people with children into an area. This will increase demand for school places. New development should be accompanied by provision for school places either through the construction of new schools as part of development or through financial contributions.		Need to ensure accessibility to education facilities from greenfield sites. Consideration should be given to the capacity of local educational facilities when considering any new development. New development may bring more people with children into an area. This will increase demand for school places. New development should be accompanied by provision for school places either through the construction of new schools as part of development or through financial contributions.		Locating new educational developments within rural centres may increase access for local residents. Existing education facilities are also likely to be accessible from new developments. Consideration should be given to the capacity of local educational facilities when considering any new development. New development may bring more people with children into an area. This will increase demand for school places. New development should be accompanied by provision for school places either through the construction of new schools as part of development or through financial contributions.		Education facilities will be difficult to access from developments in rural areas. Consideration should be given to the capacity of local educational facilities when considering any new development. New development may bring more people with children into an area. This will increase demand for school places. New development should be accompanied by provision for school places either through the construction of new schools as part of development or through financial contributions.
18		Consideration should be given to the location of employment opportunities within the district and ensuring access for residents. Concentrating development in urban areas provides an opportunity to locate new housing developments in close proximity to employment opportunities and vice versa thus improving accessibility to jobs. Need to ensure that new developments are served by high quality public transport services. New housing development may provide a workforce for new and existing businesses.		Consideration should be given to the location of employment opportunities within the district and ensuring access for residents. Development in the CLPA may not be as accessible as urban / rural centre locations. Need to ensure that new developments are served by high quality public transport services.		Consideration should be given to the location of employment opportunities within the district and ensuring access for residents. Concentrating development in rural centres provides an opportunity to locate new housing developments in close proximity to employment opportunities and vice versa thus improving accessibility to jobs. Need to ensure that new developments are served by high quality public transport services. New housing development may provide a workforce for new and existing businesses.		Consideration should be given to the location of employment opportunities within the district and ensuring access for residents. Development in other rural areas may not be as accessible as urban / rural centre locations. Need to ensure that new developments are served by high quality public transport services.
19		Depends upon the location: brownfield or greenfield. Urban sites will be predominantly brownfield thus developments in urban areas are most likely to make good use of previously developed land / existing buildings / existing infrastructure.		Development of greenfield sites in the CLPA will not make use of previously developed land and / or existing buildings. There is also less likely to be existing infrastructure to make use of given the undeveloped nature of greenfield sites.		Depends upon the location: brownfield or greenfield. Developments in rural centres are likely to make good use of previously developed land / existing buildings / existing infrastructure.		Rural sites are likely to be greenfield sites. Therefore it is unlikely they will make use of previously developed land although some redundant rural buildings could be converted. There is also less likely to be existing infrastructure to make use of given the undeveloped nature of greenfield sites.
20		Opportunities for the use of sustainable design and construction.		Opportunities for the use of sustainable design and construction.		Opportunities for the use of sustainable design and construction.		Opportunities for the use of sustainable design and construction.
21		Waste can be minimised through the reuse of existing buildings. Need to encourage the re-use of construction waste where possible and provision of recycling facilities as part of new developments.		Need to encourage the re-use of construction waste where possible and provision of recycling facilities as part of new developments.		Waste can be minimised through the use of existing buildings. Need to encourage the re-use of construction waste where possible and provision of recycling facilities as part of new developments.		Need to encourage the re-use of construction waste where possible and provision of recycling facilities as part of new developments.





















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Sustainability Appraisal Objectives	Question 3: Where would you prefer to see new development located in the District of Blaby?							
	Brownfield and other sites in urban areas		Greenfield sites in the area centred on Leicester (CLPA)		Rural centres		Other rural areas	
	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment
22		Concentrating development in urban areas may improve accessibility to services / facilities / jobs as it will reduce the need to commute. Developments are likely to be well served by public transport so will not necessarily need the use of a car to access services. Services are also more likely to be accessible to disabled / elderly / deprived people. Need to ensure that the transport network is adequate to accommodate the increased demand for services in urban areas where development takes place.		Depends on the location of the development and existing / new public transport links. Developments in the CLPA are generally less likely to be accessible to all than an urban location.		Concentrating development in rural centres may improve accessibility for local residents to services / facilities / jobs as it will reduce the need to commute. Services are also more likely to be accessible to disabled / elderly / deprived people. Need to ensure that the transport network is adequate to accommodate the increased demand for services in rural centres where development takes place. New development will increase demand for services and focusing development on rural centres may help sustain the viability of their economies in the long term.		Rural areas outside the rural centres have limited or no local services / facilities / job opportunities. It is likely that a high proportion of people living in new development in rural settlements would have to commute to nearby towns for services / facilities / employment. There is unlikely to be an existing public transport infrastructure so those who do not own a car would not have equal access opportunities.
23		Developments in urban areas are likely to be well served by public transport / footpaths / cyclepaths. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths.		Depends on the existing public transport / cycleway / footpath networks in the CLPA. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths.		Depends on the existing public transport / cycleway / footpath networks in rural centres. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths.		It is likely that developments in rural areas outside the rural centres will have limited public transport linkages. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths. However economies of scale mean that it would not be cost effective to provide frequent public transport to remoter villages and hamlets.

















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Sustainability Appraisal Objectives	Question 4: Where would you prefer to see new housing development located in the District of Blaby?							
	Brownfield and other sites in urban areas		Greenfield sites in the area centred on Leicester (CLPA)		Rural centres		Other rural areas	
	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment
1		Opportunities for affordable housing and other housing to meet the needs of local residents to be provided as part of housing developments in urban areas. Services will generally be more accessible from housing developments in urban areas. Not permitting housing development in rural areas may reduce accessibility to local housing for residents of rural areas. In these locations a lack of available housing may result in rising house prices.		Opportunities for affordable housing and other housing to meet the needs of local residents to be provided as part of housing development in the CLPA. Need to ensure accessibility to services is considered from greenfield sites. Not permitting housing development in rural areas may reduce accessibility to local housing for residents of rural areas. In these locations a lack of available housing may result in rising house prices.		Opportunities for affordable housing and other housing to meet the needs of local residents to be provided as part of housing developments in rural centres. Permitting housing development in rural centres will help improve accessibility to local housing for rural residents. Services will generally be more accessible from housing developments in rural centres.		It is likely that a high number of small scale housing developments (one of two dwellings) would occur reducing the potential to provide significant numbers of affordable homes and / or smaller units as part of these housing developments. Permitting housing development in other rural areas may help improve accessibility to local housing for rural residents. However services will be difficult to access from developments in rural areas.
2		Housing developments are likely to be accessible via walking / cycling routes thereby promoting a healthier lifestyle. In particular need to consider the capacity of local health centres / other health facilities. New housing development may bring more people into an area. This will increase demand for health care. New housing development should be accompanied by provision for health care either through the construction of new health centres or through financial contributions. Opportunities for providing open space / cycleways / footpaths should be sought wherever possible as this should help residents lead healthier lifestyles.		Need to ensure accessibility to health care facilities from greenfield sites. In particular need to consider the capacity of local health centres / other health facilities. New housing development may bring more people into an area. This will increase demand for health care. New housing development should be accompanied by provision for health care either through the construction of new health centres or through financial contributions. Opportunities for providing open space / cycleways / footpaths should be sought wherever possible as this should help residents lead healthier lifestyles.		Housing developments are likely to be accessible via walking / cycling routes thereby promoting a healthier lifestyle. In particular need to consider the capacity of local health centres / other health facilities. New housing development may bring more people into an area. This will increase demand for health care. New housing development should be accompanied by provision for health care either through the construction of new health centres or through financial contributions. Opportunities for providing open space / cycleways / footpaths should be sought wherever possible as this should help residents lead healthier lifestyles.		Health care facilities will be difficult to access from developments in rural areas. In particular need to consider the capacity of local health centres / other health facilities. New housing development may bring more people into an area. This will increase demand for health care. New housing development should be accompanied by provision for health care either through the construction of new health centres or through financial contributions. Opportunities for providing open space / cycleways / footpaths should be sought wherever possible as this should help residents lead healthier lifestyles.
3		In urban areas it is likely that there will be a number of opportunities for residents to access and participate in cultural and recreational activities. Opportunities for new developments to include interpretation facilities to help residents understand local heritage. Opportunities for providing open space / indoor recreation space should be sought wherever possible.		Opportunities for new developments to include interpretation facilities to help residents understand local heritage. Opportunities for providing open space / indoor recreation space should be sought wherever possible.		In rural centres it is likely that there will be a number of opportunities for residents to access and participate in cultural and recreational activities. Opportunities for new developments to include interpretation facilities to help residents understand local heritage. Opportunities for providing open space / indoor recreation space should be sought wherever possible.		Cultural and recreational activities may be difficult to access from developments in rural areas. Opportunities for new developments to include interpretation facilities to help residents understand local heritage. Opportunities for providing open space / indoor recreation space should be sought wherever possible.
4		Need to consider the potential to reduce crime through design. Focussing development in urban areas provides greater opportunity for the regeneration of deprived areas helping to reduce levels of crime and anti social behaviour in these areas.		Need to consider the potential to reduce crime through design.		Need to consider the potential to reduce crime through design. Focussing development in rural centres provides greater opportunity for the regeneration of deprived areas helping to reduce levels of crime and anti social behaviour in these areas.		Need to consider the potential to reduce crime through design.
5		Need to ensure that new housing meets needs of the community particularly the young / elderly / deprived.		Need to ensure that new housing meets needs of the community particularly the young / elderly / deprived.		Need to ensure that new housing meets needs of the community particularly the young / elderly / deprived.		Need to ensure that new housing meets needs of the community particularly the young / elderly / deprived.

















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Sustainability Appraisal Objectives	Question 4: Where would you prefer to see new housing development located in the District of Blaby?							
	Brownfield and other sites in urban areas		Greenfield sites in the area centred on Leicester (CLPA)		Rural centres		Other rural areas	
	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment
6		Depends upon the location of development. Development on both greenfield and brownfield sites could impact upon BAP species and habitats: need to be confirmed by ecological surveys. Urban sites will be predominantly brownfield. Developing brownfield sites may help to protect the natural environment although some brownfield sites which have been left for a number of years can be of a far greater ecological value than greenfield sites. Opportunities for habitat enhancement and / or creation should be sought wherever possible.		Depends upon the location of development. Development on greenfield sites will inherently result in the loss of the natural environment. This could impact upon BAP species and habitats: need to be confirmed by ecological surveys. Opportunities for habitat enhancement and / or creation should be sought wherever possible.		Depends upon the location of development. Development on both greenfield and brownfield sites could impact upon BAP species and habitats: need to be confirmed by ecological surveys. Opportunities for habitat enhancement and / or creation should be sought wherever possible.		Depends upon the location of development. Development in rural areas is likely to be on previously undeveloped land and result in the loss of the natural environment. This could impact upon BAP species and habitats: need to be confirmed by ecological surveys. Opportunities for habitat enhancement and / or creation should be sought wherever possible.
7		Depends upon the location and type of development. Concentrating housing development in urban areas could have an impact upon character and distinctiveness unless sensitively designed. However if in keeping with the surrounding area development could enhance the character and distinctiveness of urban areas. Restrictions on the overall area of development land available could put pressure on the quality of the urban areas due to the need to increase the density of developments.		Depends upon the location and type of development. Concentrating housing development on greenfield sites on the edge of built up areas could have an impact upon character and distinctiveness of the adjacent area (suburbia) unless sensitively designed. However if in keeping with the surrounding area development could enhance the character and distinctiveness of adjacent areas.		Depends upon the location and type of development. Concentrating housing development in rural centres could have an impact upon their character and distinctiveness unless sensitively designed. However if in keeping with the surrounding area development could enhance the character and distinctiveness of rural centres. New housing development will increase demand for services: focussing development on rural centres may sustain the viability of their economy in the long term: thus helping to sustain their distinctiveness.		Depends upon the location and type of development. Concentrating housing development on edge of rural villages or hamlets could have an impact upon their character and distinctiveness unless sensitively designed. However if in keeping with the surrounding area development could enhance the character and distinctiveness of villages or hamlets.
8		Depends upon the location of development in relation to archaeological features: archaeological assessment should be undertaken. There is the potential that redundant buildings on an urban development site may be of historical importance and therefore an assessment should be undertaken to establish their importance prior to redevelopment. It may be possible to sympathetically refurbish redundant buildings. Developers should where possible retain artefacts in-situ or where this is not possible excavation / recording of artefacts should be undertaken.		Depends upon the location of development in relation to archaeological features: archaeological assessment should be undertaken. Greenfield sites have the potential to support unknown features of archaeological importance. Developers should where possible retain artefacts in-situ or where this is not possible excavation / recording of artefacts should be undertaken.		Depends upon the location of development in relation to archaeological features: archaeological assessment should be undertaken. Developers should where possible retain artefacts in-situ or where this is not possible excavation / recording of artefacts should be undertaken.		Depends upon the location of development in relation to archaeological features: archaeological assessment should be undertaken. Undeveloped rural areas have the potential to support unknown features of archaeological importance. Developers should where possible retain artefacts in-situ or where this is not possible excavation / recording of artefacts should be undertaken.
9		Concentrating development in urban areas will ensure rural areas are not developed. Therefore the character of the rural landscape will be conserved.		Depends upon the location and type of development. Concentrating development on greenfield sites could have an impact upon character and distinctiveness of the adjacent rural area unless sensitively designed. Landscape character assessment should be undertaken prior to development.		Depends upon the location and type of development. Concentrating development in rural centres may have less impact on the rural landscape than developing other rural areas. However rural centres make up an important element of the rural landscape. Landscape character assessment should be undertaken prior to development.		Depends upon the location and type of development. Concentrating development in rural areas could have an impact upon character and distinctiveness of the rural landscape unless sensitively designed. Landscape character assessment should be undertaken prior to development.

















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Sustainability Appraisal Objectives	Question 4: Where would you prefer to see new housing development located in the District of Blaby?							
	Brownfield and other sites in urban areas		Greenfield sites in the area centred on Leicester (CLPA)		Rural centres		Other rural areas	
	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment
10		Any development has the potential to impact on local water bodies and consideration should be given to minimising any such impacts following Environment Agency guidelines.		Any development has the potential to impact on local water bodies and consideration should be given to minimising any such impacts following Environment Agency guidelines.		Any development has the potential to impact on local water bodies and consideration should be given to minimising any such impacts following Environment Agency guidelines.		Any development has the potential to impact on local water bodies and consideration should be given to minimising any such impacts following Environment Agency guidelines.
11		Concentrating housing development in urban areas will reduce the need to commute thus minimising transport related pollution. Urban areas are also most likely to have existing public transport infrastructure. Developing within an area where there is an existing public transport network will encourage the use of alternative forms of transport thus minimising transport related pollution. Need to ensure that new developments are served by high quality public transport services. Ensure all new housing includes measures to reduce air pollution (fully condensing boilers) and seek to achieve a Very Good under the EcoHomes methodology		Concentrating housing development on greenfield sites on the edge of urban areas may increase the need to commute thus increasing transport related pollution. Depends on the location of development in relation to public transport infrastructure. If there are a lack of public transport links development in the CLPA may result in an increase in car use and thus potentially an increase in emissions. Need to ensure that new developments are served by high quality public transport services. Ensure all new housing includes measures to reduce air pollution (fully condensing boilers) and seek to achieve a Very Good under the EcoHomes methodology		Concentrating housing development in rural centres may reduce the need for local residents to commute thus minimising transport related pollution. However it could also lead to an increase in car use if jobs and services are located elsewhere. Rural centres are likely to have existing public transport infrastructure. Developing within an area where there is an existing public transport network will encourage the use of alternative forms of transport thus minimising transport related pollution. Need to ensure that new developments are served by high quality public transport services. Ensure all new housing includes measures to reduce air pollution (fully condensing boilers) and seek to achieve a Very Good under the EcoHomes methodology		Housing developments in rural areas will in general be inaccessible by public transport and thus encourage the use of private cars: this may increase transport related pollution. Need to ensure that new developments are served by high quality public transport services. Ensure all new housing includes measures to reduce air pollution (fully condensing boilers) and seek to achieve a Very Good under the EcoHomes methodology
12		Depends upon the location: brownfield or greenfield. Urban sites will be predominantly brownfield. Redeveloping brownfield sites in urban areas will minimise the pollution of previously undeveloped land and presents opportunities for the remediation of contaminated land.		Developing greenfield sites will have a greater impact upon soil quality than development of previously developed land which may have already been exposed to pollutants. No opportunities to remediate contaminated land.		Depends upon the location: brownfield or greenfield. If brownfield sites are developed then this will minimise the pollution of previously undeveloped land and presents opportunities for the remediation of contaminated land.		Rural sites are likely to be greenfield sites and therefore developing them will have a greater impact upon soil quality than development of previously developed land which may have already been exposed to pollutants. Limited opportunities to remediate contaminated land.
13		Need to address the need to reduce energy consumption and make use of renewable energy resources through building design. Seek to achieve a Very Good under the EcoHomes methodology		Need to address the need to reduce energy consumption and make use of renewable energy resources through building design. Seek to achieve a Very Good under the EcoHomes methodology		Need to address the need to reduce energy consumption and make use of renewable energy resources through building design. Seek to achieve a Very Good under the EcoHomes methodology		Need to address the need to reduce energy consumption and make use of renewable energy resources through building design. Seek to achieve a Very Good under the EcoHomes methodology





















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	Brownfield and other sites in urban areas		Greenfield sites in the area centred on Leicester (CLPA)		Rural centres		Other rural areas	
	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment
14		Concentrating housing development in urban areas will reduce the need to commute thus minimising greenhouse gas emissions. Urban areas are also most likely to have existing public transport infrastructure. Developing within an area where there is an existing public transport network will encourage the use of alternative forms of transport thus minimising greenhouse gas emissions. Need to ensure that new developments are served by high quality public transport services / footpaths / cyclepaths.		Concentrating housing development on greenfield sites on the edge of urban areas may increase the need to commute thus increasing greenhouse gas emissions. Depends on the location of development in relation to public transport infrastructure. If there are a lack of public transport links development in the CLPA may result in an increase in car use and thus potentially an increase in emissions. Need to ensure that new developments are served by high quality public transport services / footpaths / cyclepaths.		Concentrating housing development in rural centres may reduce the need for local residents to commute thus minimising greenhouse gas emissions. However it could also lead to an increase in car use if jobs and services are located elsewhere. Rural centres are likely to have existing public transport infrastructure. Developing within an area where there is an existing public transport network will encourage the use of alternative forms of transport thus minimising emissions. Need to ensure that new developments are served by high quality public transport services / footpaths / cyclepaths.		Housing developments in rural areas will in general be inaccessible by public transport and thus encourage the use of private cars: this may increase greenhouse gas emissions. Need to ensure that new developments are served by high quality public transport services / footpaths / cyclepaths.
15		Depends upon the location of development. A number of urban areas lie within a floodplain. Flood Risk Assessment should be undertaken to establish the flooding potential of the site and steps taken to minimise risks.		Depends upon the location of development. A number of areas within the CLPA lie within a floodplain. Flood Risk Assessment should be undertaken to establish the flooding potential of the site and steps taken to minimise risks.		Depends upon the location of development. Some parts of rural centres lie within a floodplain. Flood Risk Assessment should be undertaken to establish the flooding potential of the site and steps taken to minimise risks.		Depends upon the location of development. Some parts of rural areas lie within a floodplain. Flood Risk Assessment should be undertaken to establish the flooding potential of the site and steps taken to minimise risks.
16		Housing developments in urban areas are more likely to encourage people to make better use of public transport / cycling / walking compared with out of town developments. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths. Need to ensure all new houses include measures to conserve energy resources and give consideration to generating energy on site so as to reduce the causes of climate change / seek to achieve a Very Good under the EcoHomes methodology and encourage residents to live more sustainable lifestyles.		Depends on the location of housing development in relation to public transport infrastructure. If there are a lack of public transport links development in the CLPA may encourage car use. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths. Need to ensure all new houses include measures to conserve energy resources and give consideration to generating energy on site so as to reduce the causes of climate change / seek to achieve a Very Good under the EcoHomes methodology and encourage residents to live more sustainable lifestyles.		Concentrating housing development in rural centres could encourage an increase in car use if jobs and services are located elsewhere. Developing within an area where there is an existing public transport network is likely to encourage the use of alternative forms of transport. Need to ensure that new developments are served by high quality public transport services / footpaths / cyclepaths. Need to ensure all new houses include measures to conserve energy resources and give consideration to generating energy on site so as to reduce the causes of climate change / seek to achieve a Very Good under the EcoHomes methodology and encourage residents to live more sustainable lifestyles.		Housing developments in rural areas will in general be inaccessible by public transport and thus encourage the use of private cars. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths. Need to ensure all new houses include measures to conserve energy resources and give consideration to generating energy on site so as to reduce the causes of climate change / seek to achieve a Very Good under the EcoHomes methodology and encourage residents to live more sustainable lifestyles.
17		Existing education facilities are likely to be accessible from new housing developments. Consideration should be given to the capacity of local educational facilities when considering any new development. New development may bring more people with children into an area. This will increase demand for school places. New development should be accompanied by provision for school places either through the construction of new schools as part of development or through financial contributions.		Need to ensure accessibility to education facilities from greenfield sites. Consideration should be given to the capacity of local educational facilities when considering any new development. New development may bring more people with children into an area. This will increase demand for school places. New development should be accompanied by provision for school places either through the construction of new schools as part of development or through financial contributions.		Existing education facilities are also likely to be accessible from new housing developments. Consideration should be given to the capacity of local educational facilities when considering any new development. New development may bring more people with children into an area. This will increase demand for school places. New development should be accompanied by provision for school places either through the construction of new schools as part of development or through financial contributions.		Education facilities will be difficult to access from developments in rural areas. Consideration should be given to the capacity of local educational facilities when considering any new development. New development may bring more people with children into an area. This will increase demand for school places. New development should be accompanied by provision for school places either through the construction of new schools as part of development or through financial contributions.





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	Brownfield and other sites in urban areas		Greenfield sites in the area centred on Leicester (CLPA)		Rural centres		Other rural areas	
	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment
18		New housing development may provide a workforce for new and existing businesses but may also increase demand for locally based jobs. Consideration should be given to the location of employment opportunities within the district and ensuring access for residents.		New housing development may provide a workforce for new and existing businesses but may also increase demand for locally based jobs. Consideration should be given to the location of employment opportunities within the district and ensuring access for residents.		New housing development may provide a workforce for new and existing businesses but may also increase demand for locally based jobs. Consideration should be given to the location of employment opportunities within the district and ensuring access for residents.		New housing development may provide a workforce for new and existing businesses but may also increase demand for locally based jobs. Consideration should be given to the location of employment opportunities within the district and ensuring access for residents.
19		Depends upon the location: brownfield or greenfield. Urban sites will be predominantly brownfield thus developments in urban areas are most likely to make good use of previously developed land / existing buildings / existing infrastructure.		Development of greenfield sites in the CLPA will not make use of previously developed land and / or existing buildings. There is also less likely to be existing infrastructure to make use of given the undeveloped nature of greenfield sites.		Depends upon the location: brownfield or greenfield. Developments in rural centres are likely to make good use of previously developed land / existing buildings / existing infrastructure.		Rural sites are likely to be greenfield sites. Therefore it is unlikely they will make use of previously developed land although some redundant rural buildings could be converted. There is also less likely to be existing infrastructure to make use of given the undeveloped nature of greenfield sites.
20		Opportunities for the use of sustainable design and construction.		Opportunities for the use of sustainable design and construction.		Opportunities for the use of sustainable design and construction.		Opportunities for the use of sustainable design and construction.
21		Waste can be minimised through the reuse of existing buildings. Need to encourage the re-use of construction waste where possible and provision of recycling facilities as part of new developments.		Need to encourage the re-use of construction waste where possible and provision of recycling facilities as part of new developments.		Waste can be minimised through the use of existing buildings. Need to encourage the re-use of construction waste where possible and provision of recycling facilities as part of new developments.		Need to encourage the re-use of construction waste where possible and provision of recycling facilities as part of new developments.
22		Housing developments in urban areas are likely to be in close proximity to services / facilities / jobs and thus reduce the need to commute. Housing developments are likely to be well served by public transport so will not necessarily need the use of a car to access services. Services are also more likely to be accessible to disabled / elderly / deprived people. New housing development will increase demand for services. Need to ensure that any new services needed (e.g. doctors surgeries) are included as part of the housing development. Need to ensure that new housing developments are served by high quality public transport services in very close proximity to residential properties.		Depends on the location of the development in relation to existing services / facilities / jobs and existing / new public transport links. Developments in the CLPA are generally less likely to be accessible to all than an urban location. New housing development will increase demand for services. Need to ensure that any new services needed (e.g. doctors surgeries) are included as part of the housing development. Need to ensure that new housing developments are served by high quality public transport services in very close proximity to residential properties.		Depends on the availability of existing services / facilities / jobs within the rural centre: there will be limited provision in rural centres. Housing developments are likely to be well served by public transport so will not necessarily need the use of a car to access services. Services are also more likely to be accessible to disabled / elderly / deprived people. New housing development will increase demand for services. Need to ensure that any new services needed (e.g. doctors surgeries) are included as part of the housing development. Need to ensure that new housing developments are served by high quality public transport services in very close proximity to residential properties.		Rural areas outside the rural centres have limited or no local services / facilities / job opportunities. It is likely that a high proportion of people living in new housing development in rural settlements would have to commute to nearby towns for services / facilities / employment. There is unlikely to be an existing public transport infrastructure so those who do not own a car would not have equal access opportunities.

























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	Brownfield and other sites in urban areas		Greenfield sites in the area centred on Leicester (CLPA)		Rural centres		Other rural areas	
	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment
23		Developments in urban areas are likely to be well served by public transport / footpaths / cyclepaths. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths.		Depends on the existing public transport / cycleway / footpath networks in the CLPA. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths.		Depends on the existing public transport / cycleway / footpath networks in rural centres. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths.		It is likely that developments in rural areas outside the rural centres will have limited public transport linkages. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths. However economies of scale mean that it would not be cost effective to provide frequent public transport to remoter villages and hamlets.

















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Sustainability Appraisal Objectives	Question 5: Where would you prefer to see new employment development located in the District of Blaby?							
	Brownfield and other sites in urban areas		Greenfield sites in the area centred on Leicester (CLPA)		Rural centres		Other rural areas	
	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment
1		Locating employment development in urban areas will help to link employment to existing residential areas.		Need to consider linking employment with existing residential areas. This may be more difficult in the CLPA due to the distance to residential areas.		Locating employment development in rural centres will help to link employment to existing residential areas.		Need to consider linking employment with existing residential areas. This will be more difficult in rural areas other than rural centres due to distance.
2		Development of employment sites in urban areas are likely to be accessible via walking / cycling routes thereby promoting a healthier lifestyle for urban residents. People may also have greater access to health care facilities and leisure amenities from their workplace so that they can utilise these during lunch breaks of before / after work. Opportunities for providing open space / cycleways / footpaths should be sought wherever possible as this should help residents lead healthier lifestyles.		Employment sites developed on greenfield sites in the CLPA are unlikely to promote walking / cycling given their distance from residential areas. Such sites are also less likely to be located close to healthcare facilities or leisure amenities. Extensive supporting infrastructure will be required to promote a healthier lifestyle at such locations: opportunities for providing open space / cycleways / footpaths should be sought wherever possible.		Development of employment sites in rural centres are likely to be accessible via walking / cycling routes thereby promoting a healthier lifestyle for rural residents. People may also have greater access to health care facilities and leisure amenities from their workplace so that they can utilise these during lunch breaks of before / after work. Opportunities for providing open space / cycleways / footpaths should be sought wherever possible as this should help residents lead healthier lifestyles.		Employment sites developed in rural areas are unlikely to promote walking / cycling given their distance from residential areas. Such sites are also less likely to be located close to healthcare facilities or leisure amenities. Extensive supporting infrastructure will be required to promote a healthier lifestyle at such locations: opportunities for providing open space / cycleways / footpaths should be sought wherever possible.
3								
4		Need to consider the potential to reduce crime through design. Focussing development in urban areas provides greater opportunity for the regeneration of deprived areas helping to reduce levels of crime and anti social behaviour in these areas.		Need to consider the potential to reduce crime through design.		Need to consider the potential to reduce crime through design. Focussing development in rural centres provides greater opportunity for the regeneration of deprived areas helping to reduce levels of crime and anti social behaviour in these areas.		Need to consider the potential to reduce crime through design.
5		Need to ensure employment development links in with the needs of local residents		Need to ensure employment development links in with the needs of local residents		Need to ensure employment development links in with the needs of local residents		Need to ensure employment development links in with the needs of local residents
6		Depends upon the location of development. Development on both greenfield and brownfield sites could impact upon BAP species and habitats: need to be confirmed by ecological surveys. Urban sites will be predominantly brownfield. Developing brownfield sites may help to protect the natural environment although some brownfield sites which have been left for a number of years can be of a far greater ecological value than greenfield sites. Opportunities for habitat enhancement and / or creation should be sought wherever possible.		Depends upon the location of development. Development on greenfield sites will inherently result in the loss of the natural environment. This could impact upon BAP species and habitats: need to be confirmed by ecological surveys. Opportunities for habitat enhancement and / or creation should be sought wherever possible.		Depends upon the location of development. Development on both greenfield and brownfield sites could impact upon BAP species and habitats: need to be confirmed by ecological surveys. Opportunities for habitat enhancement and / or creation should be sought wherever possible.		Depends upon the location of development. Development in rural areas is likely to be on previously undeveloped land and result in the loss of the natural environment. This could impact upon BAP species and habitats: need to be confirmed by ecological surveys. Opportunities for habitat enhancement and / or creation should be sought wherever possible.

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	Brownfield and other sites in urban areas		Greenfield sites in the area centred on Leicester (CLPA)		Rural centres		Other rural areas	
	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment
7		Depends upon the location and type of development. Concentrating development in urban areas could have an impact upon character and distinctiveness unless sensitively designed. However if in keeping with the surrounding area development could enhance the character and distinctiveness of urban areas. Restrictions on the overall area of development land available could put pressure on the quality of the urban areas due to the need to increase the density of developments.		Depends upon the location and type of development. Concentrating development on greenfield sites on the edge of built up areas could have an impact upon character and distinctiveness of the adjacent area unless sensitively designed. However if in keeping with the surrounding area development could enhance the character and distinctiveness of adjacent areas.		Depends upon the location and type of development. Concentrating development in rural centres could have an impact upon their character and distinctiveness unless sensitively designed. However if in keeping with the surrounding area development could enhance the character and distinctiveness of rural centres. New development will increase demand for services: focussing development on rural centres may sustain the viability of their economy in the long term: thus helping to sustain their distinctiveness.		Depends upon the location and type of development. Concentrating development on edge of rural villages or hamlets could have an impact upon their character and distinctiveness unless sensitively designed. However if in keeping with the surrounding area development could enhance the character and distinctiveness of villages or hamlets.
8		Depends upon the location of development in relation to archaeological features: archaeological assessment should be undertaken. There is the potential that redundant buildings on an urban development site may be of historical importance and therefore an assessment should be undertaken to establish their importance prior to redevelopment. It may be possible to sympathetically refurbish redundant buildings. Developers should where possible retain artefacts in-situ or where this is not possible excavation / recording of artefacts should be undertaken.		Depends upon the location of development in relation to archaeological features: archaeological assessment should be undertaken. Greenfield sites have the potential to support unknown features of archaeological importance. Developers should where possible retain artefacts in-situ or where this is not possible excavation / recording of artefacts should be undertaken.		Depends upon the location of development in relation to archaeological features: archaeological assessment should be undertaken. Developers should where possible retain artefacts in-situ or where this is not possible excavation / recording of artefacts should be undertaken.		Depends upon the location of development in relation to archaeological features: archaeological assessment should be undertaken. Undeveloped rural areas have the potential to support unknown features of archaeological importance. Developers should where possible retain artefacts in-situ or where this is not possible excavation / recording of artefacts should be undertaken.
9		Concentrating development in urban areas will ensure rural areas are not developed. Therefore the character of the rural landscape will be conserved.		Depends upon the location and type of development. Concentrating development on greenfield sites could have an impact upon character and distinctiveness of the adjacent rural area unless sensitively designed. Landscape character assessment should be undertaken prior to development.		Depends upon the location and type of development. Concentrating development in rural centres may have less impact on the rural landscape than developing other rural areas. However rural centres make up an important element of the rural landscape. Landscape character assessment should be undertaken prior to development.		Depends upon the location and type of development. Concentrating development in rural areas could have an impact upon character and distinctiveness of the rural landscape unless sensitively designed. Landscape character assessment should be undertaken prior to development.
10		Any development has the potential to impact on local water bodies and consideration should be given to minimising any such impacts following Environment Agency guidelines. Need to consider emissions to water from industrial employment uses.		Any development has the potential to impact on local water bodies and consideration should be given to minimising any such impacts following Environment Agency guidelines. Need to consider emissions to water from industrial employment uses.		Any development has the potential to impact on local water bodies and consideration should be given to minimising any such impacts following Environment Agency guidelines. Need to consider emissions to water from industrial employment uses.		Any development has the potential to impact on local water bodies and consideration should be given to minimising any such impacts following Environment Agency guidelines. Need to consider emissions to water from industrial employment uses.

























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	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment
11		Concentrating development in urban areas will reduce the need for urban residents to commute thus minimising transport related pollution. Urban areas are also most likely to have existing public transport infrastructure. Developing within an area where there is an existing public transport network will encourage the use of alternative forms of transport thus minimising transport related pollution. Need to ensure that new developments are served by high quality public transport services.		Concentrating development on greenfield sites on the edge of urban areas may increase the need to commute thus increasing transport related pollution. Depends on the location of development in relation to public transport infrastructure. If there are a lack of public transport links development in the CLPA may result in an increase in car use and thus potentially an increase in emissions. Need to ensure that new developments are served by high quality public transport services.		Concentrating development in rural centres will reduce the need for rural residents to commute thus minimising transport related pollution. Rural centres are also most likely to have existing public transport infrastructure. Developing within an area where there is an existing public transport network will encourage the use of alternative forms of transport thus minimising transport related pollution. Need to ensure that new developments are served by high quality public transport services.		Employment developments in rural areas will in general be inaccessible by public transport and thus encourage the use of private cars: this may increase transport related pollution. Need to ensure that new developments are served by high quality public transport services.
12		Depends upon the location: brownfield or greenfield. Urban sites will be predominantly brownfield. Redeveloping brownfield sites in urban areas will minimise the pollution of previously undeveloped land and presents opportunities for the remediation of contaminated land.		Developing greenfield sites will have a greater impact upon soil quality than development of previously developed land which may have already been exposed to pollutants. No opportunities to remediate contaminated land.		Depends upon the location: brownfield or greenfield. If brownfield sites are developed then this will minimise the pollution of previously undeveloped land and presents opportunities for the remediation of contaminated land.		Rural sites are likely to be greenfield sites and therefore developing them will have a greater impact upon soil quality than development of previously developed land which may have already been exposed to pollutants. Limited opportunities to remediate contaminated land.
13		Need to address the need to reduce energy consumption and make use of renewable energy resources through building design.		Need to address the need to reduce energy consumption and make use of renewable energy resources through building design.		Need to address the need to reduce energy consumption and make use of renewable energy resources through building design.		Need to address the need to reduce energy consumption and make use of renewable energy resources through building design.
14		Concentrating development in urban areas will reduce the need for urban residents to commute thus minimising greenhouse gas emissions. Urban areas are also most likely to have existing public transport infrastructure. Developing within an area where there is an existing public transport network will encourage the use of alternative forms of transport thus minimising greenhouse gas emissions. Need to ensure that new developments are served by high quality public transport services / footpaths / cyclepaths.		Concentrating development on greenfield sites on the edge of urban areas may increase the need to commute thus increasing greenhouse gas emissions. Depends on the location of development in relation to public transport infrastructure. If there are a lack of public transport links development in the CLPA may result in an increase in car use and thus potentially an increase in emissions. Need to ensure that new developments are served by high quality public transport services / footpaths / cyclepaths.		Concentrating development in rural centres will reduce the need for rural residents to commute thus minimising greenhouse gas emissions. Rural centres are also likely to have existing public transport infrastructure. Developing within an area where there is an existing public transport network will encourage the use of alternative forms of transport thus minimising emissions. Need to ensure that new developments are served by high quality public transport services / footpaths / cyclepaths.		Developments in rural areas will in general be inaccessible by public transport and thus encourage the use of private cars: this may increase greenhouse gas emissions. Need to ensure that new developments are served by high quality public transport services / footpaths / cyclepaths.
15		Depends upon the location of development. A number of urban areas lie within a floodplain. Flood Risk Assessment should be undertaken to establish the flooding potential of the site and steps taken to minimise risks.		Depends upon the location of development. A number of areas within the CLPA lie within a floodplain. Flood Risk Assessment should be undertaken to establish the flooding potential of the site and steps taken to minimise risks.		Depends upon the location of development. Some parts of rural centres lie within a floodplain. Flood Risk Assessment should be undertaken to establish the flooding potential of the site and steps taken to minimise risks.		Depends upon the location of development. Some parts of rural areas lie within a floodplain. Flood Risk Assessment should be undertaken to establish the flooding potential of the site and steps taken to minimise risks.









Blaby District Core Strategy: Issues and Options Compatibility Matrix

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Sustainability Appraisal Objectives	Question 5: Where would you prefer to see new employment development located in the District of Blaby?							
	Brownfield and other sites in urban areas		Greenfield sites in the area centred on Leicester (CLPA)		Rural centres		Other rural areas	
	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment
16		Employment developments in urban areas are more likely to encourage people to make better use of public transport / cycling / walking compared with out of town developments. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths. Need to ensure employers prepare transport plans to encourage employees to adopt sustainable forms of transport.		Depends on the location of development in relation to public transport infrastructure. If there are a lack of public transport links development in the CLPA may encourage car use. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths. Need to ensure employers prepare transport plans to encourage employees to adopt sustainable forms of transport.		Employment developments in rural centres are more likely to encourage rural residents to make better use of public transport / cycling / walking options. However developments that are likely to attract significant numbers of people from further afield may encourage car use. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths. Need to ensure employers prepare transport plans to encourage employees to adopt sustainable forms of transport.		Developments in rural areas will in general be inaccessible by public transport and thus encourage the use of private cars. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths. Need to ensure employers prepare transport plans to encourage employees to adopt sustainable forms of transport.
17		Need to consider opportunities for provision of training facilities / apprenticeships / establishing links to education establishments at new employment sites.		Need to consider opportunities for provision of training facilities / apprenticeships / establishing links to education establishments at new employment sites.		Need to consider opportunities for provision of training facilities / apprenticeships / establishing links to education establishments at new employment sites.		Need to consider opportunities for provision of training facilities / apprenticeships / establishing links to education establishments at new employment sites.
18		Provision of employment sites will encourage new businesses to set up in the district and should help to stimulate enterprise and innovation thus providing more opportunities for employment. Urban areas are likely to be the most accessible locations for employment sites. Therefore employment sites in urban areas will help to improve access to employment opportunities. Could restrict access for rural residents who would have to commute to nearby towns for work due to a lack of local employment opportunities. Restricting development to towns could affect the viability of village economies.		Provision of employment sites will encourage new businesses to set up in the district and should help to stimulate enterprise and innovation thus providing more opportunities for employment. Development of greenfield sites in the CLPA would enable strategic employment sites to be developed thus helping to increase the number of jobs on offer in the district. Depends upon the accessibility of sites in the CLPA as to whether jobs are accessible to local residents. Restricting development to the CLPA may affect the viability of town and village economies.		Provision of employment sites will encourage new businesses to set up in the district and should help to stimulate enterprise and innovation thus providing more opportunities for employment. Provision of employment sites in rural centres will help to ensure rural residents have good access to employment opportunities.		Provision of employment sites will encourage new businesses to set up in the district and should help to stimulate enterprise and innovation thus providing more opportunities for employment. Will provide better access to employment for people in rural areas than if development was restricted to the urban areas. However employment sites in rural areas are likely to be inaccessible for many residents.
19		Depends upon the location: brownfield or greenfield. Urban sites will be predominantly brownfield thus developments in urban areas are most likely to make good use of previously developed land / existing buildings / existing infrastructure.		Development of greenfield sites in the CLPA will not make use of previously developed land and / or existing buildings. There is also less likely to be existing infrastructure to make use of given the undeveloped nature of greenfield sites.		Depends upon the location: brownfield or greenfield. Developments in rural centres are likely to make good use of previously developed land / existing buildings / existing infrastructure.		Rural sites are likely to be greenfield sites. Therefore it is unlikely they will make use of previously developed land although some redundant rural buildings could be converted. There is also less likely to be existing infrastructure to make use of given the undeveloped nature of greenfield sites.
20		Opportunities for the use of sustainable design and construction.		Opportunities for the use of sustainable design and construction.		Opportunities for the use of sustainable design and construction.		Opportunities for the use of sustainable design and construction.
21		Waste can be minimised through the reuse of existing buildings. Need to encourage the re-use of construction waste where possible and provision of recycling facilities as part of new developments.		Need to encourage the re-use of construction waste where possible and provision of recycling facilities as part of new developments.		Waste can be minimised through the use of existing buildings. Need to encourage the re-use of construction waste where possible and provision of recycling facilities as part of new developments.		Need to encourage the re-use of construction waste where possible and provision of recycling facilities as part of new developments.









































































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Sustainability Appraisal Objectives	Question 5: Where would you prefer to see new employment development located in the District of Blaby?							
	Brownfield and other sites in urban areas		Greenfield sites in the area centred on Leicester (CLPA)		Rural centres		Other rural areas	
	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment
22		Concentrating employment development in urban areas will improve accessibility to jobs as it will reduce the need to commute. Developments are likely to be well served by public transport so will not necessarily need the use of a car to access jobs. Jobs are also more likely to be accessible to disabled / elderly / deprived people.		Depends on the location of the development and existing / new public transport links. Developments in the CLPA are generally less likely to be accessible to all than an urban location.		Employment development in rural centres is likely to improve accessibility to jobs for rural residents as it will reduce the need to commute. Developments are likely to be well served by public transport so will not necessarily need the use of a car to access jobs. Jobs are also more likely to be accessible to disabled / elderly / deprived people.		Will provide better access to employment for people in rural areas than if development was restricted to the urban areas. However employment sites in rural areas are likely to be inaccessible for many residents. There is unlikely to be an existing public transport infrastructure so those who do not own a car would not have equal access opportunities.
23		Developments in urban areas are likely to be well served by public transport / footpaths / cyclepaths. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths.		Depends on the existing public transport / cycleway / footpath networks in the CLPA. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths.		Depends on the existing public transport / cycleway / footpath networks in rural centres. Need to ensure that new employment developments are served by high quality public transport services, cycleways and footpaths.		It is likely that developments in rural areas outside the rural centres will have limited public transport linkages. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths. However economies of scale mean that it would not be cost effective to provide frequent public transport to remoter villages and hamlets.



































































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Sustainability Appraisal Objectives	Question 6: What should be the policy of the council on the provision of affordable housing to met local needs?											
	Retain the threshold for seeking affordable housing at 25 units in large settlements		Reduce the threshold for seeking affordable housing to 15 units in large settlements		Retain the percentage of affordable housing on qualifying sites at 30%		Increase the percentage of affordable houses on qualifying sites to 40%		Be more specific as to the tenure of affordable housing		Leave the provision of affordable housing to market forces (no target or threshold)	
	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment
1		Retaining the affordable housing threshold results in the provision of affordable housing. However it does not show an improvement on current practices.		Reducing the affordable housing threshold will improve the provision of affordable housing in the district.		Retaining the current percentage of affordable housing results in the provision of affordable housing. However it does not show an improvement on current practices.		Increasing the current percentage of affordable housing will improve the provision of affordable housing in the district.		A tenure specific policy is likely to mean affordable housing better meets local housing needs. For example appropriate housing can be provided for young people / the elderly / disabled.		Market forces will mean that the proportion of affordable housing is significantly reduced and it is unlikely that local needs will be met.
2				Reducing the affordable housing threshold will improve the provision of affordable housing in the district. This is likely to help to reduce health inequalities through the provision of more decent housing for those most in need.				Increasing the current percentage of affordable housing will improve the provision of affordable housing in the district. This is likely to help to reduce health inequalities through the provision of more decent housing for those most in need.		A tenure specific policy is likely to help reduce health inequalities through the provision of housing that meets local needs. For example appropriate housing can be provided for the elderly so they can remain in their own home for longer or the disabled so they can become more independent.		Market forces will mean that the proportion of affordable housing is significantly reduced and it is unlikely that local needs will be met. This is likely to increase health inequalities by forcing people to become homeless or live in poor quality houses.
3				Ensure affordable housing is developed in accordance with the BREEAM Excellent rating under the Eco Homes assessment method.				Ensure affordable housing is developed in accordance with the BREEAM Excellent rating under the Eco Homes assessment method.		Ensure affordable housing is developed in accordance with the BREEAM Excellent rating under the Eco Homes assessment method.		
4				Ensure use of secured by design principles in design of residential areas.				Ensure use of secured by design principles in design of residential areas.		Ensure use of secured by design principles in design of residential areas.		
5				Reducing the affordable housing threshold will improve the provision of affordable housing and help to better meet the needs of local residents				Increasing the current percentage of affordable housing will improve the provision of affordable housing and help to better meet the needs of local residents.		A tenure specific policy is likely to help meet housing needs for all local residents. Need to ensure appropriate housing provided for young people / the elderly / disabled.		Market forces will mean that the proportion of affordable housing is significantly reduced and it is unlikely that local needs will be met.
6												
7												
8												
9												
10				Ensure affordable housing is developed in accordance with the BREEAM Excellent rating under the Eco Homes assessment method.				Ensure affordable housing is developed in accordance with the BREEAM Excellent rating under the Eco Homes assessment method.		Ensure affordable housing is developed in accordance with the BREEAM Excellent rating under the Eco Homes assessment method.		
11				Ensure affordable housing is developed in accordance with the BREEAM Excellent rating under the Eco Homes assessment method.				Ensure affordable housing is developed in accordance with the BREEAM Excellent rating under the Eco Homes assessment method.		Ensure affordable housing is developed in accordance with the BREEAM Excellent rating under the Eco Homes assessment method.		
12				Ensure affordable housing is developed in accordance with the BREEAM Excellent rating under the Eco Homes assessment method.				Ensure affordable housing is developed in accordance with the BREEAM Excellent rating under the Eco Homes assessment method.		Ensure affordable housing is developed in accordance with the BREEAM Excellent rating under the Eco Homes assessment method.		





















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Sustainability Appraisal Objectives	Question 6: What should be the policy of the council on the provision of affordable housing to met local needs?											
	Retain the threshold for seeking affordable housing at 25 units in large settlements		Reduce the threshold for seeking affordable housing to 15 units in large settlements		Retain the percentage of affordable housing on qualifying sites at 30%		Increase the percentage of affordable houses on qualifying sites to 40%		Be more specific as to the tenure of affordable housing		Leave the provision of affordable housing to market forces (no target or threshold)	
	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment
13				Ensure affordable housing is developed in accordance with the BREEAM Excellent rating under the Eco Homes assessment method.				Ensure affordable housing is developed in accordance with the BREEAM Excellent rating under the Eco Homes assessment method.		Ensure affordable housing is developed in accordance with the BREEAM Excellent rating under the Eco Homes assessment method.		
14				Ensure affordable housing is developed in accordance with the BREEAM Excellent rating under the Eco Homes assessment method.				Ensure affordable housing is developed in accordance with the BREEAM Excellent rating under the Eco Homes assessment method.		Ensure affordable housing is developed in accordance with the BREEAM Excellent rating under the Eco Homes assessment method.		
15												
16												
17												
18												
19												
20				Ensure affordable housing is developed in accordance with the BREEAM Excellent rating under the Eco Homes assessment method.				Ensure affordable housing is developed in accordance with the BREEAM Excellent rating under the Eco Homes assessment method.		Ensure affordable housing is developed in accordance with the BREEAM Excellent rating under the Eco Homes assessment method.		
21				Ensure affordable housing is developed in accordance with the BREEAM Excellent rating under the Eco Homes assessment method.				Ensure affordable housing is developed in accordance with the BREEAM Excellent rating under the Eco Homes assessment method.		Ensure affordable housing is developed in accordance with the BREEAM Excellent rating under the Eco Homes assessment method.		
22												
23												












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Sustainability Appraisal Objectives	Question 7: What should be the policy of the council on development in the Countryside?							
	Do not define areas of Countryside allowing development to be located in areas of highest demand		Define Countryside policies that allow specific uses		Allow no development in areas of Countryside		Define areas suitable for development in light of a LCA	
	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment
1		Permitting development in the areas of highest demand may help to secure the provision of more houses. However this is more likely to be aspirational executive type housing rather than affordable housing due to market forces. Market led housing development may not necessarily link into provision of services.		Permitting small scale affordable housing development will help to ensure that local housing needs are met in the countryside.		Restricting any development in the countryside may restrict the potential for affordable housing to be constructed in rural areas where there is a defined need. In these locations a lack of available housing may result in rising house prices.		Permitting development in the areas of least landscape sensitivity may help to secure the provision of more houses. However this is more likely to be aspirational executive type housing rather than affordable housing due to market forces. Such housing development may not necessarily link into provision of services.
2		Market led housing development may not necessarily link into the provision of health care services. Residents would have to commute to access these. Greater demand could be put on rural healthcare facilities. Permitting development in the areas of highest demand may help to secure provision of more healthcare facilities.		Need to consider the provision of healthcare facilities. If countryside policies make allowance for provision of healthcare facilities (currently not on list of specific uses) this could improve access to health facilities for those living in rural areas.		Restricting any development in the countryside may restrict the potential for new healthcare facilities to be constructed in rural areas where there is a defined need. In these locations a lack of healthcare facilities may result in health inequalities.		Housing in the least sensitive landscape areas may not necessarily link into the provision of health care services. Residents would have to commute to access these. Greater demand could be put on rural healthcare facilities.
3		Market led housing development may not necessarily link into the provision of community and recreational facilities. Residents would have to commute to access these. Permitting development in the areas of highest demand may help to secure provision of more community or recreational facilities.		Need to consider the provision of community and indoor recreational facilities. If countryside policies make allowance for provision of community and indoor recreational facilities (currently not on list of specific uses) this could improve access to these facilities for those living in rural areas. Permitting outdoor leisure developments will help ensure access to recreational opportunities in the countryside.		Restricting any development in the countryside may restrict the potential for new community or recreational facilities to be constructed in rural areas where there is a defined need. In these locations a lack of community or recreational facilities may result in social isolation.		Housing development in the least sensitive landscape areas may not necessarily link into the provision of community and recreational facilities. Residents would have to commute to access these.
4		Need to consider the potential to reduce crime through design. Opportunities for the regeneration of deprived areas may be lost by allowing development to be focussed where there is highest demand instead of in urban areas.		Need to consider the potential to reduce crime through design.		Need to consider the potential to reduce crime through design. Opportunities for the regeneration of deprived areas may be gained by restricting development in the countryside and forcing development to be focussed on urban areas.		Need to consider the potential to reduce crime through design.
5		Need to ensure that new development meets needs of the community particularly the young / elderly / deprived.		Need to ensure that new development meets needs of the community particularly the young / elderly / deprived.		Need to ensure that new development meets needs of the community particularly the young / elderly / deprived.		Need to ensure that new development meets needs of the community particularly the young / elderly / deprived.

























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Sustainability Appraisal Objectives	Question 7: What should be the policy of the council on development in the Countryside?							
	Do not define areas of Countryside allowing development to be located in areas of highest demand		Define Countryside policies that allow specific uses		Allow no development in areas of Countryside		Define areas suitable for development in light of a LCA	
	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment
6		Permitting development in the areas of highest demand will not protect potentially ecologically sensitive areas from development as the location will be driven by market forces. Need to ensure ecology is carefully considered prior to development through carrying out ecological surveys. Opportunities for habitat enhancement and / or creation should be sought wherever possible.		Restricting the nature of development may help protect ecologically sensitive areas: need to ensure ecology is carefully considered prior to development through carrying out ecological surveys. Opportunities for habitat enhancement and / or creation should be sought wherever possible.		This will help to protect ecologically sensitive areas of the countryside (although not urban areas) from development.		LCA (also considering ecological sensitivity) will help to protect ecologically sensitive areas from development. Need to ensure ecological surveys are carried out prior to development. Opportunities for habitat enhancement and / or creation should be sought wherever possible.
7		Depends upon the location and type of development. Development could have an impact upon the character and distinctiveness of towns and villages unless sensitively designed. However if in keeping with the surrounding area development could enhance the character and distinctiveness of towns or villages.		Depends upon the location and type of development. Concentrating development on edge of rural villages or hamlets could have an impact upon their character and distinctiveness unless sensitively designed. However if in keeping with the surrounding area development could enhance the character and distinctiveness of villages or hamlets.		Restricting development to urban areas could have an impact upon character and distinctiveness unless sensitively designed. However if in keeping with the surrounding area development could enhance the character and distinctiveness of urban areas. Restrictions on the overall area of development land available could put pressure on the quality of the urban areas due to the need to increase the density of developments.		LCA approach should allow development where it can be accommodated on the edge of rural village or hamlets and of a size / type (sensitive design) that can enhance their character and distinctiveness rather than detract from it.
8		Permitting development in the areas of highest demand will not protect archaeological sites as location will primarily be driven by market forces. Depends upon the location of development in relation to archaeological features: archaeological assessment should be undertaken. Developers should where possible retain artefacts in-situ or where this is not possible excavation / recording of artefacts should be undertaken.		Restricting the nature of development may help protect archaeologically sensitive areas: need to ensure archaeology is carefully considered prior to development through carrying out archaeological assessment. It may be possible to sympathetically refurbish redundant rural buildings. Developers should where possible retain artefacts in-situ or where this is not possible excavation / recording of artefacts should be undertaken.		Restriction of development in the countryside will help to protect archaeological sites in these locations although not in urban areas. Need to ensure archaeological assessment is carried out prior to development. Developers should where possible retain artefacts in-situ or where this is not possible excavation / recording of artefacts should be undertaken.		LCA (also considering cultural heritage) can be used to help protect archaeologically sensitive areas from development. Need to ensure archaeological assessment is carried out prior to development. It may be possible to sympathetically refurbish redundant rural buildings. Developers should where possible retain artefacts in-situ or where this is not possible excavation / recording of artefacts should be undertaken.
9		Permitting development in the areas of highest demand will not protect the rural landscape from insensitive development. Location / size / type of development will be primarily driven by market forces. Landscape character assessment should be undertaken prior to development.		Restricting the nature of development (small scale developments) may help protect the rural landscape although insensitive development (such as large agricultural buildings) could still impact on its character and distinctiveness. Landscape character assessment should be undertaken prior to development.		This will help to protect the rural landscape from insensitive development.		LCA approach should allow development where it is in keeping with the existing rural landscape and of a size / type (such as small scale agricultural buildings) that can enhance its distinctiveness rather than detract from it.
10		Any development has the potential to impact on local water bodies and consideration should be given to minimising any such impacts following Environment Agency guidelines.		Any development has the potential to impact on local water bodies and consideration should be given to minimising any such impacts following Environment Agency guidelines.		Any development has the potential to impact on local water bodies and consideration should be given to minimising any such impacts following Environment Agency guidelines.		Any development has the potential to impact on local water bodies and consideration should be given to minimising any such impacts following Environment Agency guidelines.





















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	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment
11		Depends upon location of development in relation to public transport infrastructure. Development in the countryside is less likely to be accessible by means other than private cars. This will limit opportunities to reduce car related emissions.		Depends upon location of development in relation to public transport infrastructure. Development in the countryside is less likely to be accessible by means other than private cars. This will limit opportunities to reduce car related emissions.		Restricting any development in the countryside will help to focus development on urban areas. Urban areas are more likely to be accessible by public transport. This will help to reduce car related emissions.		Depends upon location of development in relation to public transport infrastructure. Development in the countryside is less likely to be accessible by means other than private cars. This will limit opportunities to reduce car related emissions.
12		Depends upon the areas of highest demand: brownfield or greenfield. Sites in highest demand are likely to be greenfield sites and therefore developing them will have a greater impact upon soil quality than development of previously developed land which may have already been exposed to pollutants.		Rural sites are likely to be greenfield sites and therefore developing them will have a greater impact upon soil quality than development of previously developed land which may have already been exposed to pollutants. Restricting development in the countryside will help to focus development on urban areas. This presents opportunities for the remediation of contaminated land.		Rural sites are likely to be greenfield sites and therefore avoiding development of these areas is likely to minimise pollution of previously undeveloped land. Restricting any development in the countryside will help to focus development on urban areas. This presents opportunities for the remediation of contaminated land.		Depends upon the location: brownfield or greenfield. If brownfield sites are developed then this will minimise the pollution of previously undeveloped land and presents opportunities for the remediation of contaminated land.
13		Need to address the need to reduce energy consumption and make use of renewable energy resources through building design.		Need to address the need to reduce energy consumption and make use of renewable energy resources through building design.		Need to address the need to reduce energy consumption and make use of renewable energy resources through building design.		Need to address the need to reduce energy consumption and make use of renewable energy resources through building design.
14		Depends upon location of development in relation to public transport infrastructure. Development in the countryside is less likely to be accessible by means other than private cars. This will limit opportunities to reduce car related emissions.		Restricting development in the countryside to essential uses will help to focus development on urban areas. Urban areas are more likely to be accessible by public transport. This will help to reduce car related emissions.		Restricting any development in the countryside will help to focus development on urban areas. Urban areas are more likely to be accessible by public transport. This will help to reduce car related emissions.		Depends upon location of development in relation to public transport infrastructure. Development in the countryside is less likely to be accessible by means other than private cars. This will limit opportunities to reduce car related emissions.
15		Depends upon the location of development. Some parts of urban and rural areas lie within a floodplain. Flood Risk Assessment should be undertaken to establish the flooding potential of the site and steps taken to minimise risks.		Depends upon the location of development. Some parts of rural areas lie within a floodplain. Flood Risk Assessment should be undertaken to establish the flooding potential of the site and steps taken to minimise risks.		Depends upon the location of development. Some parts of urban and rural areas lie within a floodplain. Flood Risk Assessment should be undertaken to establish the flooding potential of the site and steps taken to minimise risks.		Depends upon the location of development. Some parts of rural areas lie within a floodplain. Flood Risk Assessment should be undertaken to establish the flooding potential of the site and steps taken to minimise risks.
16		Depends upon location of development in relation to public transport infrastructure. Development in the countryside is less likely to be accessible by means other than private cars. This will not encourage a change in lifestyle to the use of public transport.		Restricting development in the countryside to essential uses will help to focus development on urban areas. Urban areas are more likely to be accessible by public transport. This will help encourage the use of public transport.		Restricting any development in the countryside will help to focus development on urban areas. Urban areas are more likely to be accessible by public transport. This will help encourage the use of public transport.		Depends upon location of development in relation to public transport infrastructure. Development in the countryside is less likely to be accessible by means other than private cars. This will not encourage a change in lifestyle to the use of public transport.









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	Do not define areas of Countryside allowing development to be located in areas of highest demand		Define Countryside policies that allow specific uses		Allow no development in areas of Countryside		Define areas suitable for development in light of a LCA	
	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment
17		Market led housing development may not necessarily link into the provision of education facilities. Residents would have to commute to access these. Greater demand could be put on education facilities: consideration should be given to capacity of existing educational facilities. Permitting development in the areas of highest demand may help to secure provision of more education facilities.		Need to consider the provision of education facilities. If countryside policies make allowance for provision of education facilities (currently not on list of specific uses) this could improve access to education facilities for those living in rural areas.		Restricting any development in the countryside may restrict the potential for new education facilities to be constructed in rural areas where there is a defined need. In these locations a lack of education facilities may result in social inequalities.		Housing in the least sensitive landscape areas may not necessarily link into the provision of education facilities. Residents would have to commute to access these. Greater demand could be put on education facilities: consideration should be given to capacity of existing educational facilities and the provision of new facilities to meet increased demand.
18		Permitting development in the areas of highest demand may encourage more businesses to locate in the district and therefore encourage a culture of enterprise and innovation and create more employment opportunities. However these may not necessarily be in locations which are accessible to all.		Placing restrictions on development in the countryside may limit the potential for businesses to locate in the district. However allowing certain types of development (such as small scale employment uses) may help to ensure that local people have good access to jobs.		Restricting any development in the countryside will limit the potential for businesses to locate in the district and reduce opportunities for rural residents to have good access to jobs.		Permitting development in the areas of least landscape sensitivity may encourage more businesses to locate in the district and therefore encourage a culture of enterprise and innovation and create more employment opportunities. However these may not necessarily be in locations which are accessible to all.
19		Depends on the location of development. The areas of highest demand are likely to be greenfield sites. Therefore it is unlikely they will make use of previously developed land although some redundant rural buildings could be converted. There is also less likely to be existing infrastructure to make use of given the undeveloped nature of greenfield sites.		Rural sites are likely to be greenfield sites. Therefore it is unlikely they will make use of previously developed land although some redundant rural buildings could be converted. There is also less likely to be existing infrastructure to make use of given the undeveloped nature of greenfield sites. Restricting development in the countryside will help to focus development on urban areas. This will encourage the reuse of previously developed land.		Restricting any development in the countryside will help to focus development on urban areas. This will encourage the reuse of previously developed land.		Depends on the location of development.
20		Opportunities for the use of sustainable design and construction.		Opportunities for the use of sustainable design and construction.		Opportunities for the use of sustainable design and construction.		Opportunities for the use of sustainable design and construction.
21		Waste can be minimised through the reuse of existing buildings. Need to encourage the re-use of construction waste where possible and provision of recycling facilities as part of new developments.		Specific use highlighted is waste management development. Need to ensure that any waste management facilities developed target reuse and recycling opportunities. Waste can be minimised through the reuse of existing buildings. Need to encourage the re-use of construction waste where possible and provision of recycling facilities as part of new developments.		Waste can be minimised through the reuse of existing buildings. Need to encourage the re-use of construction waste where possible and provision of recycling facilities as part of new developments.		Waste can be minimised through the reuse of existing buildings. Need to encourage the re-use of construction waste where possible and provision of recycling facilities as part of new developments.































Blaby District Core Strategy: Issues and Options Compatibility Matrix

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Sustainability Appraisal Objectives	Question 7: What should be the policy of the council on development in the Countryside?							
	Do not define areas of Countryside allowing development to be located in areas of highest demand		Define Countryside policies that allow specific uses		Allow no development in areas of Countryside		Define areas suitable for development in light of a LCA	
	Effect	Comment	Effect	Comment	Effect	Comment	Effect	Comment
22		Market led development may not necessarily link into the provision of services / jobs / facilities. Countryside areas have limited or no local services / facilities / job opportunities. It is likely that a high proportion of people living in new development in the countryside would have to commute to nearby towns for services / facilities / employment. There is unlikely to be an existing public transport infrastructure so those who do not own a car would not have equal access opportunities.		Depends on the type and location of development. Development may improve access to services / jobs / facilities for rural residents. Placing restrictions on development in the countryside may also encourage more development to be located in urban areas from which services / facilities / employment are generally more accessible.		Restricting development in the countryside will help encourage development in urban areas. Development in urban areas may improve accessibility to services / facilities / jobs as it will reduce the need to commute. Developments are likely to be well served by public transport so will not necessarily need the use of a car to access services. Services are also more likely to be accessible to disabled / elderly / deprived people. However this may restrict access to services for rural residents.		Depends on the type and location of development. Countryside areas have limited or no local services / facilities / job opportunities. It is likely that a high proportion of people living in new development in the countryside would have to commute to nearby towns for services / facilities / employment. There is unlikely to be an existing public transport infrastructure so those who do not own a car would not have equal access opportunities.
23		Depends upon location of development in relation to public transport infrastructure. It is likely that developments in the countryside will have limited public transport linkages. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths. However economies of scale mean that it would not be cost effective to provide frequent public transport to remoter areas.		Depends upon location of development in relation to public transport infrastructure. It is likely that developments in the countryside will have limited public transport linkages. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths. However economies of scale mean that it would not be cost effective to provide frequent public transport to remoter areas. Specific use highlighted is transport infrastructure and this could include the provision of public transport infrastructure.		Restricting development in the countryside will help encourage development in urban areas. Developments in urban areas are likely to be well served by public transport / footpaths / cyclepaths. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths.		Depends upon location of development in relation to public transport infrastructure. It is likely that developments in the countryside will have limited public transport linkages. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths. However economies of scale mean that it would not be cost effective to provide frequent public transport to remoter areas.

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Sustainability Appraisal Objectives	Question 8: What should be the policy of the council on renewable energy development?					
	Allocate sites for renewable energy uses		Produce criteria based on policies against which planning can be judged		Develop policies that seek small scale projects to build in energy conservation techniques	
	Effect	Comment	Effect	Comment	Effect	Comment
1				Need to consider opportunities to incorporate energy conservation techniques within affordable and other types of housing developments. Ensure housing is developed in accordance with the BREEAM Excellent rating under the Eco Homes assessment method.		Need to consider opportunities to incorporate energy conservation techniques within affordable and other types of housing developments. Ensure housing is developed in accordance with the BREEAM Excellent rating under the Eco Homes assessment method.
2		Encouraging the use of renewable energy will help to reduce the use of fossil fuels which will improve air quality and potentially improve health.		Encouraging the use of renewable energy through criteria based policies will help to reduce the use of fossil fuels which will improve air quality and potentially improve health. Ensure buildings are developed in accordance with the BREEAM Excellent rating under the BREEAM assessment method. Need to ensure that the criteria will be strong enough to give weight to encouragement of renewable energy developments.		The use of energy conservation techniques in the design of new homes will help to ensure people have warmer homes and are less likely to suffer from fuel poverty related health concerns. In addition encouraging the use of energy conservation techniques will help to reduce the use of fossil fuels which will improve air quality and potentially improve health. Ensure buildings are developed in accordance with the BREEAM Excellent rating under the BREEAM assessment method. Need to ensure all projects build in energy conservation techniques to increase benefit.
3						
4						
5				Ensure buildings are developed in accordance with the BREEAM Excellent rating under the BREEAM assessment method.		Ensure buildings are developed in accordance with the BREEAM Excellent rating under the BREEAM assessment method.
6		Ecological assessments should be undertaken to assess the ecological value of renewable energy sites prior to development to reduce potential impacts on habitats and species. Care should be taken not to develop sites of recognised ecological importance.		Ecological assessments should be undertaken to assess the ecological value of renewable energy sites prior to development to reduce potential impacts on habitats and species. Care should be taken not to develop sites of recognised ecological importance.		
7		Consideration should be given to the potential impact of any renewable energy development on the landscape character of an area. In particular need to ensure that the development will not have a negative impact on the character of towns and villages.		Consideration should be given to the potential impact of any renewable energy development on the landscape character of an area. In particular need to ensure that the development will not have a negative impact on the character of towns and villages.		
8		Ensure that renewable energy developments do not impact on archaeological features through undertaking an archaeological assessment prior to development. Care should be taken not to develop sites of recognised archaeological importance.		Ensure that renewable energy developments do not impact on archaeological features through undertaking an archaeological assessment prior to development. Care should be taken not to develop sites of recognised archaeological importance.		
9		Ensure any renewable energy development does not impact on the rural landscape character or the diversity or distinctiveness of the rural landscape through undertaking a landscape assessment prior to development.		Ensure any renewable energy development does not impact on the rural landscape character or the diversity or distinctiveness of the rural landscape through undertaking a landscape assessment prior to development.		
10		Any renewable energy development has the potential to impact on local water bodies and consideration should be given to minimising any such impacts following Environment Agency guidelines.		Any renewable energy development has the potential to impact on local water bodies and consideration should be given to minimising any such impacts following Environment Agency guidelines.		
















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Sustainability Appraisal Objectives	Question 8: What should be the policy of the council on renewable energy development?					
	Allocate sites for renewable energy uses		Produce criteria based on policies against which planning can be judged		Develop policies that seek small scale projects to build in energy conservation techniques	
	Effect	Comment	Effect	Comment	Effect	Comment
11		Encouraging the use of renewable energy will help to reduce the use of fossil fuels which will reduce emissions and therefore improve air quality in the district.		Encouraging the use of renewable energy through criteria based policies will help to reduce the use of fossil fuels which will reduce emissions and therefore improve air quality in the district. Ensure buildings are developed in accordance with the BREEAM Excellent rating under the BREEAM assessment method. Need to ensure that the criteria will be strong enough to give weight to encouragement of renewable energy developments.		Encouraging the use of energy conservation techniques will help to reduce the use of fossil fuels which will reduce emissions and therefore improve air quality in the district. Ensure buildings are developed in accordance with the BREEAM Excellent rating under the BREEAM assessment method. Need to ensure all projects build in energy conservation techniques to increase benefit.
12		Encouraging the use of renewable energy will help to reduce the use of fossil fuels.		Encouraging the use of renewable energy through criteria based policies will help to reduce the use of fossil fuels. Ensure buildings are developed in accordance with the BREEAM Excellent rating under the BREEAM assessment method. Need to ensure that the criteria will be strong enough to give weight to encouragement of renewable energy.		Encouraging the use of energy conservation techniques will help to reduce the use of fossil fuels. Ensure buildings are developed in accordance with the BREEAM Excellent rating under the BREEAM assessment method. Need to ensure all projects build in energy conservation techniques to increase benefit.
13		Allocating sites for renewable energy uses will contribute significantly towards the development of renewable energy resources in the district.		Encouraging the use of renewable energy through criteria based policies is likely to contribute towards increasing the renewable energy resource. Ensure buildings are developed in accordance with the BREEAM Excellent rating under the BREEAM assessment method. Need to ensure that the criteria will be strong enough to give weight to encouragement of renewable energy developments.		Encouraging the use of energy conservation techniques will help to minimise energy use. Ensure buildings are developed in accordance with the BREEAM Excellent rating under the BREEAM assessment method. Need to ensure all projects build in energy conservation techniques to increase benefit.
14		Encouraging the use of renewable energy will help to reduce the use of fossil fuels and thus reduce greenhouse gas emissions.		Encouraging the use of renewable energy through criteria based policies is likely to contribute towards increasing the renewable energy resource and thus minimising greenhouse gas emissions. Ensure buildings are developed in accordance with the BREEAM Excellent rating under the BREEAM assessment method. Need to ensure that the criteria will be strong enough to give weight to encouragement of renewable energy developments.		Encouraging the use of energy conservation techniques will help to minimise energy use which will help to minimise greenhouse gas emissions. Ensure buildings are developed in accordance with the BREEAM Excellent rating under the BREEAM assessment method. Need to ensure all projects build in energy conservation techniques to increase benefit.
15		Need to establish whether a renewable energy site lies within a floodplain. Flood Risk Assessment should be undertaken to establish the flooding potential of the site and steps taken to minimise risks.		Need to establish whether a renewable energy site lies within a floodplain. Flood Risk Assessment should be undertaken to establish the flooding potential of the site and steps taken to minimise risks.		
16		Need to encourage community involvement in renewable energy sites / potential for educational linkages (associated information boards / exhibitions) to encourage changes in lifestyle.		Criteria could include encouragement of community involvement in renewable energy sites / potential for educational linkages (associated information boards / exhibitions) to encourage changes in lifestyle. Ensure buildings are developed in accordance with the BREEAM Excellent rating under the BREEAM assessment method.		Encouraging the use of small scale energy conservation projects (such as in new houses) will encourage / enable people to reduce their environmental impacts. Ensure buildings are developed in accordance with the BREEAM Excellent rating under the BREEAM assessment method.
17						
18		Employment sites could be used to demonstrate and encourage innovation with regards to renewable energy technologies.		Criteria could include employment sites demonstrating and encouraging innovation with regards to renewable energy technologies. Ensure buildings are developed in accordance with the BREEAM Excellent rating under the BREEAM assessment method.		Projects could be used to demonstrate and encourage innovation with regards to energy conservation. Ensure buildings are developed in accordance with the BREEAM Excellent rating under the BREEAM assessment method.













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Sustainability Appraisal Objectives	Question 8: What should be the policy of the council on renewable energy development?					
	Allocate sites for renewable energy uses		Produce criteria based on policies against which planning can be judged		Develop policies that seek small scale projects to build in energy conservation techniques	
	Effect	Comment	Effect	Comment	Effect	Comment
19		There is potential to make use of brownfield sites or existing buildings for the provision of renewable energy developments. Need to ensure that where possible such sites are used.		Criteria could include the encouragement of brownfield sites or existing buildings being used in the provision of renewable energy developments. Need to ensure that where possible such sites are used.		
20		This will ensure that at least some developments within Blaby make use of renewable energy technologies. Need to ensure that these sites are not limited to small scale demonstration sized projects but adopted as the primary fuel source. It may be possible to ensure that some renewable energy developments are community based ones in order that local use can be made of a renewable energy source.		This will ensure that at least some developments within Blaby make use of renewable energy technologies. Need to ensure that these sites are not limited to small scale demonstration sized projects but adopted as the primary fuel source. It may be possible to ensure that some renewable energy developments are community based ones in order that local use can be made of a renewable energy source. However need to ensure the criteria are not set so high otherwise many projects could be excluded from making use of renewable energy technologies.		Policies will help increase the sustainability of smaller projects. Ensure buildings are developed in accordance with the BREEAM Excellent rating under the BREEAM assessment method.
21						
22						
23						

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Sustainability Appraisal Objectives	Question 9: What should be the policy of the council on the provision of new retail / leisure facilities?					
	Do not allow any further out of town retail/leisure development		Allow some out of town retail/leisure development where this cannot be accommodated in town centres (using the sequential approach)		Do not place restrictions on out of town facilities	
	Effect	Comment	Effect	Comment	Effect	Comment
1		Out of town retail / leisure facilities will be less accessible to residents than those located within the urban centres. Therefore preventing any further development will increase accessibility and the ability for housing to link into provision of services.		Development in urban areas will increase accessibility to retail / leisure facilities and the ability for housing to link into provision of services. However out of town retail / leisure facilities will be less accessible to residents than those located within the urban centres.		This is likely to result in the development of more out of town retail / leisure facilities which will not be easily accessible from residential areas.
2		Provision of leisure facilities will help to promote good health. Therefore restricting development of these facilities in out of town locations may have an impact upon provision if they cannot be located in urban areas. Retail / leisure uses developed in urban areas are likely to be accessible via walking / cycling routes thereby promoting a healthier lifestyle for urban residents. Need to ensure that leisure facilities provided are those that encourage physical exercise to improve health: gyms / swimming pools etc.		Provision of leisure facilities will help to promote good health. This policy will ensure that leisure facilities are not restricted if they cannot be located in urban areas. Retail / leisure uses developed in urban areas are likely to be accessible via walking / cycling routes thereby promoting a healthier lifestyle for urban residents. Need to ensure that leisure facilities provided are those that encourage physical exercise to improve health: gyms / swimming pools etc.		Provision of leisure facilities will help to promote good health. Out of town sites are unlikely to promote walking / cycling given their distance from residential areas. Need to ensure that leisure facilities provided are those that encourage physical exercise to improve health: gyms / swimming pools etc.
3		In urban areas it is likely that there will be a number of opportunities for residents to access recreational activities. Opportunities for providing leisure facilities in urban areas that encourage participation should be sought wherever possible.		In urban areas it is likely that there will be a number of opportunities for residents to access recreational activities. Opportunities for providing leisure facilities in urban areas that encourage participation should be sought wherever possible.		This is likely to result in the development of more out of town leisure facilities which will not be easily accessible from residential areas thus restricting participation in recreation.
4		Need to consider the potential to reduce crime through design. Focussing development in urban areas provides greater opportunity for the regeneration of deprived areas helping to reduce levels of crime and anti social behaviour in these areas.		Need to consider the potential to reduce crime through design. Focussing development in urban areas provides greater opportunity for the regeneration of deprived areas helping to reduce levels of crime and anti social behaviour in these areas.		Need to consider the potential to reduce crime through design.
5		Need to ensure that retail / leisure facilities meet needs of the community particularly the young / elderly / disabled.		Need to ensure that retail / leisure facilities meet needs of the community particularly the young / elderly / disabled.		Need to ensure that retail / leisure facilities meet needs of the community particularly the young / elderly / disabled.
6		Depends upon the location of development. Development on both greenfield and brownfield sites could impact upon BAP species and habitats: need to be confirmed by ecological surveys. Urban sites will be predominantly brownfield. Developing brownfield sites may help to protect the natural environment although some brownfield sites which have been left for a number of years can be of a far greater ecological value than greenfield sites. Opportunities for habitat enhancement and / or creation should be sought wherever possible.		Depends upon the location of development. Development on both greenfield and brownfield sites could impact upon BAP species and habitats: need to be confirmed by ecological surveys. Urban sites will be predominantly brownfield. Developing brownfield sites may help to protect the natural environment although some brownfield sites which have been left for a number of years can be of a far greater ecological value than greenfield sites. Opportunities for habitat enhancement and / or creation should be sought wherever possible.		Depends upon the location of development. Out of town development is likely to be on previously undeveloped land and result in the loss of the natural environment. This could impact upon BAP species and habitats: need to be confirmed by ecological surveys. Opportunities for habitat enhancement and / or creation should be sought wherever possible.




























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Question 9: What should be the policy of the council on the provision of new retail / leisure facilities?						
Sustainability Appraisal Objectives	Do not allow any further out of town retail/leisure development		Allow some out of town retail/leisure development where this cannot be accommodated in town centres (using the sequential approach)		Do not place restrictions on out of town facilities	
	Effect	Comment	Effect	Comment	Effect	Comment
7		Depends upon the location and type of development. Concentrating development in urban areas could have an impact upon character and distinctiveness unless sensitively designed. However if in keeping with the surrounding area development could enhance the character and distinctiveness of urban areas. Restrictions on the overall area of development land available could put pressure on the quality of the urban areas due to the need to increase the density of developments.		Depends upon the location and type of development. Concentrating development in urban areas could have an impact upon character and distinctiveness unless sensitively designed. However if in keeping with the surrounding area development could enhance the character and distinctiveness of urban areas. Restrictions on the overall area of development land available could put pressure on the quality of the urban areas due to the need to increase the density of developments.		Depends upon the location and type of development. Concentrating development on greenfield sites on the edge of built up areas could have an impact upon character and distinctiveness of the adjacent area unless sensitively designed. Out of town retail / leisure facilities take custom away from urban centres. Need to consider the potential impact of any out of town development on existing urban and rural centres as loss of activity and therefore revenue may lead to businesses closing and buildings becoming vacant.
8		Depends upon the location of development in relation to archaeological features: archaeological assessment should be undertaken. There is the potential that redundant buildings on an urban development site may be of historical importance and therefore an assessment should be undertaken to establish their importance prior to redevelopment. It may be possible to sympathetically refurbish redundant buildings. Developers should where possible retain artefacts in-situ or where this is not possible excavation / recording of artefacts should be undertaken.		Depends upon the location of development in relation to archaeological features: archaeological assessment should be undertaken. There is the potential that redundant buildings on an urban development site may be of historical importance and therefore an assessment should be undertaken to establish their importance prior to redevelopment. It may be possible to sympathetically refurbish redundant buildings. Developers should where possible retain artefacts in-situ or where this is not possible excavation / recording of artefacts should be undertaken.		Depends upon the location of development in relation to archaeological features: archaeological assessment should be undertaken. Greenfield sites have the potential to support unknown features of archaeological importance. Developers should where possible retain artefacts in-situ or where this is not possible excavation / recording of artefacts should be undertaken.
9		Concentrating development in urban areas will ensure rural areas are not developed. Therefore the character of the rural landscape will be conserved.		Depends upon the location and type of development. Development in urban areas will ensure rural areas are not developed therefore the character of the rural landscape will be conserved. However development of greenfield sites could have an impact upon character and distinctiveness of the adjacent rural area unless sensitively designed. Landscape character assessment should be undertaken prior to development.		Depends upon the location and type of development. Concentrating development on greenfield sites could have an impact upon character and distinctiveness of the adjacent rural area unless sensitively designed. Landscape character assessment should be undertaken prior to development.
10		Any development has the potential to impact on local water bodies and consideration should be given to minimising any such impacts following Environment Agency guidelines.		Any development has the potential to impact on local water bodies and consideration should be given to minimising any such impacts following Environment Agency guidelines.		Any development has the potential to impact on local water bodies and consideration should be given to minimising any such impacts following Environment Agency guidelines.
11		Concentrating development in urban areas will reduce the need to travel thus minimising transport related pollution. Urban areas are also most likely to have existing public transport infrastructure. Developing within an area where there is an existing public transport network will encourage the use of alternative forms of transport thus minimising transport related pollution. Need to ensure that new developments are served by high quality public transport services.		Depends on the location of development in relation to public transport infrastructure. If there are a lack of public transport links development may result in an increase in car use and thus potentially an increase in emissions. Need to ensure that new developments are served by high quality public transport services.		Out of town developments will in general be inaccessible by public transport and thus encourage the use of private cars: this may increase transport related pollution. Need to ensure that new developments are served by high quality public transport services.
12		Depends upon the location: brownfield or greenfield. Urban sites will be predominantly brownfield. Redeveloping brownfield sites in urban areas will minimise the pollution of previously undeveloped land and presents opportunities for the remediation of contaminated land.		Depends upon the location: brownfield or greenfield. Urban sites will be predominantly brownfield. Redeveloping brownfield sites in urban areas will minimise the pollution of previously undeveloped land and presents opportunities for the remediation of contaminated land.		Developing greenfield sites will have a greater impact upon soil quality than development of previously developed land which may have already been exposed to pollutants. No opportunities to remediate contaminated land.







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Sustainability Appraisal Objectives	Question 9: What should be the policy of the council on the provision of new retail / leisure facilities?					
	Do not allow any further out of town retail/leisure development		Allow some out of town retail/leisure development where this cannot be accommodated in town centres (using the sequential approach)		Do not place restrictions on out of town facilities	
	Effect	Comment	Effect	Comment	Effect	Comment
13						
14		Concentrating development in urban areas will reduce the need to commute thus minimising greenhouse gas emissions. Urban areas are also most likely to have existing public transport infrastructure. Developing within an area where there is an existing public transport network will encourage the use of alternative forms of transport thus minimising greenhouse gas emissions. Need to ensure that new developments are served by high quality public transport services / footpaths / cyclepaths.		This will go some way towards reducing greenhouse gas emissions generated through the use of the private car by ensure some development is located within urban areas with existing extensive public transport systems. However it will not prevent out of town development.		Out of town developments will in general be inaccessible by public transport and thus encourage the use of private cars: this may increase greenhouse gas emissions. Need to ensure that new developments are served by high quality public transport services.
15		Depends upon the location of development. A number of urban areas lie within a floodplain. Flood Risk Assessment should be undertaken to establish the flooding potential of the site and steps taken to minimise risks.		Depends upon the location of development. Flood Risk Assessment should be undertaken to establish the flooding potential of the site and steps taken to minimise risks.		Depends upon the location of development. Flood Risk Assessment should be undertaken to establish the flooding potential of the site and steps taken to minimise risks.
16		Developments in urban areas are more likely to encourage people to make better use of public transport / cycling / walking compared with out of town developments. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths.		Developments in urban areas are more likely to encourage people to make better use of public transport / cycling / walking compared with out of town developments. However this policy will not prevent out of town developments. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths.		Out of town facilities will in general be inaccessible by public transport and thus encourage the use of private cars. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths.
17						
18		Restricting development of retail and leisure facilities in out of town locations may restrict the employment opportunities in the district. However it will also improve access to employment opportunities in urban areas.		This policy will allow some out of town facilities where these can not be accommodated in urban areas. This will minimise restrictions of businesses and potentially encourage the provision of more of jobs. It will also help improve access to employment opportunities in urban areas.		Allowing retail / leisure development in any out of town location may result in more employment opportunities. However as these locations are often only accessible by the car some residents are likely to find it difficult to access these employment opportunities.
19		Depends upon the location: brownfield or greenfield. Urban sites will be predominantly brownfield thus developments in urban areas are most likely to make good use of previously developed land / existing buildings / existing infrastructure.		Depends upon the location: brownfield or greenfield. Urban sites will be predominantly brownfield thus developments in urban areas are most likely to make good use of previously developed land / existing buildings / existing infrastructure.		Development of greenfield sites will not make use of previously developed land and / or existing buildings. There is also less likely to be existing infrastructure to make use of given the undeveloped nature of greenfield sites.
20		Opportunities for the use of sustainable design and construction.		Opportunities for the use of sustainable design and construction.		Opportunities for the use of sustainable design and construction.
21		Waste can be minimised through the reuse of existing buildings. Need to encourage the re-use of construction waste where possible and provision of recycling facilities as part of new developments.		Need to encourage the re-use of construction waste where possible and provision of recycling facilities as part of new developments.		Waste can be minimised through the use of existing buildings. Need to encourage the re-use of construction waste where possible and provision of recycling facilities as part of new developments.































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Sustainability Appraisal Objectives	Question 9: What should be the policy of the council on the provision of new retail / leisure facilities?					
	Do not allow any further out of town retail/leisure development		Allow some out of town retail/leisure development where this cannot be accommodated in town centres (using the sequential approach)		Do not place restrictions on out of town facilities	
	Effect	Comment	Effect	Comment	Effect	Comment
22		Concentrating retail / leisure development in urban areas may improve accessibility to facilities / jobs as it will reduce the need to travel. Developments are likely to be well served by public transport so will not necessarily need the use of a car to access services. Facilities are also more likely to be accessible to disabled / elderly / deprived people. Need to ensure that the transport network is adequate to accommodate the increased demand for services in urban areas where development takes place.		Depends on the location of the development and existing / new public transport links. Out of town developments are generally less likely to be accessible to all than an urban location.		Out of town developments are generally less likely to be accessible to all than an urban location. The less mobile or those who do not own a car would not have equal access to retail / leisure opportunities. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths.
23		Developments in urban areas are likely to be well served by public transport / footpaths / cyclepaths. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths.		Depends on the existing public transport / cycleway / footpath networks. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths.		Out of town retail / leisure development in general encourages the use of the car over public transport. Need to ensure that new developments are served by high quality public transport services / cycleways / footpaths.


































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Sustainability Appraisal Objectives	Question 10: What approach should the council adopt towards seeking contributions from developers for infrastructure improvements?					
	Do not seek contributions from developers for infrastructure		Continue with seeking contributions through Section 106 planning obligations		Seek contributions through a series of tariffs	
	Effect	Comment	Effect	Comment	Effect	Comment
1		No opportunities for seeking contributions for development of infrastructure: may result in fewer links to local services for residents.		This may result in the creation of links to services (via public transport / cyclepaths / footpaths / roads) from new residential areas.		This may result in the creation of links to services (via public transport / cyclepaths / footpaths / roads) from new residential areas.
2		No opportunities for seeking contributions for development of infrastructure: this may result in a local infrastructure that favours the use of the car rather than walking etc. There is also the possibility that the existing health care infrastructure may be stretched and therefore not be able to provide the health care facilities needed within an area.		Contributions could be used to promote healthier lifestyles (via provision of leisure facilities or footpaths) and ensure the provision of adequate health care facilities. Need to ensure consideration is given to the capability of existing health care centres to accommodate potential rise in demand following new development.		Contributions could be used to promote healthier lifestyles (via provision of leisure facilities or footpaths) and ensure the provision of adequate health care facilities. Need to ensure consideration is given to the capability of existing health care centres to accommodate potential rise in demand following new development.
3		No opportunities for seeking contributions for development of infrastructure: no opportunities to improve access to local heritage and recreational activities.		Developers contributions could be used to increase access to local heritage and recreational activities.		Developers contributions could be used to increase access to local heritage and recreational activities.
4		No opportunities for seeking contributions for development of infrastructure: developments may not be in accordance with secure by design principles		Developers contributions could be used to reduce the potential for crime in an area and / or the fear of crime: through adoption of secure by design principles or funding of community schemes.		Developers contributions could be used to reduce the potential for crime in an area and / or the fear of crime: through adoption of secure by design principles or funding of community schemes.
5		No opportunities for seeking contributions for development of infrastructure that may be used by and help strengthen local communities: such as community halls.		This will result in the continued provision of infrastructure that may be used by and help strengthen local communities: such as community halls.		This will result in the continued provision of infrastructure that may be used by and help strengthen local communities: such as community halls.
6		No opportunities for seeking contributions for development of infrastructure: developments may not incorporate the enhancement of biodiversity or the creation of new habitats.		Developers contributions could be used to enhance the biodiversity of sites or to create new habitats.		Developers contributions could be used to enhance the biodiversity of sites or to create new habitats.
7		No opportunities for seeking contributions for development of infrastructure: less control over the nature of infrastructure and its appropriateness to the character and distinctiveness of towns and villages in Blaby district.		Developers contributions could be used to enhance the character of towns and villages		Developers contributions could be used to enhance the character of towns and villages
8		No opportunities for seeking contributions for development of infrastructure: developments may not incorporate the enhancement of archaeological features		Developers contributions could be used to enhance archaeological features		Developers contributions could be used to enhance archaeological features
9		No opportunities for seeking contributions for development of infrastructure: less control over the nature of infrastructure and its appropriateness to the character and distinctiveness of the rural landscape.		Developers contributions could be used to enhance the character of the rural landscape.		Developers contributions could be used to enhance the character of the rural landscape.
10		No opportunities for seeking contributions for development of infrastructure: there is the possibility that existing drainage systems and sewage treatment works may be stretched. Therefore no opportunities for the provision of drainage systems and sewerage treatment works which would help improve the water quality of local rivers.		Developers contributions could be used to help protect local water quality particularly through the provision of new drainage systems and sewerage treatment works.		Developers contributions could be used to help protect local water quality particularly through the provision of new drainage systems and sewerage treatment works.







Blaby District Core Strategy: Issues and Options Compatibility Matrix

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Sustainability Appraisal Objectives	Question 10: What approach should the council adopt towards seeking contributions from developers for infrastructure improvements?					
	Do not seek contributions from developers for infrastructure		Continue with seeking contributions through Section 106 planning obligations		Seek contributions through a series of tariffs	
	Effect	Comment	Effect	Comment	Effect	Comment
11		No opportunities for seeking contributions for development of infrastructure: including new roads / footpaths and cycle paths / crossing points etc. In particular developments may not be served by public transport thereby increasing car use and transport related pollutants		This may result in the creation of links to services (via public transport / cyclepaths / footpaths) from new residential areas and vice versa thus helping to reduce car use and associated transport pollutants		This may result in the creation of links to services (via public transport / cyclepaths / footpaths) from new residential areas and vice versa thus helping to reduce car use and associated transport pollutants
12						
13		No opportunities for seeking contributions for development of infrastructure: including renewable energy resources		Developer contributions could be used to provide renewable energy infrastructure		Developer contributions could be used to provide renewable energy infrastructure
14		No opportunities for seeking contributions for development of infrastructure: including new roads / footpaths and cycle paths / crossing points etc. In particular developments may not be served by public transport thereby increasing car use and transport related pollutants		This may result in the creation of links to services (via public transport / cyclepaths / footpaths) from new residential areas and vice versa thus helping to reduce car use and associated greenhouse gas emissions		This may result in the creation of links to services (via public transport / cyclepaths / footpaths) from new residential areas and vice versa thus helping to reduce car use and associated greenhouse gas emissions
15		No opportunities for seeking contributions for development of infrastructure: including flood defence measures and sustainable drainage systems		Developer contributions could be used to provide flood defence measures and sustainable drainage systems		Developer contributions could be used to provide flood defence measures and sustainable drainage systems
16		No opportunities for seeking contributions for development of infrastructure: including new roads / footpaths and cycle paths / crossing points etc.		This may result in the creation of links to services (via public transport / cyclepaths / footpaths) from new residential areas and vice versa thus helping to encourage a change of lifestyle away from car use		This may result in the creation of links to services (via public transport / cyclepaths / footpaths) from new residential areas and vice versa thus helping to encourage a change of lifestyle away from car use
17		No opportunities for seeking contributions for development of infrastructure: there is the possibility that the existing education services may be stretched and therefore not be able to provide the education facilities needed within an area.		Developer contributions could be used for the provision of new schools (in response to increased demand) and other educational establishments.		Developer contributions could be used for the provision of new schools (in response to increased demand) and other educational establishments.
18		No opportunities for seeking contributions for development of infrastructure: may result in fewer links to employment / training opportunities for residents.		This may result in the creation of links to jobs (via public transport / cyclepaths / footpaths / roads) from new residential areas and vice versa. Opportunities to provide training opportunities and establish links to educational establishments.		This may result in the creation of links to jobs (via public transport / cyclepaths / footpaths / roads) from new residential areas and vice versa. Opportunities to provide training opportunities and establish links to educational establishments.
19		No opportunities for seeking contributions for development of infrastructure: may encourage the reuse of existing infrastructure		Ensures that infrastructure is put in place but may not encourage the reuse of existing infrastructure		Ensures that infrastructure is put in place but may not encourage the reuse of existing infrastructure
20						
21		No opportunities for seeking contributions for development of infrastructure: including provision of recycling facilities.		Developer contributions could be used to provide recycling facilities.		Developer contributions could be used to provide recycling facilities.















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	Do not seek contributions from developers for infrastructure		Continue with seeking contributions through Section 106 planning obligations		Seek contributions through a series of tariffs	
	Effect	Comment	Effect	Comment	Effect	Comment
22		No opportunities for seeking contributions for development of infrastructure: including new roads / footpaths and cycle paths / crossing points etc. In particular developments may not be served by public transport thereby increasing car use and restricting access for the less mobile or those who do not own a car		This may result in the creation of links to services (via public transport / cyclepaths / footpaths / roads) from new residential areas and vice versa. In particular can ensure developments are served by public transport thereby increasing access for those who do not own a car		This may result in the creation of links to services (via public transport / cyclepaths / footpaths / roads) from new residential areas and vice versa. In particular can ensure developments are served by public transport thereby increasing access for those who do not own a car
23		No opportunities for seeking contributions for development of infrastructure: including new roads / footpaths and cycle paths / crossing points etc. In particular developments may not be served by public transport thereby increasing car use and transport related pollutants		This may result in the creation of links to services / facilities / jobs (via public transport / cyclepaths / footpaths) from new residential areas and vice versa.		This may result in the creation of links to services / facilities / jobs (via public transport / cyclepaths / footpaths) from new residential areas and vice versa.







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Sustainability Appraisal Objectives	Question 11: What approach should the council adopt on improving transport infrastructure?					
	Develop policies that aim to limit the use of the private car		Develop policies that give cars priority to move and park in new developments		Develop policies that balance the needs of the car user whilst allowing / encouraging non-car use (including cycling, walking, public transport and park and ride)	
	Effect	Comment	Effect	Comment	Effect	Comment
1		Need to ensure that public transport services are sufficient to provide access between housing and services and that access is still available for those who are reliant on the use of a private car.		Need to ensure that adequate public transport services are still available to provide access between housing and services for those people who do not have use of the private car.		Need to ensure adequate access between housing and services for car users but also the provision of public transport services and footpaths / cyclepaths to encourage people to use alternative forms of transport.
2		Limiting the use of the car will encourage walking and cycling which will contribute towards improving health. In addition a reduction in car use will minimise emissions from cars which can cause poor health. Need to ensure that adequate public transport services and footpaths / cycleways are available as alternatives to the private car.		Giving priority to car users will discourage the use of walking and cycling and therefore have a detrimental impact on public health. It may also limit the accessibility of health services to non car users. Need to consider the health and safety issues associated with developments giving priority to car users as there will be a number of non car users who will need access via crossings etc.		Encouraging walking and cycling which will contribute towards improving health. In addition a reduction in car use will minimise emissions from cars which can cause poor health. Need to ensure that adequate public transport services and footpaths / cycleways are available as alternatives to the private car.
3		Need to ensure that public transport services are sufficient to provide access to cultural and recreational activities and that access is still available for those who are reliant on the use of a private car.		Need to ensure that adequate public transport services are still available to provide access to cultural and recreational facilities for those people who do not have use of the private car.		Need to ensure adequate access to cultural and recreational activities for car users but also the provision of public transport services and footpaths / cyclepaths to encourage people to use alternative forms of transport.
4				Need to consider the impact of giving priority to car users at a site and the potential to increase crime rates. Due to the reduction in pedestrians consideration needs to be given to additional lighting to improve safety in accordance with secured by design principles.		
5		Some people are reliant upon cars for access (e.g. people with physical disabilities) and therefore very restrictive policies may not meet the needs of all community members		Some people are reliant upon non car modes of transport for access (e.g. people with physical disabilities) and therefore very restrictive policies may not meet the needs of all community members		Balancing the needs of car users with non car users will help to ensure that the needs of all sections of the community are met.
6				Giving priority to car users will increase the number of cars on the road and could result in a need for more roads. Land take for new roads and additional car parking could impact on habitats and species.		
7		Limiting the use of private car will minimise congestion / noise and space needed for car parks and may allow land to be made available for green space: potentially enhancing the local character and diversity of towns and villages.		Giving priority to car users may negatively impact on the character of towns and villages through increased congestion / noise and reduced opportunity for open spaces and creation of safe pedestrian routes.		Encouraging non car use will minimise congestion / noise and space needed for car parks and may allow land to be made available for green space: potentially enhancing the local character and diversity of towns and villages.
8				Giving priority to car users will increase the number of cars on the road and could result in a need for more roads. Land take for new roads and additional car parking could impact on archaeological features.		
9		Limiting the use of private car will minimise congestion / noise and space needed for car parks: reducing impacts on the rural landscape.		Giving priority to car users may negatively impact on the character of the rural landscape through increased congestion / noise. Land take for new roads and additional car parking could impact on the rural landscape.		Encouraging non car use will minimise congestion / noise and space needed for car parks: reducing impacts on the rural landscape.





































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Question 11: What approach should the council adopt on improving transport infrastructure?						
Sustainability Appraisal Objectives	Develop policies that aim to limit the use of the private car		Develop policies that give cars priority to move and park in new developments		Develop policies that balance the needs of the car user whilst allowing / encouraging non-car use (including cycling, walking, public transport and park and ride)	
	Effect	Comment	Effect	Comment	Effect	Comment
10		Limiting the use of the car will reduce the risk of polluted run-off from highways impacting on the water quality of local rivers.		Giving priority to car users is likely to result in additional road traffic and potentially more roads being built. This will potentially result in increased polluted run-off from highways having an adverse impact on the water quality of local rivers.		Encouraging non car use will reduce the risk of polluted run-off from highways impacting on the water quality of local rivers.
11		Private car transport contributes significantly to transport related pollution therefore limiting use of the private car and encouraging alternative forms of transport will directly contribute to a reduction in transport related air pollution.		Giving priority to car users is likely to result in an increase in car use which will increase transport related emissions associated with air pollution.		Private car transport contributes significantly to transport related pollution therefore encouraging alternative forms of transport will directly contribute to a reduction in transport related air pollution.

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	Effect	Comment	Effect	Comment	Effect	Comment
12		Limiting the use of the car will reduce the risk of land pollution from road traffic.		Giving priority to car users is likely to result in additional road traffic and potentially more roads being built. This will potentially increase the risk of land pollution from road traffic.		Encouraging non car use will reduce the risk of land pollution from road traffic.
13						
14		Private car transport contributes significantly to greenhouse gas emissions therefore limiting use of the private car and encouraging alternative forms of transport will directly contribute to a reduction in transport related emissions.		Giving priority to car users is likely to result in an increase in car use which will increase greenhouse gas emissions associated with car travel		Private car transport contributes significantly to greenhouse gas emissions therefore encouraging alternative forms of transport will directly contribute to a reduction in transport related emissions to air pollution.
15						
16		Limiting the use of the private car (as long as implemented with the provision of alternative public transport infrastructure and cyclepaths / footpaths) will encourage people to make greater use of public transport		Prioritising car use will not encourage people to change their lifestyle in terms of using their cars less		Encouraging sustainable forms of transport (as long as implemented with the provision of alternative public transport infrastructure and cyclepaths / footpaths) will encourage people to reduce their car use
17		Depends upon access to local schools. Need to ensure that safe alternative routes to school by public transport / footpaths / cycleways are provided if car use is to be limited.		Giving priority to cars is likely to affect access to schools for children whose parents do not have access to a car. Giving priority to cars may also have safety implications for children walking to school and cause congestion around school gates.		Depends upon access to local schools. Need to ensure that safe alternative routes to school by public transport / footpaths / cycleways are provided
18		Depends upon access to employment sites. Need to ensure that high quality and reliable alternative routes to work by public transport / footpaths / cycleways are provided if car use is to be limited.		Giving priority to cars is likely to affect access to employment sites for employees who do not have access to a car.		Depends upon access to employment sites. Need to ensure that high quality and reliable alternative routes to work by public transport / footpaths / cycleways are provided
19						
20						
21						
22		Depends upon the availability of alternative forms of transport. Need to ensure that high quality reliable alternative routes by public transport / footpaths / cycleways are provided. Some people are reliant upon cars for access (such as people with physical disabilities) and therefore very restrictive policies may not provide access to services for all community members		Giving cars priority is likely to compromise access to services for those without a car.		Balancing the needs of car users with non car users will help to ensure that all sections of the community have access to services. Depends upon the availability of alternative forms of transport. Need to ensure that high quality reliable alternative routes by public transport / footpaths / cycleways are provided.
23		Policies limiting use of private car will result in greater use of alternative transport. Need to ensure that high quality reliable alternative routes by public transport / footpaths / cycleways are provided.		Policies prioritising travel by car will discourage the use of alternative forms of transport. Need to ensure that high quality reliable alternative routes by public transport / footpaths / cycleways are provided.		Need to encourage public transport use and ensure public transport is made a viable option for all new developments. Need to ensure that high quality reliable alternative routes by public transport / footpaths / cycleways are provided.