



Cabinet

To the Cabinet on Wednesday, 12 February 2025

Date of meeting: Thursday, 20 February 2025

Time: 18:30 Please note start time.

**Venue: Council Chamber
Council Offices, Adam and Eve Street, Market Harborough.**

Members of the public can access a live broadcast of the meeting from the [Council website](#), and the meeting webpage. The meeting will also be open to the public.

Agenda

- 1 Apologies for Absence**
- 2 Declarations of Members' Interests**
- 3 Proposed Submission Draft Harborough Local Plan 2020-41 for Public Consultation 3 - 1276**
- 4 Local Development Scheme Update 1277 - 1298**
- 5 Any Urgent Business**
To be decided by the Chairman.

**JOHN RICHARDSON
CHIEF EXECUTIVE AND HEAD OF PAID SERVICE
HARBOROUGH DISTRICT COUNCIL**

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Member, Jim Knight - Member, Phil Knowles - Chairman, Darren
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Any exempt items included on this agenda will be heard in private. They have been included on the agenda as no representations against hearing the items in private were received.

Harborough District Council



Report to the Cabinet 20 February 2025

Title:	Proposed Submission Draft Harborough Local Plan 2020-41 for Public Consultation
Status:	Public
Key Decision:	No
Report Author:	Tess Nelson, Head of Strategic and Local Planning
Portfolio Holder:	Cllr Simon Galton (Portfolio Holder) – Planning
Appendices:	<ul style="list-style-type: none"> A. Proposed Submission Draft Harborough Local plan 2020-41 for Public Consultation B. Policies Map C. Sustainability Appraisal Report D. Habitats Regulation Assessment E. Regulation 18 Consultation Statement F. Duty to Cooperate Statement of Compliance G. Equalities Impact Assessment H. Authority Monitoring Report

Executive Summary

- i. The current Harborough Local Plan (2011-2031) was adopted on 30 April 2019.
- ii. A new Local Plan is being prepared to ensure the development plan remains up to date, in line with Government guidance.
- iii. Following public consultation on Issues and Options in January 2024, the draft Harborough Local Plan has now been prepared and is ready for public consultation in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 in order that the public and interested parties can make representations on its soundness and legal compliance.

Recommendations

1. That Cabinet recommend Council to approve the Proposed Submission Draft Harborough Local Plan 2020-41 and associated Policies Map, Sustainability Appraisal and Habitat Regulation Assessment for publication and public consultation in order that the public and interested parties can make representations on legal compliance and the four tests of soundness set out in National Planning Policy Framework.
2. That any further minor and inconsequential changes to the documents be delegated to the Director of Planning in consultation with the Portfolio Holder for Planning.

Reasons for Recommendations

- iv. The Proposed Submission Draft Local Plan is the result of work undertaken to replace the current Harborough Local Plan with a new and updated Local Plan to guide development within the district in the period to 2041.
- v. It is essential to publish the Draft Local Plan and accompanying Policies Maps and accompanying documents for public consultation and invite representations in accordance with Regulation 19 and 20 of the Town and Country Planning (Local Planning) (England) Regulations, 2012 prior to submitting the Local Plan to the Secretary of State for Examination.
- vi. Publication of the Proposed Submission Draft Local Plan is an essential stage of Local Plan preparation, which once adopted will provide Harborough District with a sound basis for the determination of planning applications, providing control over development within the district in the period to 2041.
- vii. Preparation of the Draft Local Plan has been undertaken in accordance with all relevant legal and procedural requirements.
- viii. The Proposed Submission Draft Harborough Local Plan is considered sound when considered against the tests set out in the National Planning Policy Framework, namely that it is:
 - a) **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development.
 - b) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence.
 - c) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
 - d) **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

1. Purpose of Report

- 1.1 The Proposed Submission Draft Local Plan is the result of work undertaken to replace the current Harborough Local Plan with a new and updated Local Plan to guide development within the district in the period to 2041.
- 1.2 The purpose of this report is for Cabinet to recommend Council approve the Proposed Submission Draft Harborough Local Plan 2020-41 and associated Policies Map and accompanying documents for publication and public consultation in order that the public and interested parties can make representations on their soundness.

2. Background

- 2.1 The planning system in England is plan-led. This means that planning applications must be determined in accordance with the development plan for the area, unless material considerations indicate otherwise.
- 2.2 The development plan for the district currently consists of the Leicestershire Waste and Minerals Local Plan to 2031, the adopted Harborough Local Plan (2011-2031) and 'made' neighbourhood plans. The new Local Plan will replace the adopted Harborough Local Plan (2011-2031).
- 2.3 The National Planning Policy Framework (NPPF) sets out the Government's policy framework in respect of planning. This explains that succinct and up to date plans should provide a positive vision for the future of the area. Local Plans should include policies to meet housing needs and address other economic, social and environmental priorities as well as providing a platform for local people to shape their surroundings.
- 2.4 The NPPF explains that plans should:
 - a) be prepared with the objective of contributing to the achievement of sustainable development;
 - b) be prepared positively, in a way that is aspirational but deliverable;
 - c) be shaped by early, proportionate and effective engagement between plan makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
 - d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
 - e) be accessible through the use of digital tools to assist public involvement and policy presentation; and
 - f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).
- 2.5 The NPPF explains that a Local Plan should include both strategic and non-strategic policies. Strategic policies must look over at least 15 years and set out the overall strategy and make sufficient provision for:
 - a) housing, employment, retail, leisure and other commercial development;
 - b) infrastructure;
 - c) community facilities; and
 - d) conservation and protection of the natural, built and historic environment, including landscapes and green infrastructure.
- 2.6 Local Plans should clearly distinguish between strategic and non strategic policies, with strategic policies providing the context for subsequent Neighbourhood Development Plans to shape their local area.
- 2.7 The NPPF explains that Local Plans should be reviewed every five years in order to assess whether they need updating and then updated as necessary. The current Harborough Local Plan (2011-2031) was adopted on 30 April 2019, and as such is now over five years old.

- 2.8 In the absence of an up-to-date Local Plan, and a 5-year housing land supply, the council could find that it is unable to resist unacceptable development or successfully defend refusals of planning applications on appeal. This could result in unplanned development and in unsustainable locations. However, a new Local Plan is being prepared in line with Government guidance to put the council in a stronger position to deliver sustainable development and associated infrastructure, as well as preserve and enhance Harborough District's rural character, rich environments and local communities.
- 2.9 The Local Development Scheme was approved in December 2023 and sets out the timeline for preparation of a new Local Plan. Preparation of the Local Plan has progressed in accordance with this timeline. Updates to the Local Development Scheme, reported elsewhere on the agenda, set out the next steps, as publication and public consultation (in line with Regulation 19) in March – May 2025, followed by Submission to the Secretary of State for Examination in September/October 2025.
- 2.10 Subsequent examination of the Local Plan is expected to take place until approximately mid-2026. The Local Plan will be examined under the December 2023 version of the NPPF, in accordance with Transitional Arrangements set out in Appendix 1 of the current NPPF (December 2024).

3. Details

Issues and Options Consultation

- 3.1 Issues and Options consultation was undertaken between 16 January and 27 February 2024. This was the first stage of public consultation in the preparation of the new Local Plan and was undertaken in accordance with Regulation 18 of the Town and Country Planning (Local Development) (England) Regulations, 2012.
- 3.2 The Issues and Options document and associated Sustainability Appraisal, together with a range of supporting and evidence documents were published and subjected to a six-week period of public consultation. Specific consultation and statutory bodies, local amenity and residents' groups, businesses and individual residents were consulted. A variety of consultation techniques were used in accordance with the Statement of Community Involvement.
- 3.3 The Consultation Statement (Appendix E) sets out the consultation methods used, details of the events as well as a summary of the key issues identified and the feedback received. The issues raised are summarised in the Consultation Statement, together with a brief explanation of how these were used to inform preparation of the Proposed Submission draft Local Plan.

Proposed Submission Draft Local Plan

- 3.4 The Proposed Submission Draft Local Plan (Appendix A) and the Policies Map (Appendix B) are attached. It is possible that further minor and inconsequential changes such as typographical and consistency amendments and explanation which does not affect the policy intent will be needed in preparing the document for publication and public consultation. It is therefore recommended that these changes be delegated to the Director of Planning in consultation with the Portfolio Holder for Planning.
- 3.5 The Local Plan is split into 3 key parts (including a total of 36 policies) as follows:

Part 1: Our spatial strategy:

- Overall Development Strategy, including:
 - Provision of homes and jobs as well as supporting infrastructure;
 - Tackling climate change and enhancing the natural environment; and
 - Preserving heritage and rural character.
- Key Development Sites
- Strategic Policies for Housing
- Directing development to the right place

Part 2: Design of developments and management of impacts (Development Management policies)

- High Quality Inclusive Design
- Amenity and Wellbeing
- Heritage Asset Conservation and Design Standards
- Landscape Character and Sensitivity
- Green and Blue Infrastructure and Open Space
- Transport and accessibility
- Managing Flood Risk
- Sustainable Drainage
- Sustainable Construction and Climate Resilience
- Biodiversity and Geodiversity Protection and Enhancement
- Managing Impacts on Land and Water Quality
- Protection and Enhancement of Community Facilities
- Existing Business Uses – Retention and Redevelopment
- Shopfront Design
- Outdoor Advertising and Signage Design
- Telecommunications Infrastructure

Part 3: Implementing this plan

- Monitoring and delivery

- 3.6 The structure of the Local Plan is designed to mirror the requirement set out in the NPPF to include both strategic policies and non-strategic policies and to clearly identify each set. Parts 1 and 3 set out strategic policies, whilst Part 2 sets out the non-strategic policies.
- 3.7 The Plan includes fewer policies than the current adopted Local Plan. This is deliberate to minimise repetition and the need for cross referencing between policies. The Plan is

proposed to wholly replace all policies in the adopted Harborough Local Plan (2011-2031).

3.8 Policies have been positively drafted and the Plan should be read as a whole, so cross-references between policies have generally been avoided. The policies of the Plan will mostly be implemented through the development management system and so relate primarily to whether or not development will be approved, taking into account various criteria. While all policies are important depending on the nature and circumstances of the development proposed, the following are identified as likely to be particularly crucial and/or frequently used:

- **DS01 Development Strategy: Delivering Homes** - sets out the settlement hierarchy, the number of homes planned and where they will be delivered;
- **DS02 Development Strategy: Creating Jobs and diversifying the economy** – sets out the amount of land for business uses and where this will be delivered, the strategy for protecting existing employment areas, the amount and location of land provided for strategic distribution uses and the amount and location of land provided for retail and food/beverage uses;
- **DS03 Development Strategy: Tackling climate change and enhancing the natural environment** – sets out the strategy for ensuring new development contributes to meeting climate change objectives, the protection of biodiversity and geodiversity sites and the strategy for retaining and enhancing blue and green infrastructure;
- **DS04: Development Strategy: Preserving and enhancing our heritage and rural character** – sets out the role of Areas of Separation to protect the distinctiveness of settlements (including the provision of two new Areas of Separation to the north - west of Great Glen and to the south of Ullesthorpe) and protection of the Green Wedges;
- **DS05: Development Strategy: Supporting Strategic Infrastructure** – sets out the strategy to ensure that development is supported by and provides for appropriate infrastructure to mitigate its impacts and provide for sustainable development;
- **SA01: Site Allocations:** sets out the sites allocated for housing, employment, mixed uses, retail and leisure and strategic warehousing;
- **SA02: Land South of Gartree Road Strategic Development Area:** allocates land for provision of c3,150 homes (c1,200 homes within the plan period) as part of a wider cross boundary site with the neighbouring authority of Oadby and Wigston Borough Council (c4,000 homes in total), including provision of employment land, community infrastructure, cemetery provision, travelling show people provision, older persons accommodation, affordable housing, a primary school and land for a secondary school;
- **SA03: North of Market Harborough:** a strategic cluster of three sites – allocating land for a total of 1,700 homes (c.1,350 homes expected within the plan period); older persons accommodation, affordable housing, temporary relocation of the agricultural showground, cemetery provision, a primary school and land for a secondary school;

- **SA04: Scraftoft East:** allocation of land for c.950 homes, affordable housing; older persons accommodation; and a primary school;
- **HN01: Affordable Housing:** sets out the requirement for 40% affordable housing on sites of 10 or more homes, with delivery expected on site in most instances;
- **AP01: Development in Settlements:** sets out the circumstances in which development will be permitted both within and on the edge of settlements;
- **AP03: Development in the Countryside (Residential) and AP04: Development in the Countryside (Commercial / Non-Residential):** sets out the circumstances in which development will be permitted in countryside locations;
- **DM01: High Quality Inclusive Design:** sets out our requirements for good quality design.

Housing Numbers

- 3.9 The Local Plan provides for a minimum of 6,422 new homes to 2041. This equates to approximately 360 homes each year to 2041. This is in addition to the houses already built, those with planning permission or allocated for development.

Supporting documents

- 3.10 The following pieces of supporting information are vital to ensure that the Proposed Submission Draft Local Plan is sound and meets all legal requirements:
- 3.11 **Policies Map (Appendix B):** is an important part of the Local Plan. It shows the geographic area that each policy applies to. For example, it draws a line around each of the sites allocated for development and each of the Areas of Separation. It consists of an overall map of the whole District, with a series of inset maps for each of the settlements or places where particular policies apply.
- 3.12 **Sustainability Appraisal Report (Appendix C):** this is a statutory requirement to ensure all reasonable alternatives have been assessed. The Sustainability Appraisal Report will be consulted on alongside the Proposed Submission Draft Local Plan and provides important information about the way in which the assessment has informed preparation of the Local Plan. A non-technical summary accompanies the report.
- 3.13 **Habitat Regulations Assessment (HRA) Report (Appendix D):** is a statutory requirement in order to assess whether a local plan would adversely affect the integrity of national and internationally important habitats.
- 3.14 **Consultation Statement (Appendix E)** – see section 3.3 of this report above.
- 3.15 **Duty to Cooperate Statement of Compliance (Appendix F):** demonstrates how the requirements of the Duty to Cooperate have been met throughout the preparation of the Local Plan, including how the Council has engaged with neighbouring authorities and prescribed Duty to Cooperate bodies on strategic and cross boundary matters and the outcomes arising from this engagement.
- 3.16 **Equalities Impact Assessment (Appendix G):** see Section 4.10 of this report below.

- 3.17 **Authority Monitoring Report (Appendix H):** - setting out the latest monitoring information.
- 3.18 **Evidence documents (Background documents available at the following [Supporting Evidence | Supporting Evidence | Harborough District Council](#)**– The Plan is supported by a thorough and proportionate evidence base which accords with the policies and principles of the NPPF. The full suite of detailed evidence documents have been prepared by a range of technical expert advisers to the Council. Each of the supporting documents will be published alongside the Proposed Submission Local Plan.

Conclusion

- 3.19 The Proposed Submission Draft Local Plan is considered to comprise a comprehensive but succinct, positively prepared and deliverable planning framework for the Harborough District. This will enable the positive management of the development needed across the district in the period to 2041.
- 3.20 The Proposed Submission Draft Local Plan provides up to date policies for approving sustainable development and for protecting the environment, resources and assets of the Harborough District. It is considered to be a sound plan; the preparation of which has been undertaken in compliance with all legal requirements.
- 3.21 It is therefore recommended that Cabinet recommend to Council that the Proposed Submission Draft Local Plan be approved for publication in order that the public and interested parties can comment on its soundness.

4. Implications of Decisions

Corporate Priorities

- 4.1 Publication and public consultation on the Proposed Submission Draft Local Plan will support delivery of the following corporate priorities:
- CO1: There will be an adequate supply of housing to meet local needs across all tenures and price ranges, and reducing the potential for homelessness
 - CO2: Our local plan will ensure growth in the area is balanced with employment opportunities and transport and infrastructure needs are met
 - CO3: The rural nature of the district will be recognised, and our heritage and cultural assets are preserved
 - CO4: Our local communities, the voluntary and charitable sector are more engaged and actively managing their own localities and shaping their own places
 - CO5: The district will be shaped through good design, that addresses local needs and promotes healthier life choices
 - CO7: The aging local population will have access to services that help them to live well for longer
 - CO8: Activity will be increased, through the use of active travel routes and the provision of a varied leisure offer throughout the district

- CO11: Our natural environment will be protected and enhanced, with improved access to green open spaces and increased biodiversity
- CO16: The environmental impacts of growth are mitigated as far as practically possible
- CO19: Enterprise and innovation are supported, helping businesses to adapt and survive and to sustain our local economies
- CO20: Inward investment is targeted to increase local opportunities and regeneration of our town centres and growth in business communities
- CO21: Tourism is increased through the showcasing of our local culture and heritage
- CO23: Working with partners a wide range of local employment opportunities are generated for the future growth and prosperity of the area.

Consultation

- 4.2 If approved by Council, the Proposed Submission Draft Local Plan will be published before 12 March 2025 to enable the public and interested parties to comment on its soundness under Regulation 19 and 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The deadline of 12 March 2025 is set out in the NPPF transitional arrangements (Annex 1). Meeting this deadline ensures the plan will be examined in accordance with the previous NPPF, in accordance with the transitional arrangements. Representations made will be collated and analysed and submitted for Examination to the Secretary of State to inform a future Examination of the Local Plan – The Consultation Statement attached as Appendix E will be updated to identify the main issues raised during the Regulation 19 consultation.

Financial

- 4.3 Preparation of the proposed Submission Draft Local Plan has been undertaken in accordance with approved budgets. Recommended publication and public consultation will be undertaken within existing budgets.

Legal

- 4.4 The Proposed Submission Draft Local Plan is to be published and consulted upon under Regulation 19 and 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 4.5 The accompanying documents, including the Consultation Statement, Sustainability Appraisal, Habitat Regulation Assessment and Duty to Cooperate Statement of Compliance demonstrate compliance with the relevant legal requirements.
- 4.6 Following consultation, representations received will be collated, analysed and reported to Council for consideration. If considered appropriate, the next step in the preparation of the Local Plan will be to submit the Proposed Submission Draft Local Plan and accompanying documents to the Secretary of State for Examination.
- 4.7 If, following publication of the Draft Plan for public consultation, the Council wishes to make any changes to the Draft Plan prior to submission (apart from minor matters such as for correctness and clarity), these should be included in an Addendum which must be published for a further period for publication to enable representations to be made of not

less than 6 weeks. It is therefore important that all matters relating to the plan are finalised now in order to ensure the preparation of the Draft Local Plan continues in accordance with the timeline set out in the Local Development Scheme and NPPF transitional arrangements.

Policy

- 4.8 Upon adoption the new Harborough Local Plan (2020-2041) will become an important policy document for the Council in the determination of planning applications.

Environmental Implications

- 4.9 Environmental implications are assessed within the accompanying Sustainability Appraisal report.

Risk Management

- 4.10 A timely decision on approving the Proposed Submission Draft Local Plan for publication will help avoid delay to the preparation of the new Harborough Local Plan. This negates the risk of missing the deadline set out in the transitional arrangements for reaching Regulation 19 stage and minimises the period of having an out-of-date Local Plan and subsequent risk of speculative planning applications being successful at appeal.

Equalities Impact

- 4.11 The Equalities Impact Assessment has considered the impact of the full suite of policies set out within the Proposed Submission Draft Local Plan. It has identified a number of positive effects, particularly for those who are currently unemployed or have a low income, young people, elderly persons, wheelchair users and those with disabilities and those in need of affordable housing.

Data Protection

- 4.12 Draft Local Plan consultation will be carried out in compliance with the provisions of the UK GDPR and the data protection Act 2018.

5. Alternative Options Considered

- 5.1 Not approving the Proposed Submission Draft Local Plan for publication and public consultation. This is not considered an appropriate option given the resultant delays to final adoption of the new Local plan and resultant risks of unplanned development arising and described above.

6. Recommendations

1. That Cabinet recommend Council to approve the Proposed Submission Draft Harborough Local Plan 2020-41 and associated Policies Map, Sustainability Appraisal and Habitat Regulation Assessment for publication and public consultation in order that the public and interested parties can make representations on legal compliance and their soundness.
2. That any further minor and inconsequential changes to the documents be delegated to the Director of Planning in consultation with the Portfolio Holder for Planning.

7. Background papers

[Local Plan supporting evidence](#)

Proposed Submission Draft Harborough Local Plan

March 2025

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Foreword

We are pleased to present the new Harborough Local Plan 2021-2041. Over the coming years, this document is intended to guide us in shaping a thriving Harborough, ensuring our communities flourish while safeguarding our unique character and cherished landscapes. Harborough District is a special place. From the vibrant market town of Market Harborough to the historic charm of Lutterworth and our picturesque villages, we are privileged to call this attractive part of England home. As we move forward, it is essential that we manage growth in a way that enhances these qualities while meeting the needs of our growing population.

The Local Plan is more than a technical document; it is a vision for the future that reflects the Council's corporate ambition too. This plan is published for consultation, and we want to hear the views of communities, businesses and stakeholders across the district. It outlines how we will meet the demand for new homes, support local businesses and protect our environment.

One of our core planning objectives is to deliver the homes our communities need. We recognise the pressing demand for new housing, especially affordable homes that enable young people and families and older people to remain in the area. Our strategy directs development to sustainable locations like Market Harborough and areas near Leicester, where infrastructure and services can support growth. We are committed to working with our partners to deliver the services and amenities our residents need and deserve, and the plan provides a framework for this work to continue.

At the same time, we are committed to ensuring that new development respects the character of our villages and rural landscapes. This plan also celebrates our heritage from our medieval market towns to its ancient landscapes. Our policies will safeguard our historic buildings, conservation areas and cultural assets preserving them for future generations.

Economic prosperity is equally important. We aspire for Harborough to be a hub of enterprise and innovation, with a vibrant business community and strong connections to regional and national markets. Our Local Plan encourages a more diverse range of business activities, fostering a more resilient economy that supports our communities and provides opportunities for all.

Our environmental commitments are woven throughout this plan. We have declared a climate emergency and are determined to lead the way in reducing carbon emissions and enhancing our natural environment. From promoting sustainable transport and energy-efficient buildings to expanding our green spaces, we are taking bold steps to address the impacts of climate change. Our Local Plan will deliver new open space, protect wildlife habitats, and set high standards for sustainable design and construction.

Thank you to everyone who has contributed to this plan. Your passion and commitment have been invaluable. Together, we are shaping the future of Harborough, creating a district we can continue to be proud of.

Our Local Plan Vision

By 2041, the communities and residents of Harborough District will have benefitted from the development of new homes and workspaces whilst the place maintains its mainly rural character. The district will continue to be characterised by attractive rolling countryside, with distinctive villages and picturesque market towns. New developments will complement the established townscape and landscape character, be designed in a way that minimises adverse climate impacts, are resilient to the effects of climate change and designed in ways which mitigate and adapt to the predicted changes.

Developments will offer a range of housing options, including affordable housing, and be mainly focussed in the areas near to the City of Leicester and Borough of Oadby and Wigston, around the market towns and to a lesser degree the large and medium villages. Residents in new communities will benefit from improved access to local services and community provision, including healthcare, education and recreational facilities. Transport infrastructure will be developed for each new community alongside sustainable travel options including walking, cycling and bus provision. New developments will be created using sustainable methods and through the prudent use of resources.

Our valued farming communities and rural businesses will feel supported as they continue to evolve and diversify. Important areas of separation between our villages and towns will be retained to protect their individual identity. New innovative businesses will generate skilled jobs, create training opportunities and support local supply chains, strengthening the local economy. Magna Park will grow and enhance its role as a strategic distribution hub, attracting valuable inward investment and leading technological and robotic change.

Market Harborough, with its vibrant town centre, cultural activities and distinctive offer of independent shops will flourish with a nighttime leisure economy. Lutterworth, Broughton Astley, and Kibworth will provide a mix of town and village shopping centres complemented by health, leisure and community facilities. The preserved heritage assets and conservation areas will ensure the district maintains its historic look and feel. Tourist destinations like Foxton Locks and the Grand Union Canal will attract day visits and overnight stays, alongside a varied sporting, leisure and hospitality offer that boosts the local economy.

Residents will shape new development across the district through effective community engagement and proactive Neighbourhood Planning. Harborough District will be defined by its well-designed places, its safe streets, healthy communities and publicly accessible open and green spaces. Wildlife and biodiversity will be protected and thrive through new green and blue infrastructure, with communities experiencing the health benefits which access to these amenities brings.

1. Introduction

Background

- 1.1. This document is intended to become the new Local Plan for Harborough District in Leicestershire. It sets out our strategy for how we will achieve our vision of sustainable development and enhanced quality of life for our communities, while preserving the district's attractive rural character and unique local heritage.
- 1.2. Harborough District is home to around 98,000 residents (2021). Spanning 616 square kilometres (238 square miles), it boasts picturesque rural landscapes, with Market Harborough as its lively main centre. The district also includes the historic market town of Lutterworth and a myriad of smaller villages and rural communities. Our district is conveniently located immediately to the southeast of Leicester, a bustling city of more than 368,000 people, with Northampton to our south, and Rugby in Warwickshire to our west.
- 1.3. The government requires every Local Planning Authority to have an up-to-date Local Plan. A Local Plan identifies local development needs and sets out policies for the delivery of new sustainable development and associated infrastructure, as well as policies which preserve sensitive characteristics.
- 1.4. Covering the period from 2020 to 2041, this Local Plan sets out planning policies intended to shape the distribution, pattern, scale, and quality of development within Harborough District. It is accompanied by a Policies Map which identifies the areas within Harborough where different planning policies apply. You can view the Policies Map here:
https://www.harborough.gov.uk/directory/51/policies_map
- 1.5. We are delighted to share this Local Plan document with you following earlier consultation in 2024. We are inviting your comments on it before we submit it to the Secretary of State. A Planning Inspector will be appointed to lead an independent examination on this Local Plan which will be carried out in public. You can find out more about how to make comments on the Local Plan and about the independent examination process, including who can participate, [here](https://www.harborough.gov.uk/info/20004/planning_strategy/327/how_to_get_involved):
https://www.harborough.gov.uk/info/20004/planning_strategy/327/how_to_get_involved
- 1.6. Once the independent examination is complete and the Local Plan is formally adopted by the Council, it will become part of the statutory development plan for the area alongside Neighbourhood Plans and the Leicestershire Minerals and Waste Plan. This means that legally, decisions on any planning applications received by Harborough District Council must align

with the development plan unless there are important and relevant planning reasons (material considerations) not to do so

Harborough in Context

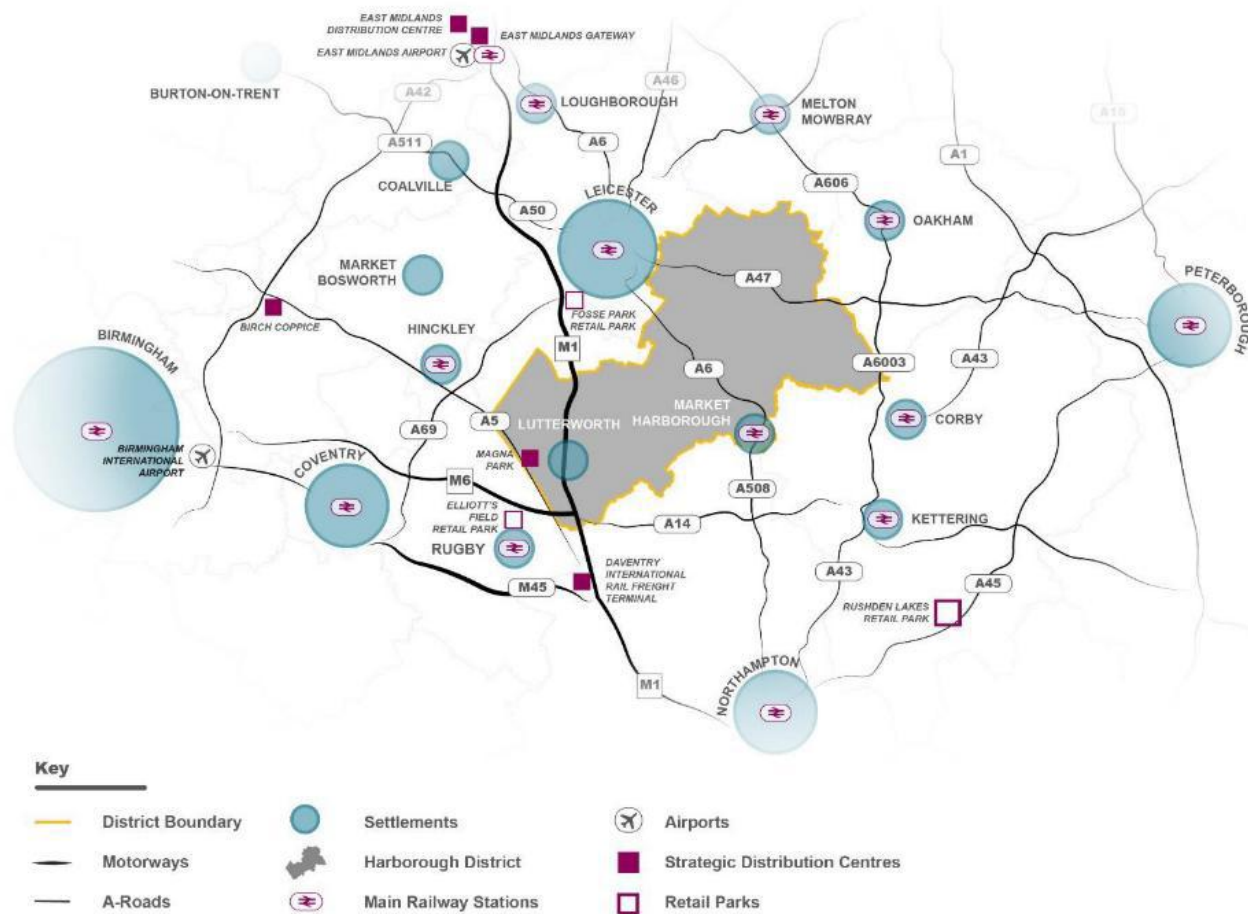


Figure 1: Harborough District and surrounding authority areas

The statutory development plan

- 1.7. This Local Plan is intended to replace the policies in our previous Harborough Local Plan 2011 to 2031 adopted in 2019 (these are listed in Appendix 1). Until it is adopted, the Harborough Local Plan 2019 remains the development plan for determining planning applications along with 'made' Neighbourhood Plans and the Leicestershire Minerals and Waste Plan as already explained.
- 1.8. This Local Plan has been prepared and will be examined under the December 2023 National Planning Policy Framework (NPPF) in accordance with the transitional arrangements set out in Appendix 1 of the December 2024 NPPF. This states that for plans that have reached Regulation 19 on or before 12th March 2025 and the housing requirement provided for within the plan is at least 80% of local housing need, the plan will be examined under the previous version of the NPPF. These circumstances apply to this Local Plan.

Neighbourhood Plans

- 1.9. Neighbourhood plans are also part of the statutory development plan for Harborough District and are used for decision making on planning applications. Neighbourhood Plans are created by the community that lives and works in an area, not the District Council. Each Neighbourhood Plan is unique but all contain important policies on the community's requirements, such as:
 - Where they want new homes, shops, and offices to be built
 - What any new buildings should look like
 - Other local priorities.
- 1.10. Neighbourhood planning has been wholeheartedly embraced in the Harborough District. These plans are the culmination of a tremendous amount of work from our communities. They capture a local vision for development in succinct and creative ways. Harborough District's Neighbourhood Plans can be viewed at: <https://www.harborough.gov.uk/planning-strategy>.
- 1.11. Chapter 9 explains more about the important role of neighbourhood plans and includes information for groups preparing neighbourhood plans.

Minerals and waste development

- 1.12. For planning applications involving minerals and waste development, the latest Minerals and Waste Plan prepared by Leicestershire County Council will apply.
- 1.13. For more information about planning policies in Harborough District see the Council's website: <https://www.harborough.gov.uk/planning-strategy>

Using the Local Plan and understanding its structure

- 1.14. The planning policies in Part 1 set out the overall strategy for meeting the development needs of our area over the next 15 years – including the need for different types of development. These policies are to ensure that our development needs are being met and that, overall, the right type of development is in the right place. The policies in Part 2 are development management policies concerned with ensuring our standards for design are met and the impacts of individual developments are managed appropriately.
- 1.15. The policies in Parts 1 and 3 of the plan are strategic policies as defined in national planning policy. This distinction is important if you are involved in preparing a neighbourhood plan as policies in neighbourhood plans need to be in general conformity with these strategic policies.

Planning policies and supporting text

- 1.16. Planning policies are shown in bold text. They are identifiable by their title, which includes a letter and number prefix; for example, Policy DS11 Managing Impacts on Land and Water Quality. In some policies, we identify a specific area the policy applies to. We make this clear in the policy text by saying ‘as shown on the Policies Map’ and the extent of the area is shown on our detailed Policies Map. A glossary, which defines technical terms, is included at the end of this Local Plan. This gives the specific meaning intended in policies (which can be different to a dictionary definition).
- 1.17. We deal with a single issue in a single policy and to avoid repetition of the same requirements. For example, traffic impacts may arise in relation to multiple different types of development and in different locations, but we set requirements in the same part of the plan. We have also avoided excessive cross referencing of policies – all policies apply. We have adopted this to avoid ambiguity about which policy applies or takes precedence.
- 1.18. After each policy there is some text which gives the reasons for our policy approach. This explains our intent behind the policies and addresses the requirement of planning regulations to give reasons for our approach. Our website provides further guidance to help you implement the policies including:
 - Supplementary Planning Documents, which provide additional guidance to help you implement policies in this plan.
 - Our list of requirements for documents we expect to be submitted with different types of planning applications.
 - Other advice we have published to help you navigate submitting a planning application.

A practical guide to navigating the plan

- 1.19. We have tried to make this Local Plan as clear and concise as possible, but we know it is still quite long. National government policies for local plans, as set out in the National Planning Policy Framework (NPPF), require us to cover a wide a range of matters. We also want to ensure the Local Plan contains enough detail to guide decisions on planning applications effectively and can be easily understood.
- 1.20. A full list of planning policies is provided after the contents page at the beginning of this plan. If you are reading the document online, you can also view each policy in the navigation pane to the left of this text. All the policies need to be considered. Several policies may be relevant to a proposed development or its location. If you are not sure where to start, following on from the introduction, Chapter 2 outlines the big issues and opportunities faced by the area and Chapter 3 sets out our Local Plan's objectives in response to these. This will help you better understand Harborough and our ambitions. Chapter 4 responds to these issues and objectives and sets out our overall development strategy for the district including areas we have identified as integral to delivering this strategy. Use this section to determine if a development proposal aligns to our overall strategy for development. We want development in the district that helps us to deliver this strategy and avoids setting obstacles to it. Chapter 5 sets out the sites we have allocated for a specific use and scale of development (Site Allocations). If you are developing housing of any type, Chapter 6 outlines our detailed requirements for making sure that the type of housing being developed meets the needs of our community.
- 1.21. The next step is to establish whether the proposed use is in the right part of our district. Chapter 7 is there to help you to assess whether the principle of the development in the location proposed is likely to be acceptable. It explains where we direct different types and scales of development to.
- 1.22. Just because the proposed development use is acceptable, does not mean the design will be. The next step is to consider the detailed policy requirements for the design of a development and mitigation of its impacts as set out in Chapter 8. This chapter also contains requirements that protect certain valued community and environmental assets, such as conservation areas and community facilities.

2. About our District

- 2.1. Understanding what Harborough District is like now is essential to understanding the development objectives and overall strategy set out in this Local Plan.

Attractive countryside and treasured heritage

- 2.2. Settlement in the district dates back to prehistoric times, evidenced by archaeological findings such as the Iron Age Hallaton Treasure. The area expanded significantly during the medieval era, with both Market Harborough and Lutterworth being successful medieval market towns by the 13th century. Harborough District's long history and varied industrial heritage, with links to food and corsetry, as well as the Grand Union Canal, have shaped its landscapes, rich cultural heritage and the built environment we see today.
- 2.3. The district includes numerous charming villages as well as the historic market towns of Market Harborough and Lutterworth. Many settlements feature traditional stone and brick buildings, historic churches and quaint streetscapes. Notable landmarks include the 17th-century Old Grammar School and St Dionysius Church in Market Harborough. Lutterworth also boasts a rich historic environment in that it was once an important Georgian coaching centre and, is where Sir Frank Whittle, designer of the jet engine, assembled and tested the first Gloster Whittle E28/39s engine. Historic estates, gardens, and points of interest abound, with no less than 63 Conservation Areas, 66 scheduled monuments and 1,280 listed buildings.
- 2.4. Harborough District is known for its picturesque and varied landscapes. From steep sloping valleys and broad ridges in the north to gentler rolling hills, expansive farmland, and woodlands, the area offers diverse scenery. The River Welland and the Welland Valley are particularly notable for their scenic beauty, creating picturesque riverbanks and floodplains. Foxton Locks, part of the Grand Union Canal, is a significant historic landmark attracting visitors for walking and boating.

Home to a growing population with growing needs

- 2.5. Harborough is part of a wider Leicester and Leicestershire housing market and functional economic area. This means for housing and job provision, irrespective of where individual district boundaries are drawn, we are functionally in the same area. Many residents commute to Leicester for work or other services. The district's population increased by 14.3% between 2011 and 2021 from around 85,400 to 97,600. ([Census 2021, ONS](#)). During the same period 5,687 new homes were built across the

district with many more permitted, particularly in Market Harborough and Lutterworth.

- 2.6. While there has been more rapid growth in recent years, Harborough started from a lower level of development compared to many surrounding areas. It remains in the lowest 20% of areas for population density across English local authority areas in 2021 ([Census 2021, ONS](#)). To illustrate, there were about 1.2 people for every football pitch-sized piece of land in the district compared to 35.9 people in Leicester. In the most densely populated areas of the country this figure rises to 112.1 people per football pitch.
- 2.7. The growth in housing has provided many people, including young families, with access to new homes. This development has also brought with it other indirect benefits to our advantage such a national government grant called the New Homes Bonus. This has helped boost our budgets. In combination with receipts from other development, it has helped to keep Council Tax rates low and has enabled us to support investment in temporary accommodation for homeless people.
- 2.8. While new homes have helped meet our local housing needs in the last few years, affordability is still challenging for many. The gap between earnings and house prices is wide; prices are ten times the annual average salary (see Harborough Local Housing and Employment Land Evidence, 2024). In addition, the scale of growth in combination with wider structural issues, such as those faced by the NHS, has put strain on facilities as discussed later in this chapter.

Economic success with limitations

- 2.9. Harborough District is relatively affluent compared to the rest of the region. Employment is strong and growing.
- 2.10. There are over 5,000 small and medium size businesses operating in various sectors, including technology, manufacturing, and professional services. The western parts of the district are part of the 'Golden Triangle' – an area prized by the strategic logistics and distribution sector, being within a four-hour drive of 90% of the UK's population ([ONS 2022](#)). Magna Park, one of the largest logistics hubs in Europe, is based near Lutterworth. It contributes significantly to job creation and economic growth.
- 2.11. Market Harborough's retail sector is thriving. It has a great mix of shops and an award-winning Indoor Market. While the centre is just one of a network of facilities in Leicestershire and surrounding areas, it offers something distinctive. This is a result of the array of independent retailers. There are high street names too, but the independent shops offer a different experience and range of products.

- 2.12. As highlighted in our [Economic Development Strategy](#) (2024), while the metrics all point to an economically successful area, income inequality persists. This can be particularly the case in some rural areas. Poor transport links can inhibit access to jobs and education. There are other challenges too. While the logistics sector is a big employer, available jobs tend to be lower skilled. Transformation of business practices – especially in logistics – with Artificial Intelligence and robotics technology increasingly deployed may reduce the number of jobs overall (see [Harborough Local Housing and Employment Land Evidence](#), 2024).

Healthy living, but with service access hurdles

- 2.13. People in Harborough live longer than the average for England, for both men and women (OHID, Public Health Profiles, 2021). However, access to services and amenities can be challenging, particularly in rural areas. This is compounded by increased service delivery costs in rural areas as explained in [Harborough Health and Wellbeing Strategy](#), 2022 – 2027.
- 2.14. One in five residents is over 65 and nearly a third of households include someone with a long-term health problem or disability (see [Harborough Local Housing and Employment Land Evidence](#), 2024). The number of households with support and care needs is expected to rise, linked to our ageing population. These demographic changes increase pressures on key services such as GPs. Population growth more broadly in recent years has meant an uptick in demand for schools, community and sports facilities. Capacity challenges at secondary school level and GP capacity are particularly acute in some parts of the district.
- 2.15. Many of our infrastructure needs are served beyond our district boundaries in Leicester, an example being advanced medical services in larger hospitals that are unavailable in the Harborough District. Leicester's universities and cultural amenities also play a significant role in the lives of Harborough District residents.

Well-connected but car-reliant

- 2.16. Harborough District is well-connected by major road connections, including the M1 motorway, A6, A5 and A14. The Midland Main Line passing through the area is a core route for essential aggregate flows, linking quarries in the Peak District and London/the Southeast. Passenger rail services from Market Harborough railway station connect the district to other major towns cities including Leicester and London. Various bus services connect key locations and the National Cycle Network routes NCN6 and NCN64 provide low-traffic routes for cycling. However, challenges remain, such as congestion on the A6 and routes connecting to the M1, air pollution, limited rail services

northward, low cycling rates and limited bus service frequency and coverage, especially in rural areas.

Scenic but with low biodiversity and pollution challenges

- 2.17. Harborough District boasts a range of open spaces, including a network of green links and waterways (green and blue infrastructure). Many of these provide wildlife habitats; however, the area is relatively poor in biodiversity and geodiversity assets compared to other parts of the country. Less than 2% of the area has been formally identified for its nature conservation importance.
- 2.18. Tackling water pollution, largely influenced by road and urban run-off, agricultural activities and sewage discharges, remains a significant issue with biodiversity and wider environmental impacts.

Ready to take action, but in a climate emergency

- 2.19. Harborough District declared a climate emergency in 2019. The main climate issues for Harborough, as identified in the Harborough Climate Change Risk Assessment, 2024 include:
 - **Carbon Emissions from Transport:** Road transport is a significant source of emissions in Harborough, accounting for 55% of the district's total emissions. The rural nature of the district means many journeys are car-dependent, and there is a strong need to reduce these emissions by promoting sustainable transport options.
 - **Increased Temperature and Overheating:** Harborough is expected to experience hotter, drier summers with the potential for extreme heatwaves. This raises the risk of overheating, particularly in residential and commercial buildings, which could significantly affect health and wellbeing.
 - **Flooding:** The district is increasingly vulnerable to more frequent storms due to warmer weather and wetter winters, increasing regularity and intensity of both surface water flooding and fluvial flood events. Managing flood risk involves a range of approaches to minimise flood risk from all sources including surface water. Flood management and the design of developments to be more resilient are key adaptation strategies.
 - **Water Stress:** Harborough faces the risk of household water shortages and increased water stress due to seasonal climate variations. This highlights the importance of policies aimed at water efficiency and greywater harvesting.
 - **Impact on Agriculture and Biodiversity:** Climate change will also affect local ecosystems and agricultural productivity. Seasonal shifts in rainfall and temperature can impact soil quality and the health of terrestrial and freshwater species.
- 2.20. These issues underscore the need for both mitigation efforts, such as reducing carbon emissions, and adaptation strategies to build resilience to the future impacts of climate change.

3. Our Development Objectives

3.1. Our Local Plan objectives are as follows:



Delivering Homes: Deliver the housing needed: provide housing that addresses the specific needs of different communities and age groups, including the provision of affordable, accessible and specialist housing.



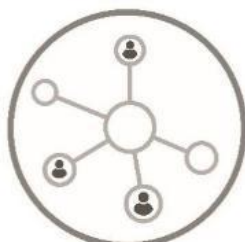
Creating jobs and diversifying the economy: Support vibrant town centres to adapt to changing needs and retain and provide employment land and create opportunities for business expansion, job creation, and economic growth.



Tackling climate change and enhancing the natural environment: Reduce carbon emissions and implement climate adaptation strategies. Improve the quality of the natural environment by reducing pollution, protecting, enhancing, and extending biodiversity, and creating green infrastructure.



Retaining and celebrating our heritage and rural character: Thoughtfully accommodate development to preserve and enhance our rural landscape, built heritage and the vitality of rural communities.



Enabling supporting infrastructure: Work with partners to deliver infrastructure (including schools, health, and transport), supporting healthier communities through active and sustainable travel, expanding access to open spaces, and expanding and enhancing community facilities.

3.2. These objectives, framed by our corporate plan, are the ‘why’ that sits underneath the plan. They respond to the socio-economic and environmental context described in the previous chapter. The ‘how’ of achieving these outcomes is set out in the planning policies that follow. Delivery of these objectives goes beyond just planning and is the subject of a range of other

strategies and actions prepared by us and our partners including neighbouring authorities. We have collaborated with our neighbours on this Local Plan as well as on the production of their own local plans. Cooperating in this way is a requirement of national planning policy, but our partnership working goes further.

Strategic Growth Plan: Leicester & Leicestershire 2050 Vision

- 3.3. Our objectives are aligned with a longer-term vision for Leicester and Leicestershire. The creation of sustainable and attractive places to live, work and relax is a shared endeavour by all partners in Leicester and Leicestershire. To achieve this key objective, the local authority partners have a history of working collaboratively to achieve the best outcomes for communities in delivering development and infrastructure, while also maintaining the distinctive identity and character of individual places in the city and across the county.
- 3.4. The Strategic Growth Plan, approved in 2018, was prepared by the ten partner organisations – the City Council, the County Council, the seven Boroughs and Districts, and the Leicester & Leicestershire Local Enterprise Partnership – to provide a plan which will shape the future of Leicester and Leicestershire in the period to 2050. It is a ‘non-statutory’ plan, but it provides an agreed framework to use when preparing individual local plans and other strategies. The Strategic Growth Plan can be viewed at: lstrategicgrowthplan.org.uk
- 3.5. Local plans, prepared by the City, District and Borough Councils, are the statutory tool for delivering the Strategic Growth Plan’s overarching vision, as well as providing the local steer for the delivery of infrastructure and reflecting local distinctiveness and circumstances. Local plans may include policy provision to enable later phases of the Strategic Growth Plan beyond the plan period. As this Local Plan is updated and replaced, relevant policies and proposals will reflect the Strategic Growth Plan together with the evidence base.
- 3.6. The authorities continue to take a collaborative approach to the delivery of the Strategic Growth Plan’s vision and objectives, incorporating cross-boundary growth and infrastructure matters, including through Statements of Common Ground and/or Memorandums of Understanding as appropriate.
- 3.7. Our Local Plan enables delivery of the Strategic Growth Plan’s vision and objectives through our overall development strategy and choice and location of sustainable sites for future development, outlined in more detail in the following chapters. Our overall strategy focuses growth to the most sustainable parts of the district; maximising opportunities to deliver growth in the

areas close to Leicester and our market towns through a combination of strategic development areas and clusters of sites as well as smaller developments. We will continue to work collaboratively with our partner authorities, particularly within Leicester and Leicestershire over strategic cross boundary matters. The mechanism for this important strategic planning work will be kept under review in line with implementation of proposed new Spatial Development Strategies.

- 3.8. This Local Plan provides for a cross boundary strategic development area on land which straddles the boundary between Harborough District and Oadby and Wigston Borough. This is the result of extensive collaborative working between the two authorities, bringing forward growth in a sustainable location on the edge of the existing urban area. The Council will continue to work with neighbouring authorities to identify and bring forward sustainable developments of this nature in the future, as appropriate. There is currently a Garden Village proposal straddling the boundary between Harborough District and Blaby District Councils. This locality may present opportunities to explore in future local plans.

Duty to Cooperate

- 3.9. The accompanying Duty to Cooperate Statement of Compliance sets out our approach to collaborative working with partner organisations on strategic cross boundary matters. It identifies the strategic cross boundary issues we have been working on with each of our partner organisations, the methods deployed to collaborate on an ongoing basis and the outcomes of that collaboration. The Statement demonstrates how we have met our responsibilities under the Duty to Cooperate.

Part 1 Our Spatial Strategy to Meet Development Needs (Strategic Policies)

4. Overall Development Strategy

- 4.1. We recognise Harborough District is changing – and will continue to do so over the next 15 years. We want to make sure that change is positive for existing and future residents and businesses. Our development strategy looks to achieve our vision and objectives by meeting the current and future development needs of our communities, delivering the homes and jobs we need whilst providing the necessary infrastructure to support growth, tackling climate change, enhancing the natural environment and retaining our heritage and rural character. This development strategy still provides for rural living but also takes the opportunities for growth that come from being located near a fast-growing dynamic city and in the centre of England in an area of strategic economic importance.
- 4.2. Collectively Policies DS01 to DS05, as illustrated on our Key Diagram (see figure 2) explain our overall development strategy for Harborough District which is to:
- Deliver the homes needed, focusing development in sustainable locations with access to services and opportunities for sustainable travel, whilst supporting the vitality of rural areas and ensuring the scale of development is appropriate to individual towns or villages.
 - Promote job creation and economic growth by identifying and protecting land for a variety of economic uses, from local shops to large-scale distribution.
 - Combat climate change by locating significant development in places that: limit the need to travel and offer a choice of different transport modes to help reduce car travel; avoid the effects of extreme weather; create multifunctional green spaces and protect and enhance biodiversity.
 - Preserve the rural landscape and historic character, safeguarding the distinct identity of settlements and celebrating local heritage.
 - Support development with necessary infrastructure, highlighting strategic needs and leveraging developer contributions for delivery.

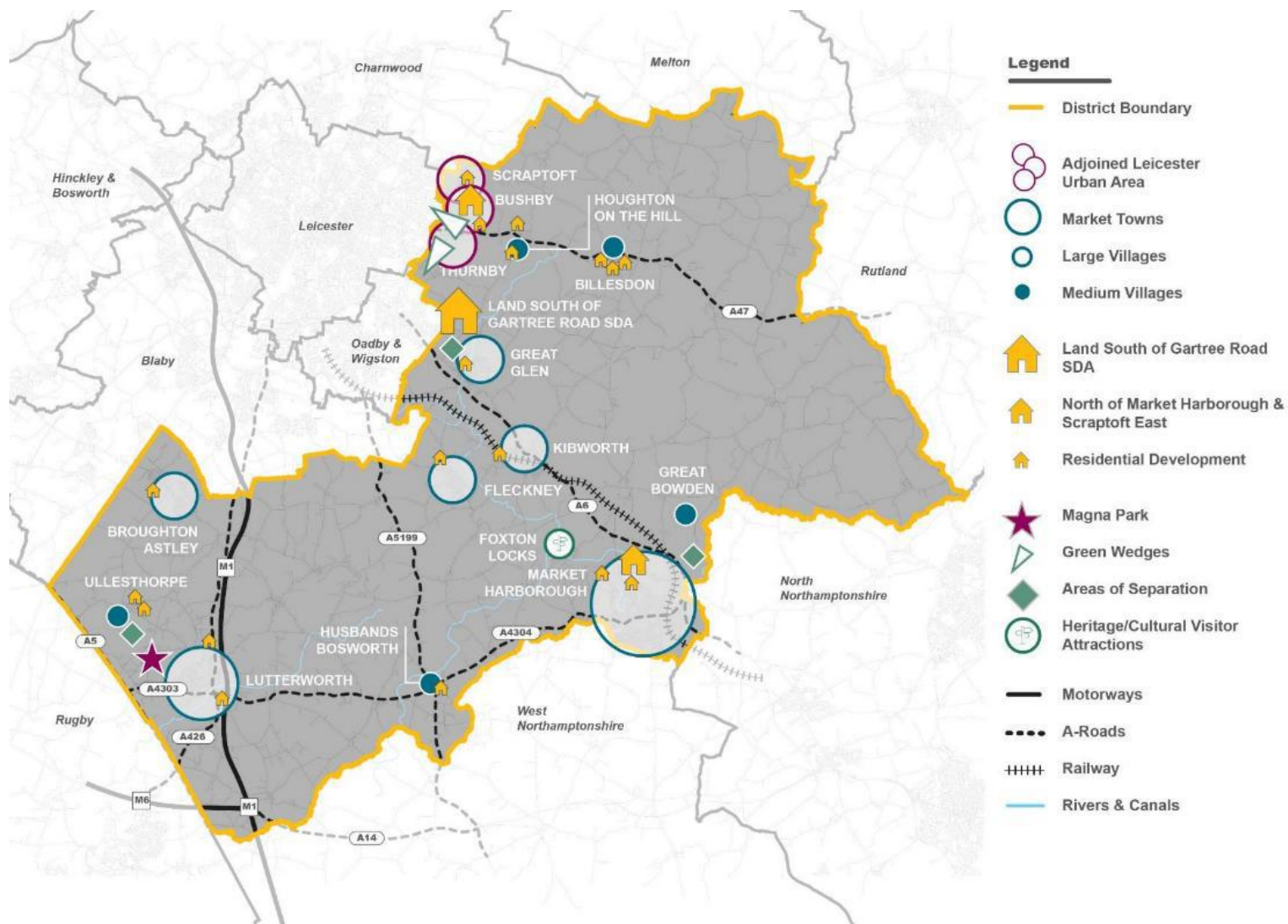


Figure 2: Key Diagram showing the development strategy for Harborough Local Plan

Policy DS01 Development Strategy: Delivering Homes

1. The housing requirement for Harborough District is 13,182 between 2020 and 2041. The annual housing requirement is 657 homes per year between 2020 and 2036, and 534 homes per year between 2036 and 2041.
2. In addition to delivery of existing housing commitments and completions and the allowance for windfalls, land for a minimum of 6,422 new homes will be delivered in the following places:
 - a) 2,450 homes on Site Allocations (Policy SA01) in the Leicester Urban Area including 1,200 homes to be delivered during the plan period in the Land South of Gartree Road Strategic Development Area, 1,125 homes in Scraptoft and 125 homes in Thurnby and Bushby;
 - b) 1,670 homes on Site Allocations (Policy SA01) in Market Towns including 1,350 homes in Market Harborough to be delivered during the plan period and 320 homes in Lutterworth;
 - c) 1,500 homes on Site Allocations (Policy SA01) in Large Villages including 475 homes in Broughton Astley, 475 homes in Kibworth, 400 homes in Great Glen and 150 homes in Fleckney;
 - d) 452 homes on Site Allocations (Policy SA01) in Medium Villages including 105 homes in Husband Bosworth, 104 homes in Houghton on the Hill, 100 homes in Great Bowden, 80 homes in Ullesthorpe and 63 homes in Billesdon;
 - e) At least 350 homes in Small Villages including:

Small Village Name	Number of Homes
Arnesby	11
Bitteswell	29
Church Langton	2
Claybrooke Magna	31
Dunton Bassett	49
Foxton	22
Gilmorton	7
Great Easton	31
Hallaton	15
Leire	23
Lubenham	28
Medbourne	7
North Kilworth	8
South Kilworth	14
Swinford	8
Tilton	27
Tugby	14

Small Village Name	Number of Homes
Walcote	24
TOTAL	350

Our reasons for this policy

- 4.3. Both the UK's and the district's populations are increasing with people living longer and more people moving in than leaving the area. House prices are increasing and there is an acute need for affordable housing. As a result, we have growing and changing communities needing homes, jobs, shops and services. The role of the Local Plan is to make provision for the right amount of development to meet these needs, whilst protecting and enhancing the environment, and combatting climate change.
- 4.4. The starting point for determining the amount of housing we should plan for is to calculate our Local Housing Need using the Government's standard method. In addition to this, Government policy requires any needs that cannot be met within neighbouring areas (referred to as unmet need) to be taken into account when establishing the amount of housing to be planned for.
- 4.5. Neighbouring Leicester City has an unmet housing need because it does not have sufficient land available in its area to meet its own housing need in full. To address this, the Leicester and Leicestershire authorities agreed a Statement of Common Ground (SoCG) apportioning Leicester's unmet housing and employment needs arising between 2020 and 2036 to the surrounding Districts/Boroughs. This is the Leicester & Leicestershire Authorities - Statement of Common Ground relating to Housing and Employment Land Needs (June 2022).
- 4.6. The starting point for this work was each authority's Local Housing Need figure which for Harborough was 534 homes per year. Taking into account various factors, including the district's functional relationship with Leicester, the Statement of Common Ground suggests our housing requirement should be increased by 123 homes per year to 657 homes per year between 2020 and 2036, to help meet Leicester's housing need. This is why the annual housing requirement is higher for the 2020 to 2036 period. The Statement of Common Ground including the amount of unmet need in Leicester is based on the Government's standard method for calculating housing need at the time of preparation.
- 4.7. The planned amount of housing therefore not only addresses our own needs but also contributes a modest proportion towards meeting Leicester City's housing need. This collaborative approach is necessary because we are part of the same housing market area. Leicester provides many of the commercial

developments, job opportunities, cultural opportunities and services we rely on, making interdependent growth crucial for the quality of life across Leicestershire.

- 4.8. In addition to the homes identified in Policy DS01 above, we already have a significant supply of homes that will count towards meeting our 13,182 housing requirement by 2041. We have a pipeline of 8,417 homes that have been built since 2020; are already committed with planning permission/allocated in Neighbourhood Plans; or we expect to come forward as windfall sites by 2041.

Location of Development

- 4.9. Our strategy identifies a pattern of development that seeks to support our economy, provide a balance between homes and jobs in the district and ensure access to services and facilities including education, health, shops, leisure and open space. It has been informed by an understanding of the environment and the relationship between our settlements and the countryside.
- 4.10. Our strategy is built on an understanding of our settlement hierarchy. We have assessed the services and facilities available within our settlements. This has helped us to understand each settlement's role and function and which settlements are capable of supporting new development. Our settlement hierarchy is shown in Table 1.

Table 1: Settlement Hierarchy

Settlement Hierarchy Tier	Settlements
Tier 1: Adjoining Leicester Urban Area	Scraptoft, Thurnby, Bushby and land adjoining the built-up areas of Leicester City and the Borough of Oadby and Wigston
Tier 2: Market Towns	Lutterworth, Market Harborough
Tier 3: Large Villages	Broughton Astley, Fleckney, Great Glen, Kibworth (Beauchamp and Harcourt)
Tier 4: Medium Villages	Billesdon, Great Bowden, Houghton on the Hill, Husbands Bosworth, Ullesthorpe
Tier 5: Small Villages	Arnesby, Bitteswell, Church Langton, Claybrooke Magna, Dunton Bassett, Foxton, Gilmorton, Great Easton, Hallaton, Leire, Lubenham, Medbourne, North Kilworth, South Kilworth, Swinford, Tilton on the Hill, Tugby, Walcote
Tier 6: Other Villages/ Hamlets	Other settlements not specifically listed in the hierarchy

- 4.11. Table 2 below sets out the latest housing supply position across the district and by settlement:

Table 2 District Land Supply Position by Settlement

Hierarchy Tier	Settlement	Completions 2020 - 2023	Commitments at 01.04.23	New Local Plan Growth (Polciy DS01)	Settlement Total (2020- 2041)	Hierarchy Tier Total (2020-41)
Adjoining Leicester Urban Area	Land South of Gartee Road	-	-	1,200	1,200	2,918
	Scraptoft/Thurnby/Bushby	334	134	1,250	1,718	
Market Towns	Lutterworth	255	1,704	320	2,279	6,596
	Market Harborough	959	2,008	1,350	4,317	
Large Villages	Broughton Astley	145	118	475	738	2,820
	Fleckney	266	326	150	742	
	Great Glen	146	64	400	610	
	Kibworth	224	31	475	730	
Medium Villages	Billesdon	5	71	63	139	797
	Great Bowden	56	9	100	165	
	Houghton on the Hill	44	35	104	183	
	Husbands Bosworth	41	20	105	166	
	Ullesthorpe	58	6	80	144	
Small Villages	Arnesby	12	1	11	24	1,065
	Bitteswell	4	17	29	50	
	Church Langton	14	27	2	43	
	Dunton Bassett	1	11	49	61	
	Foxton	20	6	22	48	
	Gilmorton	159	27	7	193	
	Great Easton	4	23	31	58	
	Hallaton	20	12	15	47	
	Leire	2	12	23	37	
	Lubenham	2	34	28	64	
	Medbourne	1	54	7	62	
	North Kilworth	64	21	8	93	
	South Kilworth	22	11	14	47	
	Swinford	17	37	8	62	
	Claybrooke Magna	17	4	31	52	
	Tilton	4	17	27	48	
	Tugby	10	16	14	40	
	Walcote	4	8	24	36	
Other	Other	55	138	-	193	193
	Windfalls	-	450	-	450	450
District Total		2,965	5,452	6,422	14,839	14,839

4.12. Our projections show we will meet the identified housing needs within the plan period. The anticipated pace of delivery is shown in Appendix 6. We recognise actual pace may vary on a site-by-site basis, so the amount of homes we have allocated in this plan includes a contingency above the housing requirement to account for the risk of slower or lower delivery. To this end, we have allocated and made provision for a total of 14,839 dwellings to meet the housing requirement of 13,182 dwellings.

4.13. Our decision to focus residential development predominantly on Leicester Urban Area and Market Harborough is largely a

reflection of the higher levels of existing or potential accessibility to public transport (see Harborough Local Plan Sustainability Appraisal, 2024). Market Harborough has the district's only railway station, and the bus network is more extensive with higher frequency services near Leicester (Infrastructure Delivery Plan, 2024).

- 4.14. The potential for more environmentally friendly travel such as by public transport or walking and cycling is at its highest in these locations. Reducing the need to travel long distances by car to access services or work is critical for reducing carbon emissions and tackling climate change (Climate Change and Renewable Energy Study, 2024) which, in turn, will help us deliver the climate objectives set out in Policy DS03. There is also clear correlation between the accessibility to services to support development – again reducing the need to travel long distances. A hierarchy of settlements in the district has been defined based on their size and function as shown in Table 1. The areas nearest Leicester and the Market Towns of Market Harborough and Lutterworth are nearer the top of this hierarchy due to the scale and ranges of services offered. This is why they are the focus for growth.
- 4.15. Despite being near the top of the hierarchy, Lutterworth has a lower amount of growth allocated in Policy DS01 than its position in the settlement appears to suggest. This reflects the high number of homes already permitted in recent years, including the East of Lutterworth Strategic Development Area allocated in the previous local plan. It also reflects the town's smaller size and population compared to Market Harborough. Its population in 2021 was less than half that of Market Harborough.
- 4.16. We have also identified allocations for homes in Medium Villages and housing targets for Small Villages across the district. This is intended to enable modest and proportionate growth in these locations ensuring an appropriate scale of development based on the level of existing residential planning permissions, a broad assessment of the development capacity (as evidenced through the Strategic Housing and Economic Land Availability Assessment Update 2024), the size of the village and the level of service provision.
- 4.17. Finally, we also expect additional homes to be delivered from outside of the residential site allocations and Small Village housing targets, known as windfall development. Our expectation of future windfall development is based on past trends suggesting an additional 450 homes will be delivered on windfall sites by 2041.
- 4.18. The NPPF indicates the Local Plan should set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. The 'Total 2020-2041' column in Table

2 above therefore contains the housing requirement for current and future neighbourhood areas between 2020 and 2041. For settlements not identified in Table 2 the housing requirement for neighbourhood areas is zero.

Policy DS02 Development Strategy: Creating Jobs and Diversifying the Economy

- 1. The Local Plan will contribute to the creation of jobs through providing land for a diverse range of business sectors and sizes.**
- 2. The employment land requirement for Harborough District is 60 hectares between 2020 and 2041. In addition to the delivery of employment commitments and completions a minimum of 16.4 hectares of land for Business Uses (Office and Light Industry (E(g)(i)-(iii), General Industry (B2) and non-strategic Storage and Distribution (B8) (in units <9,000sqm) will be delivered on Site Allocations identified in Policy SA01, in the following places:**
 - a) 5 hectares on site allocations (identified in Policy SA01) in the Leicester Urban Area at the Land South of Gartree Road Strategic Development Area;**
 - b) 8.3 hectares on site allocations (identified in Policy SA01) in the Market Towns with 4.9 hectares at Market Harborough and 3.4 hectares at Lutterworth;**
 - c) 3.1 hectares on site allocations (identified in Policy SA01) in the Large Villages with 3.1 hectares at Kibworth.**
- 3. In Key Employment Areas, as identified on the Policies Map, development will only be permitted where it:**
 - a) is for employment use (Office and Light Industry (E(g)(i)(ii)(iii), General Industry (B2) and non-strategic Storage and Distribution (B8 in units <9,000 sqm): or**
 - b) is for small-scale uses providing services to support the employment area use; and**
 - c) would not be detrimental to the quality and market attractiveness of the Key Employment Area.**
- 4. In General Employment Areas, as identified on the Policies Map, development will be permitted where it:**
 - a) is for employment use (Office and Light Industry (E(g)(i)(ii)(iii), General Industry (B2), non-strategic Storage and Distribution (B8 in units <9,000sqm) or other use subject to Policy AP02; or**

- b) is for small scale uses providing services to support the General Employment Area; and
 - c) would not prejudice the comprehensive redevelopment or regeneration of the General Employment Area;
 - d) would not result in any significant loss of jobs or employment potential;
 - e) would, where possible, enhance the quality and attractiveness of the General Employment Area; and
 - f) would not, alone or cumulatively, result in the General Employment Area ceasing to be predominantly in employment use.
5. For other existing employment areas, not identified on the Policies Map, proposals for alternative uses will be allowed where there is no reasonable prospect of the same or an alternative employment use continuing and the loss of employment use would not have a significant adverse effect on the supply of employment land in the district or lead to a significant loss of jobs or employment potential.
6. Outside of these defined employment areas, employment uses will be permitted within settlements, with a focus on locating major office and leisure development as identified in Policy DS02.1 below in our existing centres, and to support rural areas where it is compliant with other plan policies.
7. Additional development of 340,000 sqm floorspace for Strategic Distribution for large-scale Warehousing (use class B8 in units of more than 9,000 sqm (gross)) will be provided in the district. Additional development should form an extension of, or be on a site adjoining Magna Park in the following locations:
- a) 55,000 sqm on land south of George House, Coventry Road, in accordance with Policy SA01.
 - b) 285,000 sqm on land at Mere Lane, Magna Park, in accordance with Policy SA01.
8. Magna Park including allocated sites MP1 and MP2 in Policy SA01, as identified on the Policies Map, is safeguarded for strategic storage and distribution (Class B8). Proposals for redevelopment at Magna Park including allocated sites will be permitted where:
- a) each unit has at least 9,000 sqm gross floorspace; and
 - b) any new building or the change of use of an existing building(s) is for Class B8 and uses ancillary to this main use only; or
 - c) the proposal for any non-strategic storage and distribution use is small-scale, proportionate in scale to the strategic storage and distribution use and ancillary to the use of individual plots or beneficial to the functioning of Magna Park as a strategic storage and

distribution park and the benefits to the district and achievement of local plan objectives are significant.

9. All large-scale employment use development of 2,500 sqm or more will be required to:

- a) demonstrate how access to jobs for residents will be increased, including through training and apprenticeships programmes; and**
- b) where appropriate make a financial contribution to training provision.**

10. The combined retail and food/beverage requirement for Harborough District to 2041 is 11,300 sqm of gross floorspace between 2020 and 2041. In addition to the reoccupation of vacant units and the delivery of retail and food/beverage commitments and completions a minimum of 2,300 sqm of gross floorspace for main town centre uses will be delivered on site allocations identified in Policy SA01 at Market Harborough:

- a) At least 3,000 sqm gross at St Marys Road; and**
- b) At least 1,000 sqm gross at the Commons Car Park.**

11. Retail, leisure and development for main town centre uses will be directed to the following centres as shown on the Policies Map in line with their position within the Harborough Retail Hierarchy set out in Table 5:

- a) Town Centres: Market Harborough, and Lutterworth;**
- b) District Centres: Broughton Astley, and Kibworth; and**
- c) Local Centres: Fleckney, Great Glen, and Land South of Gartree Road Strategic Development Area.**

Our reasons for this policy

- 4.19. We are planning for more than just housing development – we are also focused on creating jobs. Maintaining vibrant centres and providing land for businesses is essential to support job creation. This policy supports a stronger, more resilient local economy and will help us stay competitive as a place to do business.

Business use development

- 4.20. Our office and industrial market by contrast is largely locally focused, primarily serving small and medium size businesses. Many of our residents work in office-based businesses in Leicester and beyond including London. Our analysis (Harborough Local Housing and Employment Land Evidence, 2024) has revealed some market complexities. Take up of offices in Harborough has fallen since the Covid-19 pandemic of the early 2020s, with higher vacancy rates, mirroring the position

across the country. Rental levels, in combination with higher build costs, have made new-build office development challenging.

- 4.21. Given this context, we project that substantive new-build office development in the short-term, is unlikely. However, in the medium to longer term, our forecast evidence points to growth in office-based activities as well as other light industrial, general industrial and small-scale distribution uses (Harborough Local Housing and Employment Land Evidence, 2024). Table 3 identifies the level of employment land required.

Table 3 Total Employment Land Needs 2020-2041

Land Type	Employment Land (Ha)
E(g)(i) Offices	6.8
E(g)(ii) Research & Development	2.8
E(g)(iii) Light Industrial	11.9
B2 Industrial	21.5
B8 Small Distribution/ Warehousing	12.9
Industrial Vacancy Adjustment	4.2
Total Local Employment Land Needs	60.1 ha

Source: Harborough Local Housing and Employment Land Evidence, 2024

- 4.22. When we account for completions of employment land and new developments in the pipeline as at 31 March 2023, this shows the supply / demand balance as set out in Table 4. Overall there is a modest surplus although the balance position for different types of use varies.

Table 4 Total Employment Surplus/Deficit Balance

	E(g)(i) Offices	E(g)(ii) R&D	E(g)(iii) Light Ind	B2 Ind	Non-Strategic B8 (units <9,000 sqm)	Total
Need 2020-2041	6.8	2.8	13.0	23.5	14.1	60.2
Gross Completions 2020/21 – 2022/23	0.3	0.00	2.1	1.1	1.8	5.1
Commitments at 31/3/23 *	11.3	-0.6	4.5	11.6	23.4	50.2
Residual Need to plan (at 31/3/23)	+4.8	-3.4	-6.4	-10.8	+11.1	-4.9
Recommended allocations	4.1	2.4	3.5	0.8	0.0	10.8
Surplus / Deficit Balance	+8.9	-1.0	-3.0	-10.0	11.1	+5.9

- 4.23. Source: Harborough Local Housing and Employment Land Evidence, 2024

- 4.24. However, we still want to deliver more floorspace to ensure homes and jobs are balanced and sustainable places are created. Providing for additional employment land supply links to ambitions in our Economic Development Strategy (2024). We want to diversify the economy to avoid an over reliance on the logistics sector. A range of spaces is needed to accommodate business growth, and to attract a broader base of businesses that can create jobs including those offering higher skilled roles.
- 4.25. There needs to be enough flexibility in the supply of employment land to provide choice for businesses starting up or relocating to our district as well as to enable existing business to expand to retain the jobs they provide. This flexibility in land supply is also there to facilitate the replacement of older employment premises / property which are not serving modern business needs.
- 4.26. Our strategic location within the area known as the 'Golden Triangle' for its logistical advantages, means the need for strategic warehousing and distribution continues to grow. Demand has driven growth in e-retailing, accelerated by the Covid-19 pandemic of the early 2020s. Our evidence tells us more and larger strategic distribution spaces are required to support Leicester and Leicestershire's growing logistics sector and that the district has an important and continuing role to play (see Harborough Strategic B8 Needs Sensitivity Analysis, 2024). Access to the Strategic Road Network is key for the sector with only a small part of the district having good accessibility via M1 Junction 20. This has led to the success of Magna Park and its recent expansion. Focusing future growth for B8 logistics warehousing at Magna Park builds on established infrastructure and public transport networks.

The role of employment areas

- 4.27. Existing employment areas help us by providing a wide range of different types, sizes, ages and quality of premises. Our Key Employment Areas are our highest quality and most important areas, by virtue of scale, type or location, and centre on existing office parks and industrial estates. These areas function best if they remain only or predominantly in employment use to reinforce commercial confidence, facilitate trading and avoid conflicting activities. Retaining the focus on employment generating uses in General Employment Areas, is also important as these areas provide a variety of fit for purpose premises which are important to maintaining overall stock levels and a balance of provision across the district, but which may benefit from upgrade and investment to aid their durability and market attractiveness. Maintaining office space has become more difficult due to planning law changes allowing its conversion to other commercial uses, such as shops, without planning permission. In response, conditions or restrictions may be applied to prevent

such conversions, ensuring businesses retain the space they need to operate and grow.

- 4.28. Magna Park is identified as a Strategic Distribution Employment Area to safeguard the site for large-scale strategic distribution uses (Use Class B8). We are focusing additional provision at Magna Park, because of the strategic road access advantages the site benefits from, as well as the availability of space to support both current and future business needs. Beyond Lutterworth, there are no other locations within the district which benefit from the same level of access to the Strategic Road Network (Harborough Strategic B8 Needs Sensitivity Analysis, 2024). We also recognise that some non-strategic storage and distribution uses can complement these areas as long as they are small scale, proportionate, and beneficial to the overall functioning of the strategic distribution park. This flexibility allows us to support the diverse needs of businesses while maintaining the primary focus on strategic distribution.
- 4.29. Outside these defined employment areas, there may be greater scope to adapt or redevelop premises especially where they are no longer fit for business purpose. In these cases we want to support business, where it does not undermine our ability to maintain a good supply of employment land in the district (Policy DM13 explains more about how we apply these requirements). This balanced approach ensures we can respond to evolving economic conditions while maintaining our overall supply of office and industrial space.
- 4.30. We want to continue to encourage economic development in rural areas by promoting a diverse range of employment opportunities and retaining and expanding the smaller employment hubs that are scattered across rural settlements. This means supporting agricultural activities as well as diversification, including farm-based businesses and tourism-based activities. The diversification efforts aim to make farming more economically viable while ensuring that the landscape and rural character are protected. Policy AP04 explains how we will enable businesses to foster local job creation by supporting small-scale employment in rural settings.

Retail

- 4.31. The retail sector has an important role to play in job creation and the local economy – as well as providing important services to our residents. We have identified a retail hierarchy that is intended to provide a focus for retail development (see Table 5). Market Harborough, our largest centre, is defined as a Town Centre. Other centres within the district but also in neighbouring authorities beyond it, also serve retail needs. Leicester and larger shopping parks, such as Fosse Park in Blaby District, provide higher-level shopping facilities.

Table 5 Harborough Retail Hierarchy

Description	Within Harborough District
City centre	-
Town centres	Market Harborough, Lutterworth
District centres	Broughton Astley, Kibworth
Local centres	Fleckney, Great Glen

Source: Harborough Retail Town Centres Study, 2025

- 4.32. Our assessment shows that whilst national retail trends have been evident in our centres, health checks suggest that they are more resilient and have relatively low vacancy rates and a good range of services. Market Harborough, the largest of our centres, and Lutterworth are performing well particularly in relation to the position in 2013 and the UK average, while Broughton Astley has experienced some decline but is performing satisfactorily in difficult market conditions (see Harborough Retail Town Centre Study, 2024). Shopping behaviour will continue to change, and Harborough's centres will need to respond. Tables 6 and 7 present the combined floorspace projections for retail and food/beverage floorspace to 2041, and targets for each of these areas. A lower need than in previous plan periods reflects changes in how people shop in recent years, notably the rise of internet shopping (see Harborough Retail Town Centre Study, 2024). While some need is anticipated, Table 6 indicates that most retail growth can be accommodated by the reoccupation of vacant town centre units or absorbed by commitments / proposals for the next 10 years. Any longer-term residual need between 2036 and 2041 could be accommodated through a combination of retail and mixed-use allocations in Market Harborough and through limited provision of local shops / services within strategic housing developments over 400 dwellings including in the Land South of Gartree Road Strategic Development Area (see Policy SA01).

Table 6 Retail, food and beverage floorspace Requirements (sqm gross) – cumulative

	Convenience retail (sqm gross)	Comparison retail (sqm gross)	Food/beverage (sqm gross)	Total (sqm gross)
By 2031	-140	1,530	2,340	3,730
By 2036	530	2,630	4,080	7,240
By 2041	1,300	4,130	5,870	11,300

Source: Harborough Retail Town Centre Study, 2025

Table 7 Retail, food and beverage floorspaces Needs (Sqm gross) by Location – cumulative

	By 2031	By 2036	By 2041
Market Harborough	2,490	4,870	7,650
Lutterworth	280	570	960
Broughton Astley	150	290	450
Kibworth	220	400	580
Other	590	1,110	1,660
Total	3,730	7,240	11,300

Source: Harborough Retail Town Centre Study, 2025

Table 8 Residual retail and food/beverage floorspace capacity at 2041 (sqm gross)

	Total floorspace capacity in 2041	Reoccupied vacant floorspace	Commitments/ proposal	Residual requirement
Market Harborough	7,650	-2,000	-2,600	3,050
Lutterworth	960	-400	-2,100	-1,540
Broughton Astley	450	-300	-	150
Kibworth	580	-	-	580
Other	1,660	-100	-1,500	60
Total	11,300	-2,800	-6,200	2,300

Source: Harborough Retail Town Centres Study, 2025

- 4.33. Maintaining the vibrancy of centres is an important component of our economic strategy for development as they (along with others nationally) move from a retail focus to providing a combined retail, leisure and cultural offer for those looking for a day / evening out. Analysis suggests some future expenditure growth which could support new commercial leisure and cultural floorspace of about 1500sqm to 2041, with new emerging leisure activities e.g. escape rooms providing more potential than traditional leisure activities often found in town centres. The strategy of this Local Plan is flexible to encourage the reoccupation of vacant retail floorspace and direct such uses to our centres. The 'historic core' of Market Harborough in particular, and to some extent Lutterworth are important for their heritage value – and this is part of their wider leisure and cultural appeal.

Policy DS03 Development Strategy: Tackling Climate Change and Enhancing the Natural Environment

1. Development will be permitted where it:

- a) Prioritises sustainable active travel modes such as walking, cycling, or public transport above use of the private car;**
- b) Optimises the use of natural resources, meeting high environmental standards in sustainable design and construction, with particular emphasis on energy and water efficiency and waste prevention and management;**
- c) Contributes to the creation, improved connectivity and enhancement of multifunctional green and blue infrastructure, that improves flood resilience and carbon sequestration, including through increasing tree planting;**
- d) Contributes to the delivery of the national Nature Recovery Network and Leicestershire, Leicester and Rutland Nature Recovery Strategy through the delivery of Biodiversity Net Gain in accordance with Policy DM10; and**
- e) Where relevant, supports watercourse restoration projects to create wetland habitats and enhance water resilience.**

2. Nationally and locally designated biodiversity and geodiversity sites, as identified on the Policies Map, will be protected including:

- a) Sites of Special Scientific Interest;**
- b) Local Wildlife Sites; and**
- c) Regionally Important Geological or Geomorphological Sites.**

3. Existing Green and Blue Infrastructure networks must be retained and, where possible, enhanced including:

- a) Grand Union Canal and river corridors, wetlands, and watercourses such as the Welland, Sence, Soar, Swift and Avon River corridors in particular river floodplains along the Burton Brook, Langton Brook and Stonton Brook;**
- b) Disused railway lines, traffic-free cycle routes, and long-distance recreational paths and bridleways; and**
- c) Woodlands, hedgerows, and semi-natural habitats.**

Our reasons for this policy

- 4.34. This policy offers a holistic approach to the environment, integrating climate action and nature conservation. It embeds a

sustainable transport hierarchy which aims to reduce high carbon travel modes in favour of more sustainable alternatives like walking and cycling. This contributes to our broader objectives to lower emissions and reduces car dependency by locating residential areas near accessible services and promotes resource-efficient, environmentally responsible development.

- 4.35. Green and Blue Infrastructure can deliver a range of benefits to support development which is resilient to climate change. Delivery of multifunctional green and blue infrastructure can promote better water resource management and water quality, reduce flood risk and aid cooling through increased tree canopy cover.
- 4.36. Green and Blue Infrastructure can also significantly improve the overall quality of life for residents by providing areas for recreation, relaxation and social interaction, which is essential for both mental and physical wellbeing. There are approximately 654 open space sites covering a total area of about 1,100 hectares excluding Greenways (see Harborough Open Space Strategy, 2021). This includes a variety of green infrastructure types such as allotments, amenity greenspaces, cemeteries, civic spaces, natural and semi-natural greenspaces, parks, gardens, and provision for children and young people as shown in Table 9.

Table 9 Types and Amount of Green Infrastructure

Green infrastructure types	Quantity (hectares)
Allotments and Community Gardens	22.85
Amenity Greenspace	109.95
Cemeteries and Burial Grounds	43.50
Civic Spaces	1.05
Natural and Semi-Natural Greenspace	871.82
Parks and Gardens	38.05
Provision for Children and Young People	10.34
Greenways	Approximately 700km
Total	1097.56

Source: Harborough Open Space Strategy, 2021.

- 4.37. Most of this space is Natural and Semi-Natural Greenspace, covering almost 872 hectares. These areas include spaces that are particularly important to local communities, offering recreational opportunities, aesthetic value, historical significance, and environmental benefits.
- 4.38. Our district is crisscrossed by green and blue corridors, including the Welland, Sence, Soar, Swift, and Avon rivers, the Grand Union Canal, and dismantled railway lines. These corridors are essential for biodiversity, providing pathways for wildlife and connecting various habitats. By protecting and enhancing these key corridors, we help maintain ecological networks and promote the movement of species, which is crucial for environmental resilience. Traffic-free cycle routes, long-distance recreational paths and bridleways can play a similar role by safeguarding these routes.

- 4.39. As acknowledged in Chapter 2, Harborough District is relatively poor in biodiversity terms. This is due primarily to the predominance of agriculture. However, several sites in the district are protected for their nature conservation or geological or geomorphological importance. These include Sites of Special Scientific Interest (SSSI) which are identified for protection because of their exceptional wildlife, habitats, and geological features. We have over 200 Local Wildlife Sites, and two Local Nature Reserves at North Kilworth and Scraftoft which, along with irreplaceable habitats like ancient woodlands, veteran trees, species-rich hedgerows, and grasslands, are essential for maintaining biodiversity at the local level.
- 4.40. Regionally Important Geological or Geomorphological Sites (RIGS) are critical for understanding the processes that have shaped our landscape. Harborough District has four RIGS: Tilton Cutting, Saddington Reservoir, Great Bowden Borrowpit, and Foxton Locks. These sites are protected due to their scientific importance and contribute significantly to our understanding of geological and geomorphological processes.
- 4.41. We safeguard existing biodiversity and geodiversity sites for their intrinsic value. They support ecosystems that provide us with clean air, water, and fertile soil. But we are also safeguarding these sites for people as we want to ensure that our natural heritage is preserved and enhanced to support leisure and recreation and associated health benefits. We recognise there can sometimes be a conflict between recreational use and nature conservation. The Grand Union Canal and reservoirs are highlighted as a particular focus as they are less valuable in ecological terms compared to other blue infrastructure (Green and Blue Infrastructure Study, 2024). This is consistent with our aspirations to develop tourism and leisure activities (see Policy DS02).
- 4.42. The Draft Leicestershire, Leicester and Rutland Local Nature Recovery Strategy identifies key habitats and species that require immediate attention and lays out strategic aims to increase biodiversity, improve habitat quality, and create a connected and resilient landscape for wildlife, people and livelihoods. We need to ensure developments contribute to delivery of the local nature recovery network through the protection of local ecological networks and achieving the delivery of biodiversity net gain in accordance with the mitigation hierarchy, which emphasises that onsite biodiversity gains should be considered first, followed by registered off-site biodiversity gains, and – as a last resort – purchase of statutory biodiversity credits.

Policy DS04 Development Strategy: Preserving and Enhancing our Heritage and Rural Character

- 1. To protect our rural character, landscape and heritage assets, development must:**
 - a) Recognise the significance of heritage assets as integral components of the district's character and identity; and**
 - b) Avoid gradual erosion of the historic environment through piecemeal or cumulative development that could compromise the integrity of Conservation Areas and other heritage assets.**
- 2. To maintain the distinctiveness of settlements and prevent the merging of these, Areas of Separation, as defined on the Policies Map, have been identified. Development in Areas of Separation must avoid coalescence and preserve the existing visual and physical separation between:**
 - a) Great Bowden and Market Harborough;**
 - b) Bitteswell, Lutterworth and Magna Park;**
 - c) Oadby and Great Glen; and**
 - d) Ullesthorpe and Magna Park.**
- 3. The open and undeveloped character and appearance of the Leicester/Scraptoft/Bushby Green Wedge and Thurnby/Leicester/Oadby Green Wedge, as defined on the Policies Map, will be preserved with the aims of:**
 - a) preventing the merging of settlements;**
 - b) guiding development form;**
 - c) providing access from urban areas into green spaces and open countryside; and**
 - d) providing recreational opportunities.**

Our reasons for this policy

- 4.43.** Harborough District is essentially rural in character and the quality of the landscape and built heritage is important in maintaining the district's identity. This identity is part of what makes our district a desirable place to live and why it is a desirable location for development. Concentrating development activity within the defined areas will help us maintain our rural identity. We will also deploy other specific planning tools to reinforce this identity and open up access to the countryside notably: Areas of Separation and Green Wedges.

- 4.44. Visual connection between settlements and the surrounding countryside is a defining feature of the Harborough District landscape and is especially prominent in areas where the topography allows for expansive, long-distance views. Such views contribute significantly to the overall visual quality and sense of place within the district.
- 4.45. So as to improve our understanding of the qualities and characteristics of our local landscape, we have updated our landscape character evidence (Landscape Character Assessment, 2024). We have identified ten distinct landscape character types in the district and 26 landscape character areas within these (see Figure 5). Our evidence highlights perceptual qualities of these landscape types vary across the types, with some areas offering expansive, uninterrupted views while others provide a more enclosed and intimate experience. Alongside the district-wide landscape character work, the sensitivity of the local landscape around our main settlements has been assessed (Landscape Sensitivity Assessment, 2024).

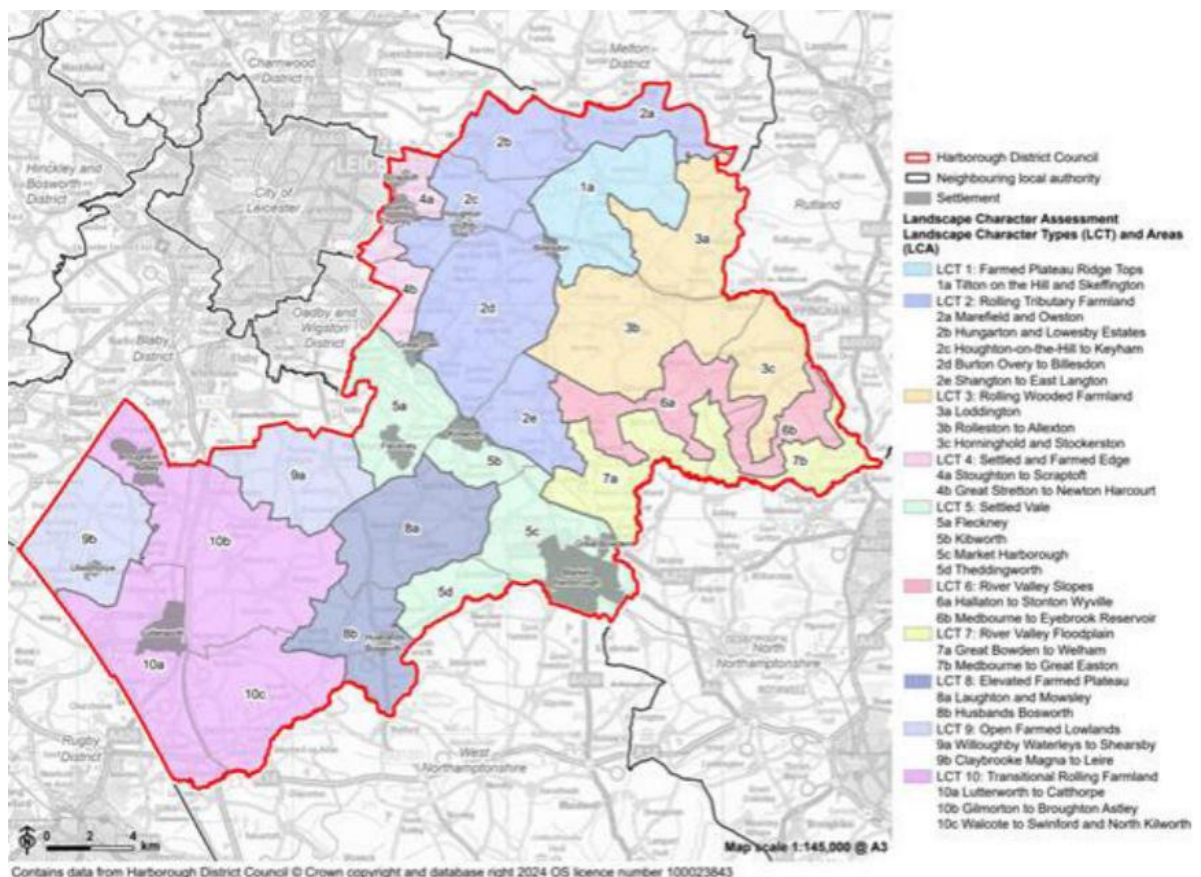


Figure 5: Landscape Character Types and Areas, Source: Harborough District Landscape Character Assessment, 2024

- 4.46. The district has a rich cultural heritage, evidenced by the presence of over 1,280 listed buildings, 66 scheduled monuments, 6 registered parks and gardens, and 63 conservation areas. These assets contribute to the historical depth and identity of the landscape. These assets are often clustered within villages (see Figure 6). They play a large part in

defining the character of the landscape and the individuality of particular settlements. A significant heritage asset is the Grade II* flight of locks, various listed buildings associated with the Grand Union Canal (a conservation area), and the Inclined Plane Scheduled Monument. We want to prevent the gradual erosion of the historic environment by avoiding piecemeal or cumulative developments that could weaken the integrity of conservation areas and the landscape character of our district.

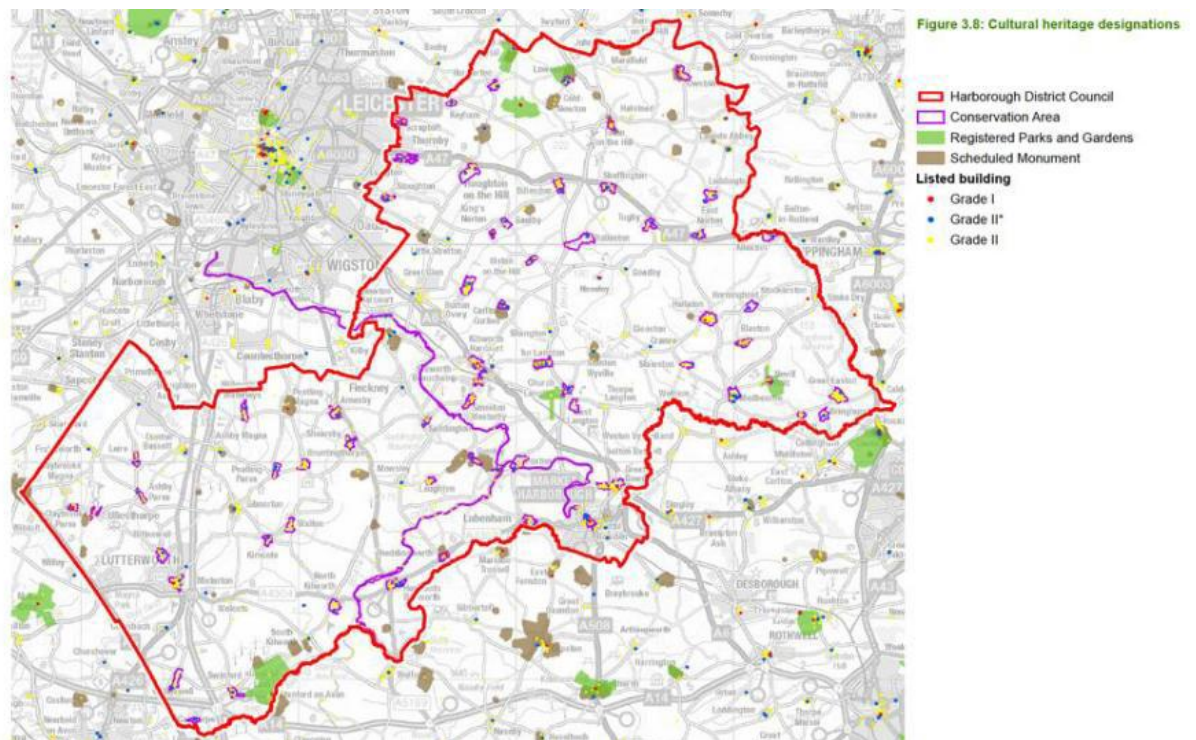


Figure 6: Heritage assets Source: Harborborough District Landscape Character Assessment, 2024

4.47. The district covers a wide area and most settlements in the district are geographically dispersed. However, there are some settlements where the potential for merging with neighbouring settlements or employment areas is of concern. Areas of Separation have been defined where the potential for coalescence is at its highest taking into account not only established development but also allocations for new development set out in this plan. The reason for creating these Areas of Separation is to ensure towns and villages maintain their unique identity and that the overall landscape character of the area – countryside interspersed with distinct towns and villages – is maintained. The overall function of Areas of Separation is to ensure that development does not harmfully reduce the separation between settlements or between settlements and employment areas. Several Neighbourhood Plans have also identified Areas of Separation with specific policies for these areas. We have updated our evidence to inform the defined Areas of Separation boundaries designated in this plan (Areas of Separation Study, 2024).

4.48. While Leicester does not have a Green Belt, we have identified Green Wedges which form part of a wider network of such designations in and around the city. Green Wedges are strategic areas of land, mostly extending from Leicester into adjacent local authority areas, including Harborough District. They are largely undeveloped open land between the urban area and the surrounding countryside. Green Wedges are long-standing protections that have formed part of our planning policy for more than 30 years. They differ from Areas of Separation in that they are aimed not just at preventing the merging of settlements but also at guiding development, providing a 'green lung' into the urban area of the City and facilitating recreational opportunities. Only development which supports these functions is allowed within Green Wedges. In Harborough District, they are valued by the communities living near them, helping to retain a village character in areas adjacent to the Leicester urban area. We carried out a review of existing Green Wedge designations to inform the definition of appropriate boundaries (Green Wedge Assessment, 2024).

Policy DS05 Development Strategy: Supporting Strategic Infrastructure

1. All new development will be supported by the provision of the necessary infrastructure, services, utilities and facilities identified to meet the needs arising from the new development in a phased and timely manner.

Development proposals must:

- a) be supported by robust evidence of the type and timing of infrastructure needed to mitigate impacts and support sustainable development; and**
- b) prioritise and fund the reasonable costs of infrastructure on site, and where appropriate off site, infrastructure needed to mitigate the impacts of the development through the use of Section 106 Legal Agreements or, in the case of highways, Section 278 Legal Agreements; and**
- c) provide serviced, accessible, and prepared land, where required and the need is justified, to enable infrastructure to be delivered; and**
- d) demonstrate as part of the planning application process that a comprehensive approach to coordinating the provision, phasing and funding of infrastructure has assessed the cumulative and cross boundary impacts arising from the following clusters of sites:**
 - (i) Scraptoft, Thurnby and Bushby, sites S1, S2 and TB1;**
 - (ii) Oadby and Great Glen, sites OA1 and GG1;**
 - (iii) Market Harborough, sites MH1, MH2 and MH3; and**

(iv) Magna Park, MP1 and MP2.

- 2. The detailed site-specific mitigation schemes included within the site allocation Policies SA01, SA02, SA03 and SA04 are required and expected to be included within development proposals and site development costs. Development proposals should make provision for all the land required to accommodate any additional infrastructure arising from the development on site**
- 3. Infrastructure required to mitigate the impact of development may be phased either in time or geographically, to ensure necessary infrastructure is delivered in a timely manner through the use of planning conditions, Section 106 Legal Agreements or, in the case of highways, Section 278 Legal Agreements.**
- 4. New development should be supported by, and have good access to infrastructure:**
 - a) Proposals for new or extended school facilities will be expected to relate well to the communities and population they serve, ensuring they are accessible. Developer contributions are likely to require education provision where there is a demonstrated shortfall in capacity.**
 - b) Proposals for new or extended health provision should relate well to public transport, walking and cycling routes and be easily accessible to communities they serve. Proposals which utilise opportunities to multi use or co locate health facilities with other services and co-ordinate care for local communities will be supported. Developer contributions are likely to require health provision where there is a demonstrated shortfall in capacity.**
 - c) All development proposals should demonstrate adequate mains foul water treatment and disposal already exists or can be provided in time to serve development ahead of occupation. Phasing and implementation should be agreed with the Environment Agency/Severn Trent/Anglian Water Services.**
 - c) We will continue to work with Leicestershire County Council, National Highways, Leicester City Council, wider neighbouring authorities and other stakeholders, as required, to mitigate the transport impacts of development, including through the delivery of Transport Strategies where appropriate. The transport strategies will be built around the following key components, to be funded and delivered by private developers and the public sector:**
 - Improvements to sustainable modes of travel including walking, cycling and passenger transport (as appropriate both capital – infrastructure measures – and revenue measures, such as training and promotional activities and/or service improvements);**
 - Targeted Improvements to the Major Road Network (MRN); and**

- Targeted Improvements to the Strategic Road Network (SRN).

d) All development proposals should include a strategy for waste management and recycling for both the construction and operation agreed with the District Council and Leicestershire County Council.

Developer contributions

4. As part of a package or combination of infrastructure delivery measures, it is likely that developer contributions will be required for development proposals to ensure that development is supported by infrastructure. Developers will be expected to either provide direct provision or contribute towards the provision of local and strategic infrastructure to meet the needs from the development alone, or cumulatively with other developments as identified in the Infrastructure Delivery Plan

Viability review

5. The policies within this Local Plan have been viability tested, and it is the expectation that policy compliant contributions will be made. A variation to the requirements set out in Policy within the Plan will only be accepted by the Council in exceptional circumstances. In such cases, a site-specific viability assessment may be accepted where viability is identified as a barrier to delivery. Where it is identified that the Policy requirements set out within this Local Plan cannot be met, this must be supported by evidence to be independently verified as part of an open book viability appraisal. The costs of this work will be borne by the applicant. The weight placed on this assessment will be determined on a case-by-case basis.

Our reasons for this policy

- 4.49. Getting infrastructure planning right is top priority for our current residents and no doubt our future ones too. It is also essential to the success of our businesses. If we are going to achieve our vision and objectives, we, along with the County Council, Infrastructure providers and developers, need to make sure that the infrastructure is in place to enable the development strategy outlined in this Chapter especially as it relates to housing and employment growth.
- 4.50. As a Council, our control around many aspects of service delivery is limited. But the policy is intended to make sure the Council through its planning powers enables better access to important infrastructure and services. We want to make sure new and existing communities have access to the local green spaces, health facilities and other services they need. We want to keep our vehicles moving and, wherever practical, provide reliable, more environmentally friendly ways to travel.
- 4.51. This list of infrastructure requirements and the infrastructure identified in the policy is not exhaustive. We cannot either list or anticipate all infrastructure and the models for delivering services

from them over the life of the plan. This will be affected by demographic changes; demand for school places for example is highly sensitive to birth rates. However, the requirements identified are some of the most critical to supporting development in the early stage of the plan. We will keep this under review through updates to our Infrastructure Delivery Plan throughout the Local Plan period.

4.52. The key projects identified are in response to our assessment of existing 'baseline' capacity and projected demand from the growth outlined in Policy DS01 (see Harborough Infrastructure Delivery Plan, 2025). This evidence highlights that:

- There is the potential for increased demand in highways
- The public transport system's capacity is variable, particularly in rural areas.
- New secondary school places and post 16 provision is needed in Market Harborough and Principal Leicester Urban Area, along with primary school places, and pressure is being felt in other hotspots like Lutterworth, Kibworth, and Broughton Astley
- With the anticipated population increase by 2041, there will be more pressure on our existing Open Spaces, and we have an aspiration to provide accessible green spaces within a 10-minute walk of residential areas to promote active lifestyles and mental wellbeing.
- Local participation rates in sports are higher than national averages and we expect higher demand for sports facilities from new residents and workers, but there is already shortfall in sports facilities, particularly in Kibworth and Market Harborough. Poor quality pitches and facilities have been identified especially for football, rugby and cricket with a requirement for an additional 3G pitch for football. Contributions will be sought from new development to address identified issues. (highlighted in Playing Pitch Strategy 2022 and the PPS stage E review 2024).
- NHS partners know our GP surgeries are constrained; healthcare services will be necessary for future developments.
- Community groups, accommodating a range of provision including youth provision, have reached capacity due to increased local demand, increased population will exacerbate this issue.
- A longstanding need for new cemetery provision is now becoming acute.

4.53. Potential expanded wastewater treatment capacity may be required in Market Harborough. We have already identified significant demand on the highways network and working with the relevant highways authorities have developed a strategic approach to mitigation. Our expectation is that this will be funded by development, where needed, to address development impacts. We will continue to work with partners to develop bids and business cases to secure public funding of projects alongside this.

4.54. This policy also ensures that all developments, which collectively increase the demand for strategic transport infrastructure, contribute fairly to its provision in line with legal requirements (whether in accordance with the Community Infrastructure Levy

Regulations 2010 as amended or legislation that supersedes this). We want to be clear upfront about our expectations for contributions from developments for transport, affordable housing, education, community facilities, health as well as other requirements. The Planning Obligations Supplementary Planning Document (HDC, 2022) provides further information and advice to developers on the strategic mitigation requirements including measures we take to ensure mitigation requirements are directly and fairly related to the scale of development being proposed. We will review this document and update it when necessary.

- 4.55. It is important that cumulative infrastructure impacts and requirements, and the opportunities for a coordinated approach to infrastructure provision arising from clusters of development are considered in a comprehensive manner by developers. For the clusters of development listed above in Policy DS05 the Council will require evidence to be submitted in the form of a Joint Infrastructure Framework in support of planning applications to demonstrate that a comprehensive approach to infrastructure impact assessment and a coordinated approach to provision, in particular for transport, education, health and green infrastructure has been followed.
- 4.56. Our requirements for developer contributions are to address the impacts of development and are informed by the infrastructure priorities identified in Policy DS03 and as well as:
- The affordable housing needs detailed in Policy HN01
 - Training and Procurement Plans to support local employment and skills development, fostering economic growth and community development highlighted in Policy DS02
- 4.57. We have extensively tested the likely costs of these requirements as part of the preparation of this Local Plan to make sure they are proportionate and fair and, critically, deliverable. Our analysis confirms that such contributions are viable for the scales and types of developments identified (see Harborough Local Plan Viability Assessment)
- 4.58. Finally, we expect upgrades to utilities infrastructure, such as water supply, drainage, and electricity, should be made in good time to accommodate new developments without overloading existing systems. Failure to do so will detrimentally affect new as well as existing residents and businesses.

5. Key Development Sites

5.1. This chapter identifies key development sites known as Site Allocations. These Site Allocations have been identified to help enable the delivery of the overall development strategy set out in Chapter 4 (see Figure 7). Site Allocations set out our expectations for the development of these sites which developers submitting planning applications will need to comply with. This is also intended to provide clarity for our residents and other stakeholders, such as infrastructure providers, on the type of development we are planning for in different parts of our district. In Policy SA01 Site Allocations we have identified:

- Development uses that are required on the site, including any on site community infrastructure requirements such as schools or community facilities;
- The size of the site (hectares);
- The indicative site capacities, the number of homes expected or amount of employment land allocated; and
- Significant development considerations.

5.2. Policy SA01 includes policy requirements that are unique and specific to the site, and which will need to be considered and addressed through planning applications. They supplement rather than replace other policies in this plan which apply to all development in the district including development on Site Allocations. For the largest of our development sites, we have set out these development considerations in more detail in Policies SA02 to SA04.

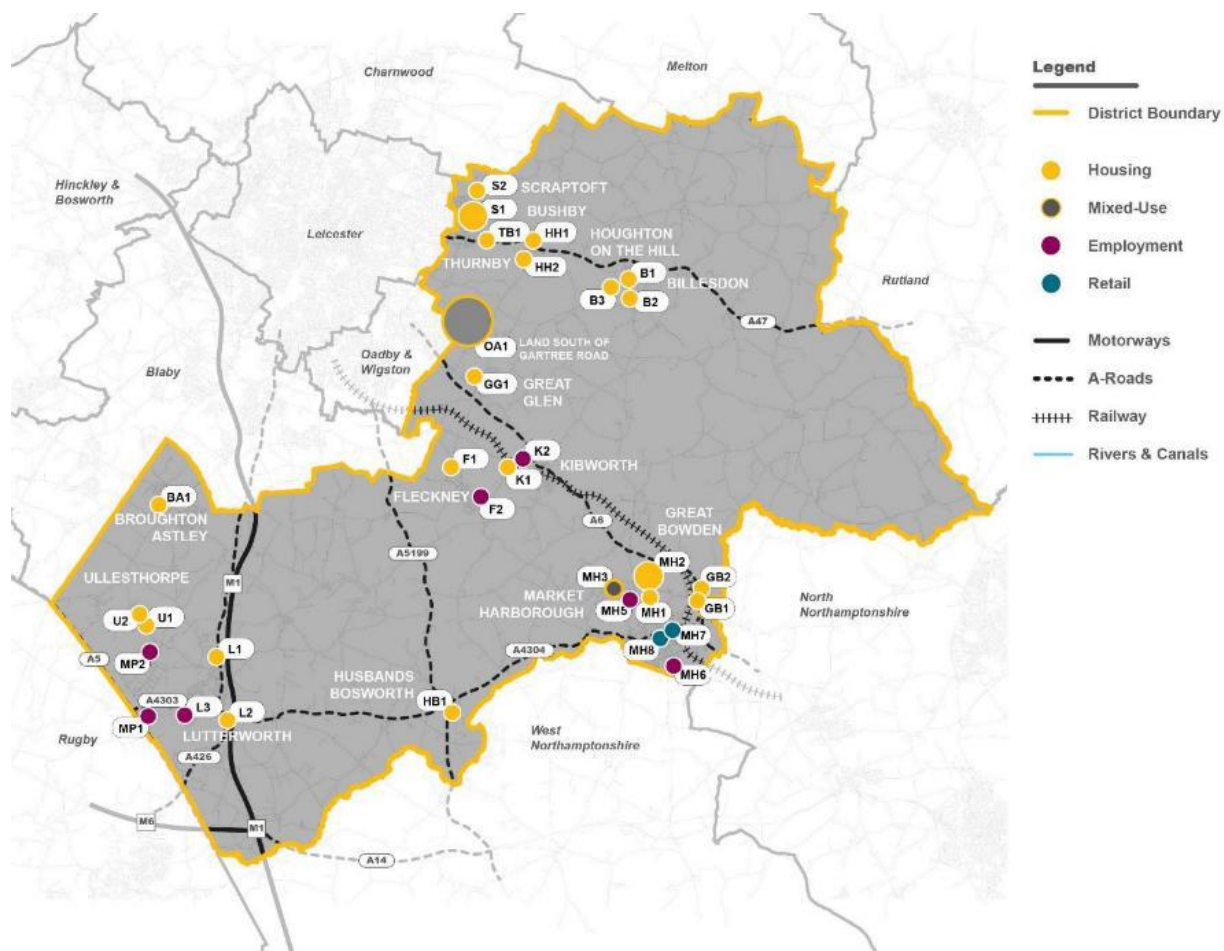


Figure 7: Diagram showing broad location and scale of site allocations

Policy SA01: Site Allocations

- 1. Site Allocations to support and enable the delivery of the Development Strategy Policies DS01 to DS05 are shown on the Policies Map and identified in the Site Allocation Schedule below.**
- 2. Where a masterplan is required, this should address the site-specific requirements set out in Appendix 6.**
- 3. We will seek to enter into planning performance agreements with promoters of strategically important sites to ensure a programmed approach to determination and site delivery/implementation.**

Policy SA01: Site Allocation Schedule

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
Land South of Gartree Road Strategic Development Area (Leicester Urban Area)					
OA1	Land south of Gartree Road	Strategic Development Area: Mixed use new neighbourhood on the fringes of Oadby and Wigston	A new neighbourhood of c.4,000 homes, 3,150 within Harborough District and 850 within Oadby and Wigston. 1200 homes within Harborough District to be delivered by 2041	5 Ha	See Policy SA02
Thurnby and Bushby (Leicester Urban Area)					
TB1	Land north of A47 and east of Zouche Way	Housing	125		<ol style="list-style-type: none"> 1. The design and layout of development proposals must encourage a high degree of integration and connectivity between new and existing communities. 2. Assessments of traffic impacts should consider the interaction between the Thorpebury in the Limes SDA in

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
					<p>Charnwood between Thurmaston and Syston and Syston and neighbouring Scraptoft developments that may provide connections to the A563 and A607/A46. The impacts will be informed by a Transport Assessment that sets out off-site and on-site transport measures to mitigate impacts from the development.</p> <p>3. Existing hedgerows and associated trees will be retained and reinforced wherever possible, particularly along the southern and eastern boundaries.</p> <p>4. The site is at risk from surface water flooding and may be at risk from fluvial flooding from Thurnby Brook. A site-specific Flood Risk Assessment will be required to assess the risk of surface water flooding and access/egress arrangements. A carefully considered and integrated flood resilient and sustainable drainage design will also be required, including a site-specific Surface Water Drainage Strategy, and SuDS maintenance and management plan. The sequential approach to layout should be taken to avoid development in water flood risk flow routes.</p> <p>5. The site is close to the safeguarded waste site Houghton on the Hill Sewage Treatment Works. Any planning application must demonstrate that there would be no impacts on or to the amenity of development and that the proposed development would not prejudice waste operations.</p>

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
Scraptoft (Leicester Urban Area)					
S1	Scraptoft East, Land between Scraptoft and Bushby	Housing	950		See Policy SA04
S2	Land at Beeby Road	Housing	175		<ol style="list-style-type: none"> 1. The site would form an extension to the gateway into Scraptoft village this should be recognised within the design and layout of development proposals. 2. Development of the site should contribute to the reasonable costs of the provision of a new 2 form entry primary school located at site S1, as necessary. 3. Assessments of traffic impacts should consider the interaction between the Thorpebury SDA in Charnwood between Thurmaston and Syston (and neighbouring Scraptoft developments that may provide connections to the A563 and A607/A46). The impacts will be informed by a Transport Assessment that sets out on-site and off-site transport measures to mitigate impacts from the development.

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
					<p>4. A Minerals Assessment must accompany the proposal, in accordance with Policy M11 of the Leicestershire Minerals and Waste Local Plan.</p> <p>5. A site-specific Flood Risk Assessment will be required to assess the risk of surface water flooding and access/egress arrangements. A carefully considered and integrated flood resilient and sustainable drainage design will also be required, including a site-specific Surface Water Drainage Strategy, and SuDS maintenance and management plan. The sequential approach to site layout should be taken to avoid the area of surface water flood risk in the northeast of the site.</p> <p>6. A contaminated land report will be required to address the risk and identify any appropriate mitigation arising from the historical agricultural development in the south-west corner of the site.</p> <p>7. The layout of the development must consider the potential noise and lighting impacts from the proposed crematorium which adjoins the site. Noise impact assessment may be required. This may include a requirement for a building overheating and ventilation assessment.</p> <p>8. The site is close to safeguarded waste site Houghton on the Hill Sewage Treatment Works. Any planning application would need to demonstrate that there would be no impacts on or to the amenity of development and</p>

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
					that the proposed development would not prejudice waste operations.
Market Harborough (Market Town)					
MH1	Land east of Leicester Road and south of Grand Union canal	Housing	250		See Policy SAO3
MH2	East of Market Harborough Road	Housing	850		See Policy SAO3
MH3	Land south of Gallow Field Road	Housing,	600		See Policy SAO3
MH5	Land OS3070, Leicester Road	Employment		0.6	<ol style="list-style-type: none"> 1. Site is allocated for a mix of uses including use class E(g), B2 and non-strategic B8. 2. The Grand Union Canal Conservation Area forms the site's north-western boundary. Any development must preserve and enhance the setting of the conservation area and seek opportunities to improve its interpretation. A Heritage Impact Assessment will be required as part of any planning application.

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
					<p>3. Development must provide any necessary noise attenuation, to protect the residential amenity of the occupiers of the adjacent Greenacres gypsy and traveller site.</p> <p>4. There are areas of surface water flood risk on site. A site-specific Flood Risk Assessment will be required to assess the risk of surface water flooding and access/egress arrangements. A carefully considered and integrated flood resilient and sustainable drainage design will also be required, including a site-specific Surface Water Drainage Strategy, and SuDS maintenance and management plan. The sequential approach to site layout should be taken.</p>
MH6	Compass Point Business Park	Employment		4.3	<p>1. Site is allocated for E(g) uses.</p> <p>2. Access will be provided from the existing spine road.</p> <p>3. The layout and design must be in keeping with the scale, character and appearance of the existing Compass Point Business Park, with proposed buildings no higher than two storeys.</p> <p>4. The site is at risk of surface water and groundwater flooding. A site-specific Flood Risk Assessment will be required to assess the risk of surface water and groundwater flooding and access/egress arrangements. A carefully considered and integrated flood resilient and sustainable drainage design will also be required, including a site-specific Surface Water Drainage Strategy, and SuDS maintenance and management</p>

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
					plan. The sequential approach to site layout should be taken.
MH7	St Marys Road	Retail & Leisure		3,000 sqm gross	<ol style="list-style-type: none"> 1. Site is allocated for leisure, entertainment, tourism, retail uses. 2. Development should provide a mixed use scheme of at least 3000sqm (gross) including some or all of the following uses: E(b) restaurants, bars, C1 hotel, and E(d) health and fitness uses. 3. Development informed by a Heritage Impact Assessment must deliver a sensitively designed comprehensive scheme which protects the Listed Buildings at 91-93 St Marys Road and their setting. 4. Residential and office development would be acceptable on the site providing it is small scale and complementary to the allocated uses and secures the viability of the overall redevelopment scheme. 5. There is risk of surface water flooding on the site. A site-specific Flood Risk Assessment will be required to assess the risk of surface water flooding and access/egress arrangements. A carefully considered and integrated flood resilient and sustainable drainage design will also be required, including a site-specific Surface Water Drainage Strategy, and SuDS maintenance and management plan. The sequential approach to site layout should be taken.

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
MH8	Commons Car Park	Retail		1,000 sqm gross	<ol style="list-style-type: none"> 1. Site is allocated for a mixed use retail development including a net increase in retail floorspace of at least 1000sqm (gross). 2. Development, informed by a Heritage Impact Assessment, must be sensitively designed in order to conserve and enhance the Conservation Area, respect the setting of listed buildings and complement the character of the town centre in terms of scale, height, mass, design, materials and layout. 3. Development must provide safe, attractive pedestrian linkages within the site and to the wider town centre. 4. Development must result in no net loss of public car parking spaces either on site or through additional equivalent provision elsewhere. 5. Development must be sensitive to the River Welland and its role as a wildlife corridor. 6. There is risk of fluvial and surface water flooding within and alongside the boundary of the site. A site-specific Flood Risk Assessment will be required to assess the risk of surface water flooding and access/egress arrangements. A carefully considered and integrated flood resilient and sustainable drainage design will also be required, including a site-specific Surface Water Drainage Strategy, and SuDS maintenance and management plan. The sequential approach to site layout should be taken.

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
					7. The presence of significant flood risk infrastructure (Anglian Water attenuation tanks in Commons Car Park) will need to be considered and early engagement with Anglian Water and the Lead Local Flood Authority is encouraged. Consideration will need to be given as to whether any land on site needs to be safeguarded for defences in the future.
Lutterworth (Market Town)					
L1	Land off Leicester Road	Housing	230		<ol style="list-style-type: none"> 1. Development must respond positively to the setting of the Bitteswell Conservation Area and other nearby heritage assets and must avoid negatively impacting its setting. 2. Access arrangements must account for nearby permitted developments and integrate with the proposed Lutterworth east northern access from the A426. 3. The Bittesby Brook corridor, adjoining the site, is a Local Wildlife Site and green infrastructure corridor with a Public Right of Way running through it. Appropriate mitigation will be required. 4. Part of the area along the Bittesby Brook lies within the designated Area of Separation in the Local Plan, and development must respect this designation appropriately. 5. There is risk of surface water flooding on the site, particularly in the west. A site-specific Flood Risk Assessment will be required to assess the risk of

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
					surface water flooding and access/egress arrangements. A carefully considered and integrated flood resilient and sustainable drainage design will also be required, including a site-specific Surface Water Drainage Strategy, and SuDS maintenance and management plan. The sequential approach to site layout should be taken.
L2	Land at M1 Junction 20/Swinford Road	Housing	90		<ol style="list-style-type: none"> 1. Potential noise and vibration from the adjacent M1 Motorway will need to be assessed and appropriately mitigated. Opportunity to bolster existing trees/shrubs as part of development should be considered. 2. The former railway line, forming the western site boundary is a potential Local Wildlife Site and should be enhanced where possible. 3. A contaminated land assessment will be required to address potential risks and mitigation arising from this former railway line. A building overheating and ventilation study may also be required. 4. A site-specific Flood Risk Assessment will be required. A carefully considered and integrated flood resilient and sustainable drainage design will also be required, including a site-specific Surface Water Drainage Strategy, and SuDS maintenance and management plan. The sequential approach to site layout should be taken.

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
L3	Land south of Lutterworth Road / Coventry Road	Employment		3.4	<ol style="list-style-type: none"> 1. Site is allocated for E(g)(iii) uses. 2. Access for the site will be from the existing Fairacres Road off Lutterworth Road. 3. Development must provide an adequate and appropriate landscaping buffer, and any necessary noise attenuation, to protect the residential amenity of the occupiers of the adjacent Fairacres Travelling Showpeople site. 4. Development should retain green corridors throughout the site and at least a 10m buffer between the Bitteswell Brook and the development. 5. A site-specific Flood Risk Assessment will be required. A carefully considered and integrated flood resilient and sustainable drainage design will also be required, including a site-specific Surface Water Drainage Strategy, and SuDS maintenance and management plan. The sequential approach to site layout should be taken.
Broughton Astley (Large Village)					
BA1	Land off Frolesworth Road	Housing	475		<ol style="list-style-type: none"> 1. A comprehensive masterplan is required for this site. 2. A high-voltage power line, with accompanying pylons cutting diagonally across the site from north to south, requires an appropriate buffer and development offset.

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
					<p>3. Mitigate impacts on local roads, particularly the B581, B4114, and A426, through necessary improvements to ensure highway capacity and safety. Improvements may be required at the Main Street/Station Road/Cosby Road junction, potentially involving traffic signals. The impacts will be informed by a Transport Assessment that sets out off-site and on-site transport measures to mitigate impacts from the development. Footway improvements and connections should be included, along with discussions around extending bus service provision to serve the development.</p> <p>4. Two Public Rights of Way (W60 and W48) cross the site: one runs west-east, and another follows the north-western boundary. These must be incorporated into the development proposals.</p> <p>5. A Potential Local Wildlife Site is identified towards the north-western edge of the site, associated with a pond. Any development must respect and protect this area with appropriate mitigation measures.</p> <p>6. Development of the site must contribute to the reasonable costs of the provision of primary and secondary education expansion, as necessary.</p> <p>7. A site-specific Flood Risk Assessment will be required to assess the risk of surface water flooding and access/egress arrangements along Frolesworth Road. A carefully considered and integrated flood resilient and sustainable drainage design will also be required, including a site-specific Surface Water Drainage Strategy,</p>

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
					<p>and SuDS maintenance and management plan. The sequential approach to site layout should be taken.</p> <p>The site is in the catchment zone of the Narborough Bog SSSI, and any development must provide sufficient evidence that the drainage will not cause significant impact to the designated site.</p> <p>8. There are heritage assets in the vicinity, including Grade II* Church of St Mary, and a Heritage Impact Assessment will be required as part of any planning application.</p> <p>9. A contaminated land assessment will be required to address potential risks and mitigation arising from agricultural development on parts of the site.</p>
Fleckney (Large Village)					
F1	Land north of Kilby Road and land west of Longgrey	Housing	150		<p>1. There are heritage assets in the vicinity, including Grade II* Church of St Nicholas, and a Heritage Impact Assessment will be required as part of any planning application.</p> <p>2. Potential impacts on the wider countryside setting of the village to the north and west should be mitigated thorough structural planting.</p> <p>3. Cycling and pedestrian access via Longgrey to the east should be integrated into the site's design to achieve permeability with the existing village.</p>

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
					4. A site-specific Flood Risk Assessment will be required to assess the risk of surface water flooding and access/egress arrangements. A carefully considered and integrated flood resilient and sustainable drainage design will also be required, including a site-specific Surface Water Drainage Strategy, and SuDS maintenance and management plan. The sequential approach to site layout should be taken.
Great Glen (Large Village)					
GG1	Land north of London Road and east of Leicester Grammar School	Housing	400		<ol style="list-style-type: none"> 1. A comprehensive masterplan is required for this site 2. A Heritage Impact Assessment will be required as to assess impact on neighbouring heritage assets, including Stretton Hall and its associated listed structures and the setting of other assets including the row of Grade II Almshouses (Cricks Retreat) and Grade II 39 London Road Development should avoid encroaching upon the setting of Stretton Hall and its associated gardens, while preserving views of listed buildings along London Road. 3. Access to the site is feasible from London Road, with a secondary access point via Heron Close/Bridgewater Drive. Impacts on the capacity of the A6 corridor must be assessed, and cumulative impacts from nearby developments should be carefully evaluated. The impacts will be informed by a Transport Assessment

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
					<p>that sets out off-site and on-site transport measures to mitigate impacts from the development. A coordinated planning approach for walking, cycling, and overall infrastructure is preferred across the entire area.</p> <ol style="list-style-type: none"> 4. Potential improvements to local highways and parking at Leicester Grammar School should be integrated into the development. 5. Integrate the existing Public Right of Way (C20), which runs along the eastern boundary to maximise connectivity and active travel opportunities to Great Glen. 6. Semi-natural habitats, particularly woodland north-west of the site, must be preserved. Delivery of a new sports / community hub and associated pitches. 7. The site is in the catchment zone of the Kilby-Foxton Canals SSSI, and the development category may also potentially impact the SSSI. Any development must provide sufficient evidence that the drainage and development itself will not cause significant impact to the designated site. 8. There is some risk of surface water flooding on the site which could impact on access/egress. A site-specific Flood Risk Assessment will be required to assess the risk of surface water flooding and access/egress arrangements. A carefully considered and integrated flood resilient and sustainable drainage design will also

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
					<p>be required, including a site-specific Surface Water Drainage Strategy, and SuDS maintenance and management plan. The sequential approach to site layout should be taken.</p> <p>9. The site is in proximity to two existing permitted waste safeguarding sites. With reference to the characteristics of the waste operations, any planning application would need to demonstrate that there would be no impacts to the amenity of development and that the proposed development would not prejudice continued operations at these waste facilities.</p>
Kibworth (Large Village)					
K1	Land west of Warwick Road and south of Priory Business Park	Housing	475		<ol style="list-style-type: none"> 1. A comprehensive masterplan is required for this site 2. The settings of heritage assets within or near the site, including the Railway Company Boundary Marker on Warwick Road, and the character and setting of the Grand Union Canal Conservation Area, Kibworth Harcourt and Kibworth Beauchamp Conservation Areas with associated listed buildings, and the Motte in Hall Field Scheduled Monument, must be protected and preserved. 3. Development of the site must contribute to the costs of the provision of primary and secondary education expansion, as necessary. 4. Highways impacts, particularly on Warwick Road railway bridge and the A6 corridor must be appropriately

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
					<p>mitigated. The impacts will be informed by a Transport Assessment that sets out off-site and on-site transport measures to mitigate impacts from the development.</p> <p>5. The Kilby-Foxton Canal Site of Special Scientific Interest (SSSI) is within 500m and the development falls within the SSSI Impact Risk Zone. An environmental assessment will be required to evaluate the impact on the canal's conservation area and surrounding ecology, with appropriate mitigation measures implemented as necessary.</p> <p>6. Archaeological remains, with potential Roman, medieval, and Saxon remains likely on the site, particularly in the south-east boundary and areas of ridge and furrow. A full archaeological evaluation, including geophysical survey and trial trenching will be required.</p> <p>7. The site is in the catchment zone of the Kilby Foxton Canals SSSI, and the development category (>100 dwellings outside of existing settlements) may also potentially impact the SSSI. Any development must provide sufficient evidence that the drainage and development itself will not cause significant impact to the designated site.</p> <p>8. There is risk of surface water flooding on the site with surface water flow paths identified. A site-specific Flood Risk Assessment will be required to assess the risk of surface water flooding and access/egress arrangements. A carefully considered and integrated</p>

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
					<p>flood resilient and sustainable drainage design will also be required, including a site-specific Surface Water Drainage Strategy, and SuDS maintenance and management plan. The sequential approach to site layout should be taken.</p> <p>9. A noise impact assessment will be required to address potential impacts and mitigation measures arising from the nearby railway line. A building overheating and ventilation study may also be required.</p> <p>10. Development must not adversely impact on operational railway safety in its design, layout and construction.</p>
K2	Land south and west of Priory Business Park	Employment		3.1	<p>1. Site is allocated for a mix of business, light industrial and retail development (Use Classes B1a, B1b, B1c, B2 and A1).</p> <p>2. Development will be accessed, including by sustainable modes, through two access points off Wistow Road and Warwick Road.</p> <p>3. Development will provide a new cycleway to create convenient access to the development and the extension of the footway on the south side of Wistow Road to the Wistow Road/Warwick Road roundabout in order to connect the development to Kibworth Beauchamp village centre and to ensure highway, cyclist and pedestrian safety.</p>

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
					<p>4. Development will include adequate and appropriate landscaping including noise attenuation measures: along the railway corridor, to the south and west of the site to minimise adverse landscape impact, and to screen and protect the residential amenity of existing properties on 'Kibworth Meadows'.</p> <p>5. The site is in the catchment zone of the Kilby-Foxton Canals SSSI, and the development category (large non residential development >1ha) may impact the SSSI. Any development must provide sufficient evidence that the drainage and development itself will not cause significant impact to the designated site.</p> <p>6. A sequential approach to site layout should be taken to steer development away from areas at risk of surface water flooding.</p>
Billesdon (Medium Village)					
B1	Land at Gaulby Road	Housing	48		<p>1. Development will comprise 30 self-build or custom housebuild plots and 18 affordable First Homes with school drop off area and associated parking.</p> <p>2. Impact on the surrounding landscape must be mitigated through structural landscaping.</p> <p>3. Development must integrate the existing Public Right of Way (C56), which runs north-south across the site to</p>

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
					<p>retain connectivity between the village and the wider countryside.</p> <p>4. The impact of development on bordering Local Green Space designations should be minimised. Links to them and between them should be fostered.</p> <p>3. There are areas at risk of groundwater flooding and an unmodelled ordinary watercourse flows across the south-east of the site. A site-specific Flood Risk Assessment will be required to assess the risk of surface water flooding and access/egress arrangements. A carefully considered and integrated flood resilient and sustainable drainage design will also be required, including a site-specific Surface Water Drainage Strategy, and SuDS maintenance and management plan. The sequential approach to site layout should be taken.</p> <p>5. Given the proximity of Billesdon Conservation Area and listed buildings, including the Grade II* Church of St John The Baptist, a Heritage Impact Assessment will be required as part of any planning application. There is the potential for non-designated Romano-British (RB) archaeology associated with RB farmstead.</p> <p>6. The site is in the catchment zone of the Kilby-Foxton Canals SSSI, and any development must provide sufficient evidence that the drainage will not cause significant impact to the designated site.</p>
B2	Billesdon Depot south of Gaulby Road	Housing	10		<p>1. Development will comprise a maximum of 10 dwellings on up to 0.5ha located at the site frontage with servicing and site arrangements made suitable and attractive for self and custom builders.</p>

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
					<ol style="list-style-type: none"> 2. A Contaminated Land Assessment will be required to identify potential risks and mitigation arising from the former use of the site. 3. Development must take account of the setting adjoining a Local Green Space designation (Billesdon Woodland Pool) and provide mitigation for wider landscape impacts. 4. Given the proximity of nearby heritage assets, including Billesdon Conservation Area, a Heritage Impact Assessment will be required as part of any planning application. Potential for non-designated Romano-British(RB) archaeology associated with RB farmstead. 5. The site is in the catchment zone of the Kilby-Foxton Canals SSSI, and any development must provide sufficient evidence that the drainage will not cause significant impact to the designated site. 6. A site-specific Flood Risk Assessment will be required to assess the risk of surface water flooding and access/egress arrangements. A carefully considered and integrated flood resilient and sustainable drainage design will also be required, including a site-specific Surface Water Drainage Strategy, and SuDS maintenance and management plan.

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
B3	Former Lorry Park Gaulby Road	Housing	5		<ol style="list-style-type: none"> 1. The landscaping scheme should include the retention of important boundary trees and hedges, with additional reinforcement using native trees. 2. Development should take account of the setting of the adjoining Local Green Space designation (Billesdon Woodland Pool). 3. A Contaminated Land Assessment will be required to identify potential risks and mitigation arising from the former use of the site. 4. Given the proximity of Billesdon Conservation Area and listed buildings, a Heritage Impact Assessment will be required as part of any planning application. There is the potential for non-designated Romano-British (RB) archaeology associated with RB farmstead. 5. The site is in the catchment zone of the Kilby-Foxton Canals SSSI, and any development must provide sufficient evidence that the drainage will not cause significant impact to the designated site.
Great Bowden (Medium Village)					
GB1	Land north of Dingley Road	Housing	15		<ol style="list-style-type: none"> 1. As the site lies within a mineral safeguarding area, a Minerals Assessment will be required in accordance with policy M11 of the Leicestershire Minerals and Waste Local Plan.

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
					<p>2. Given the proximity of nearby designated heritage assets, including Great Bowden Conservation Area and listed buildings, and the non-designated heritage assets within the site, a Heritage Impact Assessment will be required as part of any planning application.</p> <p>3. Site access/egress arrangements will need to take appropriate account of surface water flood risks . A site-specific Flood Risk Assessment will be required to assess the risk of surface water flooding and access/egress arrangements. A carefully considered and integrated flood resilient and sustainable drainage design will also be required, including a site-specific Surface Water Drainage Strategy, and SuDS maintenance and management plan.</p>
GB2	Land off Dingley Road and Nether Green	Housing	85		<p>1. The site adjoins the Great Bowden Conservation Area and is adjacent to The Grange, a Grade II listed building, with several other listed buildings nearby. Development must respect and preserve the setting of these heritage assets along with any non-designated heritage assets. A Heritage Impact Assessment will be required as part of any planning application.</p> <p>2. Existing mature hedgerows and trees that bound parts of the site should be retained and incorporated into the site design.</p> <p>3. The Great Bowden Borrowpit SSSI is 778 metres northwest of the site, and the site lies within the SSSI impact zone, requiring careful assessment and mitigation to avoid adverse impacts.</p>

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
					<p>4. A noise impact assessment will be required to address potential impacts and mitigation from A6 traffic. A building overheating and ventilation study may also be required. A landscape buffer between development and the adjoining A6 to mitigate noise impacts should form part of the layout.</p> <p>5. The potential presence of newts on the western edge of the site requires further ecological investigation and protection.</p> <p>6. A locally designated wildlife corridor runs along the southern boundary of the site, which should be protected and enhanced.</p> <p>7. Known archaeological remains within the vicinity require appropriate assessment and mitigation.</p> <p>8. As the site lies within a Mineral Safeguarding Area, a Mineral Assessment will be required in accordance with Policy M11 of the Leicestershire Minerals and Waste Plan.</p> <p>9. The site is in proximity to three existing permitted waste safeguarding sites. With reference to the characteristics of the waste operations, any planning application would need to demonstrate that there would be no impacts to the amenity of development and that the proposed development would not prejudice continued operations at these waste facilities.</p>

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
					10. The site is affected by fluvial flooding (Flood Zones 2 and 3) and is at risk of surface water flooding. A site-specific Flood Risk Assessment will be required to assess the risk of surface water flooding and access/egress arrangements. A carefully considered and integrated flood resilient and sustainable drainage design will also be required, including a site-specific Surface Water Drainage Strategy, and SuDS maintenance and management plan. The sequential approach to site layout should be taken. Finished floor levels should be raised appropriately. A Flood Warning and Evacuation Plan will also be required.
Houghton on the Hill (Medium Village)					
HH1	Land north of Uppingham Road	Housing	80		<ol style="list-style-type: none"> 1. Housing development should be located on the eastern part of the site and relate to the existing built form of the village. 2. As the site lies partially within a mineral safeguarding area, a Mineral Assessment will be required in accordance with Policy M11 of the Leicestershire Minerals and Waste Local Plan. 3. Site layout will need to incorporate an appropriate buffer around the gas pipeline which crosses the site centrally. 4. There are areas at risk of surface water flooding. A site-specific Flood Risk Assessment will be required to assess the risk of surface water flooding and access/egress arrangements. A carefully considered and integrated flood resilient and sustainable drainage design will also be required, including a site-specific

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
					<p>Surface Water Drainage Strategy, and SuDS maintenance and management plan. The sequential approach to site layout should avoid area of surface flood risk if possible. Otherwise, the flow route should be formalised and compensatory storage provided.</p> <p>5. The existing Public Right of Way (D47), which runs north-south across the central part of the site should be integrated to retain connectivity between the village and the wider countryside.</p> <p>6. A noise impact assessment with be required to address potential impacts and mitigation from A47 traffic. This may include a requirement for a building overheating and ventilation assessment.</p>
HH2	Land north of Stretton Lane	Housing	24		<p>1. Site should deliver 100% affordable housing provision.</p> <p>2. As the site lies within a mineral safeguarding area, a Mineral Assessment will be required in accordance with Policy M11 of the Leicestershire Minerals and Waste Local Plan.</p> <p>3. Site layout will need to incorporate an appropriate buffer around gas pipeline which crosses the north western part of the site.</p> <p>4. The site adjoins the Houghton on the Hill Conservation Area and development must respect its character and setting and any nearby listed buildings. A Heritage Impact Assessment will be required as part of any planning application.</p>

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
					<p>5. The existing Public Right of Way (D11), which runs east-west across the northern part of the site should be integrated to retain connectivity between the village and the wider countryside.</p> <p>6. Existing mature hedgerows and trees should be retained wherever possible, including the group Tree Preservation Order along the site's southern boundary.</p>
Husbands Bosworth (Medium Village)					
HB1	Land east of Welford Road	Housing	105		<p>1. Impacts on the wider landscape will need to be mitigated through structural landscaping and by locating development on the northern and western parts of the site adjacent to existing development where possible.</p> <p>2. Given the proximity of nearby heritage assets, including Husbands Bosworth Conservation Area and its listed buildings, and the non-designated heritage assets on the south-western part of the site, a Heritage Impact Assessment will be required as part of any planning application.</p> <p>3. Public right of way (A2) crosses the short northern boundary of the site (east-west) and passes close to the eastern boundary on its way south. The footpath should be integrated into the layout along the northern edge and any views from the wider footpath as it passes to the east should be retained where possible.</p>

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
					<p>4. Access will be via the A5199.</p> <p>5. As the site lies within a mineral safeguarding area and in proximity to known and worked sand and gravel deposits, a Mineral Assessment will be required in accordance with Policy M11 of the Leicestershire Minerals and Waste Local Plan.</p> <p>6. Noise and Dust Impact Assessments will be required to address potential impacts from the quarry located to the south of the site.</p> <p>7. There is an area of surface water flood risk at the south western boundary which needs to be considered in respect of access/egress. A site-specific Flood Risk Assessment will be required to assess the risk of surface water flooding and access/egress arrangements. A carefully considered and integrated flood resilient and sustainable drainage design will also be required, including a site-specific Surface Water Drainage Strategy, and SuDS maintenance and management plan. The sequential approach to site layout should be taken.</p>
Ullesthorpe (Medium Village)					
U1	Land south of Ashby Road	Housing	30		<p>1. Impacts on the wider landscape, particularly views from Lutterworth Road to the south, will need to be mitigated through structural landscaping and by locating development on the western part of the site adjacent to existing development where possible.</p>

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
					<ol style="list-style-type: none"> 2. The site is in the catchment zone of the Croft Pasture SSSI, and any development must provide sufficient evidence that the drainage will not cause significant impact to the designated site. 3. There are surface water flood risk issues on the eastern third of the site and development should avoid going beyond the affected area. A site-specific Flood Risk Assessment will be required to assess the risk of surface water flooding and access/egress arrangements. The carefully considered and integrated flood resilient and sustainable drainage design will also be required, including a site-specific Surface Water Drainage Strategy, and SuDS maintenance and management plan. The sequential approach to site layout should be taken.
U2	Land north of Ashby Road	Housing	50		<ol style="list-style-type: none"> 1. Impacts on the wider landscape, particularly from Ashby Road and Ullesthorpe Golf Course, will need to be mitigated through structural landscaping. 2. As the site lies partially within a mineral safeguarding area, a Mineral Assessment will be required accordance with Policy M11 of the Leicestershire Minerals and Waste Local Plan 3. There is a risk of surface water flooding on the site. A site-specific Flood Risk Assessment will be required to assess the risk of surface water flooding and access/egress arrangements. A carefully considered and integrated flood resilient and sustainable drainage

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
					<p>design will also be required, including a site-specific Surface Water Drainage Strategy, and SuDS maintenance and management plan. The sequential approach to site layout should be taken.</p> <p>4. The site is in the catchment zone of the Croft Pasture SSSI, and any development must provide sufficient evidence that the drainage will not cause significant impact to the designated site.</p>
Magna Park (Strategic Warehousing)					
MP1	Land south of George House, Coventry Road	Strategic Warehousing (B8)		15.8	<p>1. Parts of the site are affected by surface water flood risk. A site-specific Flood Risk Assessment will be required to assess the risk of surface water flooding and access/egress arrangements. A carefully considered and integrated flood resilient and sustainable drainage design will also be required, including a site-specific Surface Water Drainage Strategy, and SuDS maintenance and management plan. The sequential approach to site layout should be taken.</p>
MP2	Land at Mere Lane, Magna Park	Strategic Warehousing (B8)		122	<p>1. The layout, building and landscape design must include an appropriate acoustic and visual screen buffer to mitigate potential acoustic and visual impacts on existing residential properties abutting the northwestern boundary of the site. This should be informed by noise, visual and lighting impact assessments.</p> <p>2. A noise impact assessment will be required to address potential impacts and mitigation measures arising from</p>

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
					<p>the development. Unacceptable impacts must be appropriately mitigated, including on the amenity of existing residents close to the site and in Ullesthorpe.</p> <p>3. A Light Impact Assessment will be required to address potential impacts and mitigation measures arising from the development, including on the amenity of existing residents close by and in Ullesthorpe.</p> <p>4. An air quality assessment is required to address potential impacts and mitigation measures.</p> <p>5. Consideration should be given to the use of Solar PV Panels on warehouse units where appropriate.</p> <p>6. The design and layout should be informed by a Landscape and Visual Impact Assessment, to ensure any impact on landscape and the visual amenity of residents in the area is appropriately mitigated.</p> <p>7. An Ecological Impact Assessment will be required to address potential impacts and mitigation measures arising from the development.</p> <p>8. The development should be informed by a Transport Assessment to address the potential impacts and identify appropriate mitigation. Priority should be given to sustainable transport measures as far possible, alongside a package of measures to encourage behavioural change. Appropriate highway mitigation should also be provided, including on the A5, A4303 and surrounding villages.</p>

Site Ref	Site Name	Required Use	Homes	Employment Land Hectares (ha)	Policy Requirements
					<p>9. As the site lies partially within a mineral safeguarding area, a Mineral Assessment will be required accordance with Policy M11 of the Leicestershire Minerals and Waste Local Plan.</p> <p>10. Given the sites proximity to heritage assets, a Heritage Impact Assessment will be required as part of any planning application to ensure impacts on the significance of any heritage assets can be appropriately mitigated.</p> <p>11. There is risk of surface water flooding on parts of the site. A site-specific Flood Risk Assessment will be required to assess the risk of surface water flooding and access/egress arrangements. A carefully considered and integrated flood resilient and sustainable drainage design will also be required, including a site-specific Surface Water Drainage Strategy, and SuDS maintenance and management plan. The sequential approach to site layout should be taken.</p>

Our reasons for this policy

- 5.3. Site Allocations enable the delivery of the Development Strategy outlined in Policies DS01 to DS05. These allocations focus growth in key areas, providing housing and employment development opportunities to meet the district's needs while maintaining the district's character. This approach helps manage development pressure across the district, ensuring it is aligned with the availability of infrastructure and services. Allocations also secure on-site infrastructure, such as schools, community facilities and transport improvements, critical to sustaining vibrant communities and enhancing quality of life for future residents and existing ones.
- 5.4. Given the importance of these sites for delivering our overall strategy, we need to ensure that design and development of site allocations optimise the use of the full site irrespective of land ownerships. This is why for larger or more complex site allocations with strategic scale, design or delivery complexities, we have identified that masterplans will be required. This helps manage development challenges and ensures a coordinated and comprehensive approach to site development, including where land is in multiple ownership. To be effective, the development of masterplans must involve engagement with key stakeholders, including the community, public authorities and statutory consultees. We also expect these to be guided by design principles that lead to well-designed buildings and a high-quality public realm. We recognise that Design Codes can play a role in enabling good design alongside these masterplans.
- 5.5. The masterplan scope and consultation approach for particular sites shall be agreed with the Council at the pre-application stage.
- 5.6. As already explained, the site-specific development considerations identified in this policy are intended to supplement, not replace, other policies in the plan and provide guidance on design, transport and environmental factors that should inform the development. They are based on a detailed assessment of sites and draw on a wide range of evidence (see Appendix 2 Evidence base).
- 5.7. Our reason for including site-specific development considerations is to provide the necessary prompts to developers to ensure that:
 - The design response is appropriate to the site and any opportunities or development challenges are addressed, while respecting the relationship with surrounding settlements and the district's historical context and landscape, which can be

particularly important where development is at the edge of the existing built-up area of settlements.

- Site-specific measures are implemented to mitigate impacts on highways and incorporate sustainable travel options are secured.
- Environmental impacts are mitigated, with opportunities to enhance green and blue infrastructure secured, and the response to other environmental considerations, such as the presence of archaeological remains or contamination issues, is appropriate.
- Potential effects of development on the mineral resource are properly considered to avoid sterilisation of the deposit.
- Any phasing or delivery requirements specific to that site are secured, such as in relation to specific transport mitigation to unlock development or the delivery of primary schools or other community infrastructure.
- Site allocations requiring site specific flood risk assessments address the matters specified in the Strategic Flood Risk Assessment (SFRA) Level 2 study.

- 5.8. Where infrastructure requirements have been identified, these are informed by and align with our overall infrastructure strategy which is detailed in Policy DS05. We recognise that the delivery of infrastructure and services will be phased with development and will require partnership working with transport and service providers. We will build flexibility into infrastructure planning to ensure that requirements can respond to changes in policy, demographic and economic conditions given the long period over which they will be implemented. This will be subject to ongoing monitoring.

Policy SA02: Land South of Gartree Road Strategic Development Area

- 1. Land South of Gartree Road, as identified on each Council's Policies Map, is allocated for a new sustainable, residential-led mixed-use development. The land sits within the administrative boundaries of Harborough District Council and Oadby and Wigston Borough Council and forms a cross-boundary site allocation within respective Local Plans. The Councils will work together with partners to deliver a comprehensively planned cross boundary development in accordance with an approved heritage led masterplan.**
- 2. Mechanisms for effective delivery of infrastructure will be required to support the development. Infrastructure, as set out in the Infrastructure Delivery Plan, must be implemented alongside development in accordance with a Phasing Strategy approved by the Councils.**
- 3. This policy allocates land for 3,150 new homes within the Harborough District with associated infrastructure as set out below.**

Masterplan

- 4. The masterplan for the site must meet the masterplan requirements set out at Appendix 6 and include:**
 - a) Phased delivery of approximately 4,000 new homes, of which 3,150 are to be in Harborough District.**
 - b) Provision of 5 hectares of new general employment land within Harborough District.**
 - c) Provision of all required community infrastructure as set out below.**
 - d) Provision of a site or sites of 5 hectares of land to meet the needs of travelling show people within Harborough District.**
 - e) Provision of 3 hectares of land for cemetery provision in the District of Harborough.**

Delivery of new homes

- 5. Delivery of new homes must include:**
 - a) Provision of older persons housing to include retirement housing, extra care and / or residential care housing in accordance with Policy HN04.**

- b) 40 per cent of the new homes across the entire site delivered as new affordable homes in accordance with Policy HN01.
- c) A mix of housing types, sizes and tenures for housing including bungalows and / or ground floor accommodation. All new housing provided must be in accordance with Policy HN02.

Community Infrastructure

6. Delivery of the following community infrastructure is required to serve the new development:

- a) Provision of a new Local District Centre providing shopping facilities to include local retail, service, and food and drink facilities within a mix of small units. A retail impact assessment will be required as part of the master planning process.
- b) Provision of a new Primary Health Centre and wider NHS healthcare services, to be located within or adjacent to the new Local District Centre.
- c) Provision of a new community hall and leisure facilities, to be located within or adjacent to the new Local District Centre.
- d) Provision of sports pitches, children's equipped play areas and other outdoor recreational facilities, serving identified needs, along with new open spaces in accordance with the relevant standards set out in the supporting text to this policy.
- e) Provision of education facilities to meet the primary and secondary needs arising from the site. Provision of sufficient land for an 8-form entry secondary school, including post 16 provision to accommodate wider strategic growth needs and 5 forms of entry primary school provision, including early years provision. Other developments or public funding will be required to contribute to the costs of any provision that is not required to meet the needs of the site. The Applicant should produce an Education Delivery Strategy in conjunction with the County Council to be approved by the Councils which considers options for meeting these requirements which will include the provision of new schools meeting DFE standards and may include the expansion of existing schools.

Environment and Design

7. The following environment and design aspects must be adhered to.

- a) The development must illustrate the highest standards of design through submission of a Design Code(s) as part of the masterplan.
- b) Development must respect and maintain a physical and visual separation between the village of Great Glen and the urban area of Oadby to prevent coalescence and protect the individual character and identity of each settlement.
- c) Development must provide an extensive, integrated and well connected network of managed public open spaces, green spaces and ecological corridors, including along the existing hedgerows and woodland areas and through the creation of an Area of Separation within Harborough District. Particular attention should be given to the enhancement of the River Sence and Wash Brook Corridors landscape and habitat through the restoration of natural vegetation and the creation of wetlands.
- d) Development must retain and enhance the comprehensive Green and Blue Infrastructure Networks, including existing woodland, spinneys, and hedgerows throughout the site to create an immediate mature setting for new development and to integrate the development with the surrounding landscape.
- e) Landscaping should be sensitively designed to screen potential views to the development, particularly in visually sensitive areas which include Wash Brook Valley footpaths, the eastern slopes near the River Sence corridor, and the southern fields adjacent to Stretton Hall.
- f) Development must provide an extensive, integrated and well connected network of managed high quality sustainable methods of movement spaces, including LTN 1/20 footpaths and cycle ways, as well as high quality walking and wheeling routes. The network must connect the entire new development site, as well as the existing urban areas.
- g) The southern half of the site is in catchment zone of the Kilby Foxton Canals SSSI, and any development must demonstrate that the drainage arrangements will not cause significant impact to the designated site;
- h) A contaminated land and Unexploded Ordnance assessment will be required to address the potential risk arising from agricultural development and former Ministry of Defence land which forms part of the site; and
- i) A noise impact assessment will be required to address potential impacts and mitigation arising from aircraft movements associated with the nearby Leicester Airport.

Heritage

8. The following heritage aspects must be adhered to:

- a) Development must be informed by a Heritage Impact Assessment and should respect the nearby heritage assets and their settings, including sensitive views towards Stretton Magna Deserted Medieval Village, St Giles Church, Stretton Hall and other listed buildings and structures.**
- b) No development can take place within the Stretton Magna Deserted Medieval Village and an appropriate buffer for the enhancement and protection of this site must be provided; the area of this buffer should be informed through the Heritage Impact Assessment.**

Transport

9. The following transport aspects must be adhered to:

- a) Development must include comprehensive sustainable transport links across the entire site as well as linking to existing local networks to provide good connectivity into the urban area of Oadby, areas within Harborough District and Leicester City.**
- b) Impacts on the wider strategic and local highway must be mitigated. The impacts will be informed by a Transport Assessment that sets out off site and on-site transport measures to mitigate impacts from the development.**
- c) High-quality safe cycle and pedestrian routes must be provided throughout the development to link new residential areas with the key facilities and services on site including the Local District Centre, community facilities, health provision, and schools. Routes must connect to existing nearby networks as well as other adjacent allocated sites.**
- d) Development must include safe vehicular access points from the A6 and Gartree Road, with a connection across the site. The entire site should be accessible from each access point.**
- e) There must be provision for a frequent (minimum 15-minute) zero carbon bus service connecting the site with the wider service network, as well as other sustainable public transport solutions.**
- f) There must be provision of an appropriate number of bus stops and associated infrastructure, including bus shelters and information**

display boards on-site. Travel Plans incorporating measures to encourage more sustainable travel behaviours will be required.

Flood risk and water management

10. A site-specific Flood Risk Assessment will be required to show that the development will not put the site at an increased risk of flooding in the future and does not increase the risk of flooding off site and / or downstream including any water discharge to Kilby Foxton Canals SSSI. The assessment must include a carefully considered and integrated flood resilient and sustainable drainage design, with a Surface Water Drainage Strategy and SuDS maintenance and management plan.

Utilities

11. The necessary utilities, including wastewater, water supply, electricity, and gas network must be provided. The phasing and occupation of development should align with the delivery of sewerage infrastructure, in liaison with service providers.

Delivery and Phasing

12. The site will be brought forward supported by a masterplan which addresses the policy requirements set out above and clearly identifies the phases of development, and the location and timing of the provision of all key infrastructure in accordance with the Infrastructure Delivery Plan within and beyond the plan period.
13. For the avoidance of doubt, if this policy is silent on an aspect or issue, the relevant policy elsewhere in this Local Plan must be used.

Our reasons for this policy

- 5.9. This policy and associated site allocation is aligned with both Council's development strategy to focus new mixed use development in and around the Leicester Urban Area. New homes and jobs are to be delivered on this cross boundary site

allocation, within the District of Harborough and the Borough of Oadby and Wigston known as Land South of Gartree Road.

- 5.10. The defined Site boundary is identified on each Council's Adopted Policies Map as (SA02) in the District of Harborough and as (AP5) in the Borough of Oadby and Wigston. The site is located within close proximity to Leicester City and is well placed to contribute towards provision of sustainable development and the site will provide for approximately 4,000 dwellings across the site, with 3,150 new homes and 5 hectares of employment land within Harborough District, and at least 850 new homes in the Borough of Oadby and Wigston.
- 5.11. It is anticipated that approximately 1,200 new homes will be built out within Harborough District during the Plan period up to 2041, with further new home provision occurring beyond the Plan period post 2041. Both Local Authorities are committed to working collaboratively and with all relevant organisations to ensure that a sustainable and integrated development is delivered.
- 5.12. This joint policy has been developed collaboratively by both Councils and is reflected in both Local Plans. Further arrangements for joint working governance between the two Councils, the site promoters and all other partners is being set out and agreed as part of a Memorandum of Understanding and/or Statement/s of Common Ground.
- 5.13. The new development will create a high-quality and sustainable extension to the existing urban area and Stretton Hall, but also, will maintain a visual and physical separation between the settlement of Oadby. Separation will also be afforded to the existing village of Great Glen through the creation of a new Area of Separation in Harbough District, which will prevent coalescence and will protect individual character and identity of the settlement.
- 5.14. This policy is designed to balance growth with sustainability, protecting the natural and historic character of the local areas while ensuring that new development provides the infrastructure and services needed for a thriving new community.
- 5.15. Due to its proximity to the existing urban area of Oadby, as well as the rural villages of Stretton Hall and Great Glen, the site already benefits from some access to public transport links into the City of Leicester. However, these existing routes will require investment and enhancement. This policy ensures that new development is thoughtfully designed, addressing key aspects of sustainability, community needs, and heritage preservation.

- 5.16. Retaining natural features such as woodlands and hedgerows helps blend the development into the surrounding landscape, supports biodiversity, and creates an immediate mature setting. Respecting nearby heritage assets like Stretton Magna Deserted Medieval Village and St Giles Church is essential for maintaining the historical integrity of the area. Landscape design also plays a crucial role in reducing visual impact, particularly in sensitive areas, and preserves the local scenic quality.
- 5.17. Addressing transport impacts is necessary to manage increased traffic, ensure road safety, and promote sustainable travel. Safe vehicular access, regular bus services, and high-quality cycle and pedestrian routes are vital to reducing car dependency and encouraging healthier, more sustainable modes of transport.
- 5.18. Reflecting the significant scale of growth as part of this site allocation, at least two accesses into the site will be required onto Gartree Road and at least one access into the site from the south onto London Road / the A6, to accommodate the volume of vehicle movement that will be generated in this location. The entire site must be accessible from each site access point, and the site cannot be parcelled off into separate elements that are not connected. Any detailed transport assessment should use the South Leicestershire Joint Transport Evidence (latest edition) as its starting point and should consider the necessary mitigation measures identified by the Study. Subject to the outcomes of this specific transport assessment work and collaboration with Leicestershire County Council's Highways Department, on-site highways and transport infrastructure and / or financial contributions towards off-site highways and transport infrastructure could be required to make the development sustainable. Environmental measures are integral, with green spaces and ecological corridors enhancing biodiversity and providing flood resilience. Restoring habitats, particularly along the River Sence Corridor, not only supports wildlife but also contributes to carbon capture. Archaeological evaluations safeguard potential historical findings, ensuring that development does not come at the cost of heritage loss.
- 5.19. Phased infrastructure provision is essential to avoid straining existing services. By delivering schools, healthcare, and a local centre in tandem with housing, the development can meet community needs from the outset. Sports pitches and recreational facilities promote physical activity and community cohesion, fostering a healthy living environment for future residents. This would offer a high-quality recreational area for both existing and new residents, while improving biodiversity

and habitat value. All open space provision and open space standards for the site, regardless of location, must conform to Harborough District open space standards. This is to ensure that the entire site, even areas of within the Borough of Oadby and Wigston, has a consistent approach to open space provision.

- 5.20. This growth area is situated within walking distance of the settlement of Oadby to the west, as well as Stretton Hall and Great Glen to the east and south-east. The site is surrounded by open countryside to the north, east and south, meaning that it has the opportunity to enable positive health choices for all by encouraging walking, cycling and wheeling in the locale. Therefore, the creation and enhancement of the local cycling network and walking infrastructure routes in and surrounding the Site will be required, particularly those linking to and along the existing public rights of way network in and around the site.
- 5.21. Sustainable infrastructure investment of this nature accords with the objectives of Leicestershire County Council's Local Transport Plan 4 (LTP4), as well as the latest versions of the South of Leicester Area and Market Harborough Local Cycling and Walking Infrastructure Plans (LCWIPs). This will also allow inter-connectivity into the surrounding urban areas and open countryside, which in turn, will embed long-term low-carbon movement solutions for the new community that will live, work, and enjoy this new settlement in the future.
- 5.22. A site-specific Flood Risk Assessment (FRA) will be required and should inform and demonstrate that the Sequential and Exception Tests can be satisfied. It is essential that any development proposal demonstrates that there will be no increase in risk off-site, particularly along the Wash Brook where there are known flooding issues, and that it strives to take opportunities to provide betterment off site through measures such as flood-storage and oversized SuDS. The SFRA documents should be referred to with any formal planning application.
- 5.23. This Policy and the Infrastructure Delivery Plan for this site will ensure that phased essential infrastructure provision will avoid straining existing services in the locale as the new community grows to its full and complete maturity. By delivering necessary education, highways and transport, healthcare, open spaces, sports and leisure facilities, biodiversity and habitat creation, and, other much needed community infrastructure in tandem with housing and employment growth, means that the development can meet the new demands from the outset and for generations to come.

Policy SA03: North of Market Harborough

1. The cluster of sites to the North of Market Harborough (MH1, MH2 and MH3), as identified on the Policies Map, are identified for new sustainable, residential-led mixed use development.
2. Development of this cluster of sites will be in conformity with a single comprehensive masterplan covering all three sites (MH1, MH2 and MH3). The masterplan must meet the masterplan requirements set out at Appendix 6 and include:
 - a) A total of 1700 homes (estimated 1,350 during the plan period)
 - b) A new three-form entry primary school;
 - c) A new Secondary School;
 - d) Retail, health and community infrastructure, including a replacement showground.

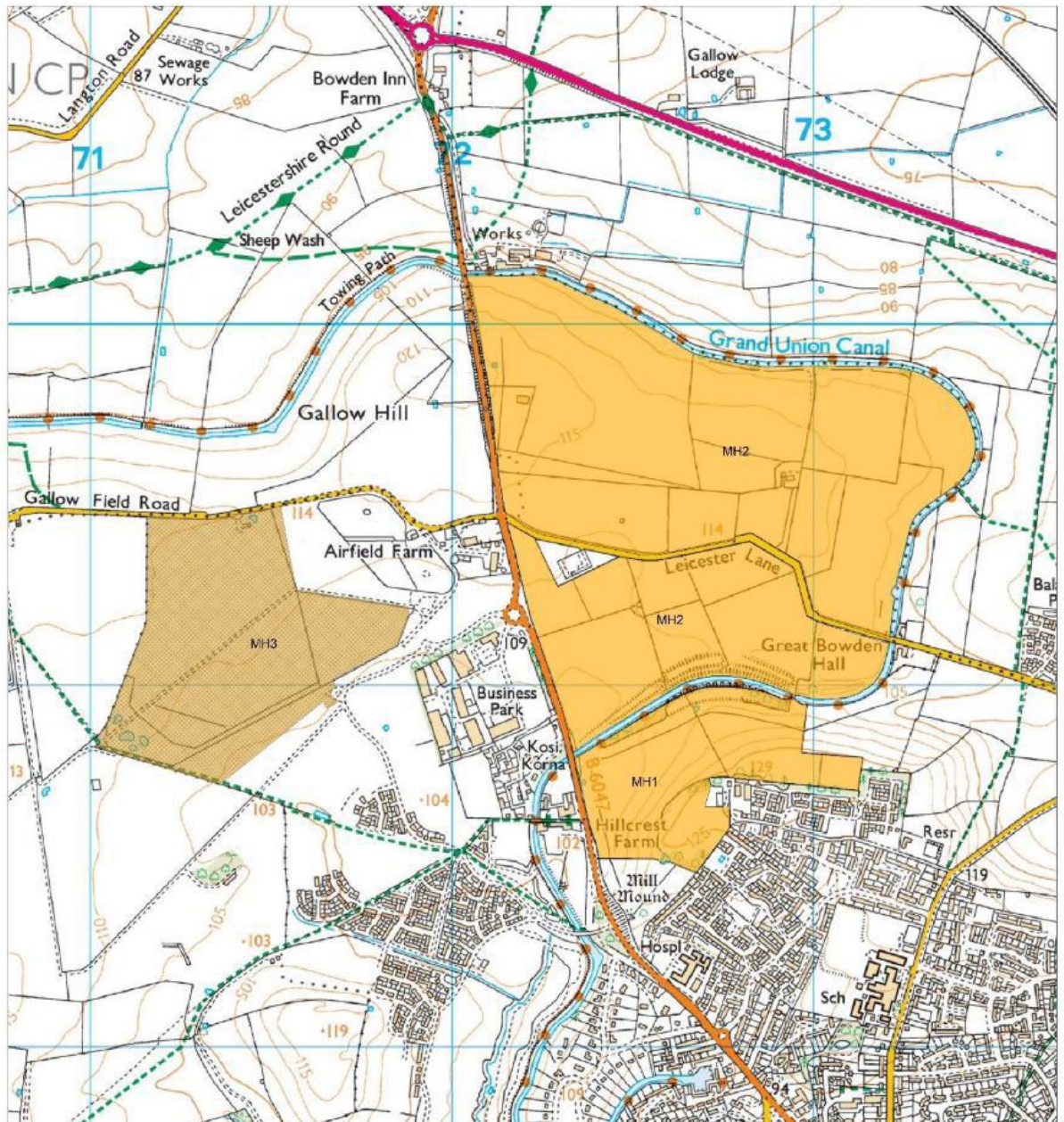
Policy ref.	Site Name	Use	No. of dwellings / ha of employment land
MH1	Land east of Leicester Road and south of Grand Union canal	Housing	250
MH2	East of Market Harborough Road	Housing	850
MH3	Land south of Gallow Field Road	Housing	600

3. The masterplan must be approved by the Council and will coordinate the built form and green infrastructure and demonstrate the delivery of an integrated sustainable community. The masterplan for the site must:

- a) Create a high-quality, well-designed development reflecting the sites' location as an important gateway into Market Harborough along the B6047;

- b) Maximise opportunities for strategic green and blue infrastructure along the Grand Union Canal Conservation Area and towpath, which are be integral to development proposals;**
- c) Respect and maintain the visual separation of the cluster of sites and the village of Great Bowden to prevent coalescence with Market Harborough and retain the identity of each settlement;**
- d) Give sensitive consideration to the impact of the development within the Lubenham and Foxton Areas of Separation in accordance with Policy DS04;**
- e) Protect areas of historic ridge and furrow which should be prioritised and assessed in terms of value covering all three sites and preserved and enhanced where appropriate,**
- f) Provide safe highway, footway and cycleway connections that are permeable through the cluster of sites and connecting new schools, community facilities and into the town centre to maximise opportunities for sustainable modes of transport;**
- g) Coordinate infrastructure provision between the sites, including in respect of the design of access arrangements and other highways and transport requirements;**
- h) Provide on and off-site transport measures to mitigate impacts as informed by a Transport Assessment covering all three sites agreed with Leicestershire County Council Highways. These must address impacts across the transport network, with mitigation measures implemented to manage increased traffic and maintain road safety and provide sustainable transport connections to Market Harborough railway station for access into Leicester by rail, as appropriate;**
- i) Provide infrastructure as identified in the Infrastructure Delivery Plan for primary health care provision facilities, either through an extension of existing accessible facilities or a new health centre to be located within the cluster.**
- j) Provide new open spaces including sports pitches and other outdoor recreational facilities as appropriate, serving identified needs;**
- k) Include a phasing plan to ensure key community infrastructure, including access roads, the primary school, and public transport connections are operational at agreed phases of housing development to minimise pressure on existing services, with timing to be agreed by the Council in consultation with Leicestershire County Council; and**

- I) Include a flood risk assessment to assess the risk of surface water flooding and access/egress arrangements. A carefully considered and integrated flood resilient and sustainable drainage design will also be required, including a site-specific Surface Water Drainage Strategy, and SuDS maintenance and management plan. The sequential approach to site layout should be taken. As the Canal borders or is near the cluster of sites, consultation with the Canal and River Trust will be required.**



Legend



Harborough District Local Plan

Housing Site Options for Evidence Testing, January 2025

Preferred Allocations - Harborough District

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MH1 – Land East of Leicester Road and South of Grand Union Canal approx. 250 homes.

4. Development proposals for this site must meet the following:

- a) The design and layout of development proposals must recognise and enhance the site's location and role as an important gateway to Market Harborough, retaining the existing wooded character of the settlement edge;**
- b) Development must avoid breaching the ridgeline and the steepest scarp slopes in order to minimise visual impact on surrounding areas;**
- c) Development, informed by a Heritage Impact Assessment should respect the setting of the Grand Union Canal (Market Harborough Arm) conservation area;**
- d) Appropriate mitigation is required in respect of the potential impact on the Grand Union Canal Local Wildlife Site;**
- e) Contributions towards cross site infrastructure will be required, including contributions towards a new three form entry primary school plus early years provision, a new secondary school and community facilities;**
- f) An understanding of the flood risk posed by the Grand Union Canal will need to be demonstrated as part of the Flood Risk Assessment. All opportunities to minimise flood risk should be taken, including the sequential approach to site layout There should be no cross-catchment transfers of surface water towards the Market Harborough town centre catchment; and**
- g) A contaminated land assessment will be required to address the potential risk and mitigation arising from adjacent Burnmill Farm.**

MH2 East of Market Harborough Road approx. 850 new homes

5. Development proposals for this site must meet the following:

- a) The site is a prominent entrance into Market Harborough along the B6047 and forms part of a gateway location and this should be recognised in the design and layout of development proposals;**

- b) The site is bounded on three sides by the Grand Union Canal Conservation Area. Development, informed by a Heritage Impact Assessment should respect the setting of the conservation area;**
- c) Development must facilitate the temporary relocation of the agricultural showground located on Land South of Gallow Field Road (MH3);**
- d) The site should provide land for a secondary school and a new 3 form entry primary school with early years provision;**
- e) The site should provide at least 2 ha of cemetery provision;**
- f) Development should retain the existing wooded character of the settlement edge of Market Harborough, which is well-integrated through its location on the ridgeline and contained by woodland with views to the wooded skyline on the edge of Market Harborough;**
- g) Provision should be made for older persons housing in the form of retirement housing, extra care or residential care housing in accordance with Policy HN04;**
- h) The site layout will need to incorporate an appropriate buffer around gas pipeline which crosses the site centrally;**
- i) Surface water flood risk flow paths in and around the site. An understanding of the flood risk posed by the Grand Union Canal will need to be demonstrated as part of the Flood Risk Assessment. All opportunities to reduce flood risk should be taken, including the sequential approach to site layout;**
- j) Noise, odour and lighting impact assessments will be required to address potential impacts arising from the animal rendering plant located to the north of the site; and**
- k) Subject to the findings of the above assessments, residential development will be restricted to the southern parts of the site where impacts from the animal rendering plant can be appropriately mitigated to avoid unacceptable impact on the amenity of future residents.**

MH3 Land south of Gallow Field Road approx. 600 homes

1. Development proposals for this site must meet the following:

- a) Development of the site is subject to the relocation of the existing agricultural showground located on this site as part of the wider development of the North of Market Harborough to MH2 or other appropriate location;**
- b) A suitable buffer must be provided in relation to the Gas Pipeline;**
- c) Development of the site must respect and retain the separation of the site from Lubenham and avoid the coalescence of Lubenham and Market Harborough;**
- d) The site is in close proximity to the Grand Union Canal Conservation Area and has the potential to impact on the setting of Foxton and Lubenham Conservation Areas. Development, informed by a Heritage Impact Assessment should respect the setting of the conservation area;**
- e) The development should make contributions towards cross site infrastructure North of Market Harborough (MH1, MH2 and MH3) including a new 3-form entry primary school plus early years provision, a new secondary school and community facilities;**
- f) Part of the site is former Ministry of Defence land and a contaminated land assessment and an unexploded ordinance risk assessment will be required;**
- g) Noise, odour and lighting impact assessments will be required to address potential impacts arising from the animal rendering plant located to the north east of the site.**
- h) There are areas at risk of surface water flooding on the site. As part of the Flood Risk Assessment all opportunities to reduce flood risk should be taken, including the sequential approach to site layout.**

Our reasons for this policy

5.24. This policy is designed to coordinate development across the North of Market Harborough and comprehensively masterplan a cluster of development sites to ensure that the growth of Market Harborough integrates into the town to protect the natural and historical character of the District while ensuring that new development provides the infrastructure and services needed for a thriving community.

5.25. This policy ensures that new development North of Market Harborough is thoughtfully designed, addressing key aspects of sustainability, community needs, and heritage preservation.

Retaining natural features such as woodlands and hedgerows helps blend the development into the surrounding landscape, supports biodiversity, and creates an immediate mature setting. Respecting assets like Grand Union Canal is essential for maintaining the historical integrity of the area – a strategic priority for us. Landscape design also plays a crucial role in reducing visual impact, particularly in sensitive areas around and up to the steep ridge to the north of the town, preserving the district's scenic quality.

- 5.26. Addressing the cumulative transport impacts is necessary to manage increased traffic, ensure road safety, and promote sustainable travel. Safe vehicular access, regular bus services, and high-quality cycle and pedestrian routes are vital to reducing car dependency and encouraging healthier, more sustainable modes of transport.
- 5.27. Finally, phased infrastructure provision is essential to avoid straining existing services. By delivering schools, healthcare, and a neighbourhood centre in tandem with housing, the development can meet community needs from the outset. Sports pitches and recreational facilities promote physical activity and community cohesion, fostering a healthy living environment for future residents. This would offer a high-quality recreational area for both existing and new residents, while improving biodiversity and habitat value.

Policy SA04: Scraftoft East

- 1. Land between Scraftoft and Bushby as shown on the Policies Map is identified for residential development, together with essential infrastructure, including the provision of a new primary school. Development of this site will be in conformity with a comprehensive masterplan which meets the masterplanning requirements set out in Appendix 6 and has been approved by the Council. It will provide for:**
 - a) Delivery of approximately 950 new homes, including the provision of supported and specialist forms of accommodation in accordance with Policy HN04;**
 - b) A site for a new two form primary school with early years provision on site;**
 - c) Design that respects and responds positively to heritage assets and their settings, including adjacent Scraftoft Conservation Area and Church of All Saints. A Heritage Impact Assessment will be required as part of any planning application;**

- d) Existing cumulative traffic issues on the south-eastern side of Leicester's highway network must be addressed including consideration of Thorpebury in the Limes SDA in the Borough of Charnwood between Thurmaston and Syston and other nearby allocations in the Plan, including S2 (Land at Beeby Road) and TB1 (Land north of A47 and east of Zouche Way);**
- e) Maintaining the part of a Green Wedge identified on the Policies Map in accordance with Policy DS04;**
- f) A Minerals Assessment should accompany the proposal, in accordance with Policy M11 of the Leicestershire Minerals and Waste Local Plan; and**
- g) A site-specific Flood Risk Assessment will be required to assess the risk of surface water flooding and access/egress arrangements. A carefully considered and integrated flood resilient and sustainable drainage design will also be required, including a site-specific Surface Water Drainage Strategy, and SuDS maintenance and management plan. A sequential approach to the point of access and site layout to avoid areas of surface water flood risk. Any development within 8 metres of the top bank of the Thurnby Brook tributary should be avoided. Opportunities to reduce flood risk downstream by enhancing the corridor of the tributary should be explored.**

Our reasons for this policy

- 5.28. The purpose of this policy is to deliver approximately 950 dwellings to help meet the demands for housing growth in the district, alongside essential infrastructure, in the most sustainable way,
- 5.29. The site offers opportunities to concentrate growth and share infrastructure due to the sustainable location on the eastern fringe of the City of Leicester.
- 5.30. Development proposals for this site must be supported by a comprehensive masterplan to be agreed in writing by the Local Planning Authority. This will ensure that the development comes forward in a strategic, coordinated and comprehensive manner which responds positively to the historic significance, local character and landscape setting.
- 5.31. The inclusion of specific requirements for heritage impact assessment as part of any planning application further ensures that development proposals are well-informed and sensitive to the impact on the historic environment.

- 5.32. It is important to maintain an area of Green Wedge between Scraptoft and development to the south, including Thurnby and Bushby, for the purposes of preventing the merging of settlements; guiding development form; providing a green lung into urban areas; and facilitating recreational opportunities.
- 5.33. The Infrastructure Delivery Plan sets out Leicestershire County Councils request for a new 2 Form of Entry primary school with early years provision on site.
- 5.34. Part of the site is situated within a mineral safeguarding area for sand and gravel. Before considering a planning application for this site a Minerals Assessment will be required.

6. Strategic Policies for Housing

- 6.1. We want to make sure that people continue to have the opportunity to find a home in Harborough. Providing new homes is also important to make sure that younger people in our District have reasons – and the choice – to make Harborough their home. We are also aware of the need to provide homes that cater to the lifestyles and requirements of our residents as they age. To do this, we need to create a wider choice of homes at a range of price points.
- 6.2. Addressing housing needs through thoughtful planning is crucial for creating strong, inclusive communities that cater to residents at every stage of life. The following policies are designed to ensure that our housing strategy meets the diverse needs of our District, from providing affordable homes and supporting different housing types to accommodating those with specific requirements, such as older residents or the Gypsy and Traveller communities.
- 6.3. We recognise that delivering a balanced mix of housing is essential to support economic growth, maintain social cohesion, and foster vibrant, well-integrated neighbourhoods. Each policy is tailored to address distinct aspects of housing need, guided by robust evidence and local priorities. This includes ensuring that new developments contribute to the supply of affordable homes, promoting self and custom-build opportunities, meeting the demand for specialist housing, and providing suitable sites for Gypsies and Travellers.
- 6.4. The policies in this chapter also consider the unique challenges facing our communities, such as rising house prices and an ageing population, and aim to deliver high-quality, accessible homes that promote independence and wellbeing. By setting clear, fair and achievable requirements for housing development, we aim to create places where people can thrive - and provide certainty to developers on our expectations.

Policy HN01 Housing Need: Affordable Homes

- 1. To meet the need for affordable housing 40% of the total number of homes in residential developments of 10 or more homes (or capable of delivering 10 or more homes) must be affordable.**
 - a) New affordable housing should be delivered on site unless exceptional circumstances can be demonstrated and robustly justified, in which case off site provision or an appropriate financial contribution in lieu must be made.**

- b) The tenure split for the affordable housing will be as follows:**
- (1) About 75% affordable or socially rented; and**
 - (2) About 25% affordable home ownership.**
- c) The mix of size and type of new affordable housing development will be informed by the latest housing needs assessment.**
- d) Where it is robustly demonstrated that the required provision of affordable housing would make a scheme unviable, the requirement for a lower level of provision of affordable housing will be considered. In these exceptional circumstances, a clear justification supported by an independent viability assessment will be required. The costs of subsequently reviewing this work on behalf of the Council will be borne by the applicant.**
- e) For schemes of 500 or more houses, where a non policy compliant scale of affordable housing is accepted as a result of viability issues in accordance with c) above, viability will be reassessed at agreed times over the lifetime of a development based on actual costs and values generated by the development. The cost of the Council reviewing this will be borne by the applicant.**
- f) New affordable housing should be well-designed and integrated and dispersed with market housing, unless there are exceptional circumstances, which contribute to the creation of mixed communities. Developers are expected to make efficient use of land and attempts to artificially reduce the scale of development to below the threshold for providing affordable housing will not be acceptable.**

Our reasons for this policy

- 6.5.** This policy is designed to help provide more affordable housing. It will help ensure that families and younger people, including those who have a local connection, can find a home they can afford. By addressing affordability, we can help ensure that living in Harborough is not just a possibility for those on high incomes.
- 6.6.** As house prices in our district have risen, it has become increasingly challenging for some people to access homes in the private sector – whether buying or renting. Affordability in the district has worsened over the last decade. The average house price of £327,000 is one of the highest in Leicestershire and the affordability gap for many renters is also significant (see Harborough Local Housing and Employment Land

Evidence, 2024). Our main source of affordable housing is where it is delivered along with market homes by developers.

- 6.7. We have identified a need for 421 affordable homes each year. Most of our affordable housing need can be met if developments deliver 40% affordable homes. Additionally, we anticipate that, based on our experience, some developments by registered providers, such as housing associations, will deliver up to 100% affordable housing.
- 6.8. Our evidence indicates a strong need for affordable rent tenure housing. There is a need identified for approximately 310 rented affordable homes and approximately 111 affordable ownership homes per year. As such and we have set a minimum requirement for this tenure of a 75%/25% split between social/affordable rented and affordable home ownership homes. (see *Harborough Local Housing and Employment Land Evidence, 2024*). There is a need for other affordable home ownership products, but these are influenced by various factors such as the availability of government-funded equity loans. Therefore, we may allow flexibility for this tenure supported by up-to-date evidence of demand in the area.
- 6.9. We have carefully considered the amount of affordable housing we can ask for, setting it at a rate high enough to contribute to need, but not so high that it makes development unviable. This testing gives confidence that it can be delivered, even if there are extra unanticipated costs (see *Harborough Local Plan Viability Assessment, 2025*).
- 6.10. Development proposals that do not meet our minimum requirement for on-site affordable housing will normally be refused. We will only make exceptions where it can be robustly demonstrated that our affordable housing ask would genuinely make the development too expensive to deliver. We insist that viability assessment evidence is independently reviewed to make sure that if we accept a lower level of affordable housing it is justified given the high level of need.
- 6.11. We have included an upward review mechanism where a policy-compliant level of affordable housing can not be viably supported on site, as evidenced at the decision-making stage by the independent viability assessment and subsequent review. This will enable affordable housing contributions to be reassessed over the lifecycle of a development. This is particularly important at present, due to challenging wider economic conditions and high build costs. For larger schemes of 500 dwellings or more we require reviews at agreed stages as appropriate dependent upon the scale of the development, to be secured through the s106 agreement. The purpose of

this review mechanism is in order to achieve greater policy compliance and optimal affordable housing delivery.

- 6.12. Our 10-home threshold for when affordable housing must be on-site helps ensure requirements are applied consistently and fairly across developments. The 10-home starting point for onsite provision aligns with national planning policy; however, it has been primarily informed by our locally specific assessment of development costs and values.

Policy HN02 Housing Need: Mix of New Homes

- 1. Proposals for residential development will deliver an appropriate mix of housing types, tenures and sizes and should take into account the latest evidence on housing needs in the district published by the Council unless evidence is provided that demonstrates to the satisfaction of the Council that an alternative mix of homes is appropriate.**
- 2. All homes will be expected to meet accessible and adaptable M4(2) Building Regulations technical standards. In seeking this type of home, regard will be had to any evidence provided concerning site-specific factors that may make it impossible to meet the accessible and adaptable standard.**
- 3. All major residential developments will be expected to contribute to wheelchair accessibility as follows:**
 - a) A minimum of 5% of market homes must meet Building Regulations technical standard M4(3)A (wheelchair adaptable); and**
 - b) A minimum of 10% of affordable homes must meet standard M4(3)B (wheelchair accessible).**

Our reasons for this policy

- 6.13. The needs of our population are evolving. Alongside a strong demand for family homes, we anticipate a rise in single-person households, particularly among older residents in the district (see Harborough Local Housing and Employment Land Evidence, 2024). This policy aims to address these changing needs, ensuring that everyone has access to suitable and affordable housing.
- 6.14. Our evidence identifies a range of factors influencing demand for different sizes of homes. Table 10 below shows the recommended mix of housing size (number of bedrooms) by tenure to meet demand. This should be used as a starting point for considerations as to the size of homes needed across the different tenures

Table 1010 Harborough housing mix required to meet needs

	Market	Affordable home ownership	Affordable housing (rented)	
			General needs	Older persons
1 bedroom	30%	15%	25%	50%
2 bedrooms		45%	30%	50%
3 bedrooms	45%	40%	30%	
4+ bedrooms	25%		15%	

Source: Harborough Local Housing and Employment Land Evidence, 2024

6.15. Our evidence suggests that bungalows can play a role as part of the future mix of housing since they are particularly attractive to older owner-occupiers and may assist in encouraging households to downsize. They can also address the need arising from the growth in households with mobility problems and wheelchair user households. As a result, particular need and demand for bungalows is likely in both the market and affordable sectors.

6.16. The policy reflects a projected significant increase in demand in wheelchair users (see Harborough Local Housing and Employment Land Evidence, 2024), which provides evidence that:

- there is an estimated need of 364 wheelchair user homes between 2020-2041, equating to 17 dwellings per annum;;
- the prevalence of wheelchair use increases with age, with significant increases in households headed by individuals over 65 years; and
- nationally 7.1% of social tenants are wheelchair users, compared to 3.1% of owner-occupiers, indicating a higher need for wheelchair accessible homes in the social housing sector.

6.17. We have also tested the viability implications for our expectations of this size and mix of homes. We are confident that sales prices for residential development in the district provide sufficient development value to achieve these standards (see Harborough Local Plan Viability Assessment, 2025).

Policy HN03 Housing Need: Housing Type and Density

1. The Council will expect the following minimum residential densities unless a lower density is justified based on the character of the area and the availability of public transport and other services and facilities:

- a) **40 dwellings per hectare within Lutterworth and Market Harborough town centres as defined on the Policies Map.**
- b) **30 dwellings per hectare elsewhere.**

Our reasons for this policy

- 6.18. The minimum density standards are there to ensure efficient land use, helping us meet housing needs without excessively expanding our built footprint. More compact development can make infrastructure and services easier to deliver and access through walking or cycling. Permitting higher densities in the town centres of our Market Towns, reflects the better access to public transport and other services in these locations. Our approach to density aligns with our objectives to reduce reliance on private vehicles, reducing the associated carbon emissions and potential congestion impacts.
- 6.19. We decided to stop short of setting specific standards for the ratio of houses to flats. This is to allow for flexibility and because the form of housing that may be appropriate can vary, even on sites within proximity to each other. We already know houses are needed more than flats and that bungalows can also have a role in meeting the needs of older residents looking to down-size, potentially freeing up larger homes for families. However, well-designed flats can provide suitable options for residents of all ages, especially in our market towns. There are already higher residential densities, particularly in Market Harborough and Lutterworth town centres. Flats may be more suitable in these locations, supporting higher density living while meeting the diverse needs of our community.

Policy HN04 Housing Need: Supported and Specialist Housing

- 1. The provision of supported and specialist forms of accommodation will be supported, taking into account the latest evidence on housing needs in the district. Any proposal for specialist and/or supported housing should demonstrate that it has a design, layout and access suitable for occupation by the specific specialist group for whom it is intended.**
- 2. Specialist housing for older people will be required as an integral part of all residential development of 100 dwellings or more at a rate of at least 10% of all dwellings proposed, providing the site offers a suitable location for the provision of this type of accommodation.**

Our reasons for this policy

- 6.20. Supported and specialist accommodation can support the diverse needs of a wide range of groups within the district seeking to live independently. Whilst the term independence is often used in the context of older people, promoting independence is important across all stages of life, from young children throughout adulthood and into old age. As well as provision for older persons, supported and specialist provision could include accommodation for people leaving hostels or refuges, care leavers, people with a disability who require support or for whom living independently is not possible, people with a mental health condition who require intensive support and victims of domestic abuse. The policy seeks to enable such provision over the plan period.
- 6.21. We are aware that our community is growing and with it the housing needs of our older residents. Approximately 22% of the population in Harborough is aged 65 and over, with 11% aged 75 and over. By 2041, the population aged 65+ is projected to increase by 59% and the population aged over 75 is expected to almost double. Our assessment of needs shows a particular requirement for housing with support in both the market and affordable sectors as shown in Table 11.

Table 11 Types of Specialist Housing for Older People Required

Category	Additional Units Needed by 2041	Total Units Needed by 2041 (including previous shortfall/surplus)
Housing with Support (Retirement/ Sheltered Housing) - Market Sector	653	1,043
Housing with Support (Retirement/ Sheltered Housing) - Affordable Sector	343	206
Total (housing with support)	996	1249
Housing with Care (Extra Care Housing) - Market Sector	267	489
Housing with Care (Extra Care Housing) - Affordable Sector	92	140
Total (housing with care)	359	629
Residential Care (bedspaces)	319	346
Nursing Care (bedspaces)	359	473
Total bedspaces	678	819

Source: Harborough Local Housing and Employment Land Evidence, 2024

- 6.22. We want to make sure that these homes are not just available but also suitable for older people. Of the approximately 2,000 new specialist homes and 800 bedspaces required, various types of housing to support different levels of care and independence are needed. This means designing them with the specific needs of older residents in mind, ensuring they are

safe, accessible, and comfortable. It is about creating homes that support the dignity, independence, and wellbeing of our older residents. Developments should offer a suitable location that provides easy access to services, community and support facilities, including health facilities and public transport.

Policy HN05 Housing Need: Self and Custom Build Housing

- 1. To contribute to meeting demand for self and custom build plots, all non-specialist development of 40 dwellings (gross) or more must provide at least 10% of the total number of dwellings as self or custom build plots.**
- 2. Where development is phased, the self and custom build homes requirement should be determined at each phase and delivered on a defined parcel of land. Sites that appear to have been subdivided for the purposes of the application submission so as to avoid the 40 dwelling threshold, or sites that feature as part of a cluster of adjoining development sites, will be considered cumulatively to ensure 10% of dwellings of the overall development is provided in accordance with this policy.**
- 3. A lower level of provision will only be permitted where there is clear evidence of lower demand. If plots on developments of 40 dwellings or more remain unsold, these plots may be built out as conventional market housing subject to detailed permission being secured which must be supported by evidence that a thorough marketing exercise has been undertaken over a period of at least 18 months commencing from the date at which the serviced self or custom build plot was available. The applicant must provide evidence that the marketing exercise included:**
 - a) the provision of a comprehensive information pack including details of a plot passport for circulation to people on the Council's self and custom build register and which confirms the availability and details of highway access and services; and**
 - b) the plots being offered at an appropriate price and with only appropriate restrictive covenants and easements; and**
 - c) advertisement through appropriate site notice, local property agencies, websites and publications.**
- 5. When outline permission is sought for multiple plots on sites for self and custom build homes, and where details of each plot will be secured via a self or custom builder at a later date, the applicant must clearly demonstrate, secured via a legal agreement, that each plot will be provided with:**
 - a) legal access onto a public highway;**

- b) **water, surface and foul drainage, broadband connection, and electricity supplies available at the plot boundary;**
 - c) **sufficient space in order to build without compromising neighbouring properties and their amenity and the amenity of future occupiers; and**
 - d) **a plot passport and design code.**
6. **Detailed applications for self and custom build homes on plots with a plot passport and design code will be supported where they adhere to the approved parameters of the plot passport and clearly demonstrate how specifications have been satisfied. Variations to plot passport specification must demonstrate that they are suitable for the plot if they are to be supported.**

Our reasons for this policy

- 6.23. The Council recognises the potential benefits of self and custom build development including increasing housing choices and adding to the character of neighbourhoods, fostering a sense of individuality and community pride. This type of development can often involve local contractors, suppliers and tradespeople, supporting the local economy and creating jobs.
- 6.24. We are required by law to maintain a register of those seeking serviced plots of land to build their own homes. Our register suggests demand for 298 plots as at 30 October 2024, and we have typically seen an average of 36 registrations a year. The strongest demand is for 4-bed properties and plots over 500 sqm and around 10% are seeking 2- or 3-bedroom bungalows (see Harborough Local Housing and Employment Land Evidence, 2024).
- 6.25. To help meet this demand, the policy sets out requirements for integration of self and custom build plots into larger housing developments that are not solely for specialist housing. This promotes diversity in housing types and allows self and custom-builders to benefit from the infrastructure and community amenities available in locations where larger development is supported by our strategy and which are more likely to be closer to public transport and other services. Our evidence suggests around 10% provision on sites of 40 homes or more should be sought. Our viability testing supports this approach and shows that requiring this level of self and custom build plots as part of residential schemes has a negligible effect on overall development viability (see Harborough Local Plan Viability Assessment, 2025).

- 6.26. An appropriate legal undertaking will be required as part of any planning permission for self-build or custom build development to allow the Council to secure the provision.
- 6.27. Our requirements for the marketing strategy are there to ensure an active local marketing campaign such as promotion on social media and relevant websites and targeted marketing to potential self and custom builders and local groups, alongside roadside marketing boards. We will be able to support this marketing activity by making it available to individuals on the Council's Self and Custom Build register who have expressed an interest.
- 6.28. Plot passports, together with design codes, are a simple way of helping private homebuilders understand what they can build on a site. They are a key reference point for the purchaser, capturing relevant information from the planning permission, design constraints and procedural requirements in an easily understandable and readily accessible format.
- 6.29. They can usefully be part of the marketing material for the plot and should be concise and set out the key design parameters for the plot and include access and services provision including:
- the site location;
 - the plot size (sqm)
 - the ratio of built footprint to overall plot size;
 - the indicative developable footprint;
 - permissible building lines;
 - building heights;
 - access and servicing arrangements and easements; and
 - additional design specifications, such as but not limited to materials, landscaping details, and access arrangements on each plot.
- 6.30. We encourage groups preparing neighbourhood plans to actively plan for this type of development.

Policy HN06 Housing Need: Gypsy and Traveller and Travelling Showpeople Accommodation

- 1. Provision will be made for a minimum of 5 Gypsy and Traveller pitches and 53 Travelling Showpeople plots as shown on the Policies Map.**
- 2. Provision for Travelling Showpeople plots will be met on vacant or unimplemented plots on existing sites, and through new allocations at**

Land south of Gartree Road (in accordance with Policy SA02) – 5 hectares

North of Magna Park (as part of site MP2 North of Magna Park) – 3 hectares.

- 3. Provision for Gypsy and Traveller pitches will be met on vacant or unimplemented pitches on existing sites, and through allocations at the following locations:**
 - a) Bonehams Lane – 12 pitches; and**
 - b) Wells Close, Woodway Lane – 3 pitches**
- 4. Development of new sites, extension or intensification of existing Gypsy and Traveller and Travelling Showpeople sites, including transit sites, will be permitted where:**
 - a) the development is for residential use only;**
 - b) the site should provide an acceptable standard of amenity for the site's occupants and be of suitable quality layout and design incorporating appropriate landscaping, security, utilities and facilities, and be acceptable in terms of foul and surface water drainage and waste storage and disposal; and**
 - c) the site will be in a sustainable location, in reasonable proximity to a 'small village' or above as classified in the settlement hierarchy; and**
 - d) the site conforms to current good practice design guidelines.**
- 5. Travelling Showpeople sites will be permitted subject to the site meeting criteria 4b – 4d above and:**
 - a) commercial use remaining ancillary to the primary use of the site as accommodation; and**
 - b) the site will not have an unacceptable adverse impact on existing neighbouring residential amenity, including noise from any commercial activities.**
- 6. Planning permission for sites granted for Gypsy and Traveller or Travelling Showpeople use, will be subject to conditions restricting occupancy to those who meet the definition of a Gypsy and Traveller or Travelling Showperson set out in national policy.**
- 7. Planning permission will not be granted for the replacement of existing lawful Gypsy and Traveller and Travelling Showpeople sites by permanent dwellings or other uses unless it can be clearly demonstrated to the satisfaction of the local planning authority that there is no genuine need or likely future need for Travelling Showpeople sites in the locality and other planning policy requirements are met.**

Our reasons for this policy

- 6.31. The Gypsy and Traveller and Travelling Showpeople communities have a long-standing presence in Harborough District, contributing to its historical and social fabric. This policy is designed to meet the specific housing needs of these communities, ensuring they have safe and suitable places to live that respect their cultural and lifestyle needs.
- 6.32. The Gypsy and Traveller Accommodation Assessment (GTAA) (2024) provides an assessment of current and future need for Gypsy, Traveller and Travelling Showpeople accommodation. The pitch needs for Gypsies and Travellers and Travelling Showpeople for the period 2024-2041 are set out in Tables 12 and 13 below.

Table 11 Need for Gypsy and Traveller households in Harborough that met the Planning Definition by year periods

Year Period	Dates	Need
0-5	2024-2028	5
6-10	2029-2033	0
11-15	2034-2038	1
16-18	2039-2041	1
TOTAL	2024-2041	7

Table 12 Need for Travelling Showpeople households that met the Planning Definition by year periods

Year Period	Dates	Need
0-5	2024-2028	53
6-10	2029-2033	6
11-15	2034-2038	6
16-18	2039-2041	4
TOTAL	2024-2041	69

- 6.33. Our assessment identified a requirement to allocate land for a minimum of 5 Gypsy and Traveller permanent residential pitches and 53 plots for Travelling Showpeople to meet needs up to 2028. This reflects the five-year minimum time period defined in national policy for this type of accommodation.
- 6.34. Only the need from those households who met the 2023 Planning Policy for Traveller Sites planning definition should be formally considered as need arising from the GTAA. The study identifies that all of the need for Gypsy and Traveller pitches, and up to 29 Travelling Showpeople plots can be addressed through the use of vacant pitches/plots and intensification of existing sites. The remainder of the need for Travelling Showpeople (minimum 24 plots) can be accommodated on the allocation land South of Gartree Road (in accordance with Policy SA02), and Land north of Magna Park (as part of site MP2 North of Magna Park).
- 6.35. The GTAA also identifies a proportion of need for pitches and plots arising from 'undetermined' travellers that could meet the definition of a Traveller over the plan period. Policy HN06 includes criteria to support the delivery of new sites that come forward to meet the remaining need for 16 Travelling Showpeople plots and proportion of undetermined need over the plan period, including the ongoing allocation of land at Bonehams Lane from the 2019 Local Plan for up to 12 Gypsy and Traveller pitches.
- 6.36. It is essential we safeguard existing sites against their loss to other land uses to ensure the existing supply of pitches and plots is maintained. Furthermore, we will continue to impose planning conditions to sites granted planning permission for Gypsy and Traveller and Travelling Showpeople uses to support the safeguarding of the pitches and plots for those who meet the definition of a Gypsy and Traveller or Travelling Showpeople set out in national policy.
- 6.37. Gypsies, Travellers and Travelling Showpeople have particular accommodation requirements. Travelling Showpeople require significantly larger plots compared to Gypsy and Traveller site pitches. This is because they need space to store and maintain their showground equipment, particularly during the winter months. We want to enable this ancillary commercial development for Travelling Showpeople where operation requirements can be carried out in harmony with neighbouring land uses.

- 6.38. Transit sites tend to contain many of the same facilities as a residential site, except that there is a maximum occupancy period of residence which can vary from a few days or weeks to a period of months. An alternative to a transit site is an emergency or negotiated stopping place. This type of site also has restrictions on the length of time someone can stay on it and has much more limited facilities.

7. Directing Development to the Right Place

- 7.1. Our development strategy seeks to guide growth across both settlements and the countryside in a way that preserves the unique character of each area. It is crucial that development in our town, district and local centres is well-integrated, respecting the scale, form, and character of each community. Similarly, development in rural areas should support local economies and enhance community life without compromising the landscape or the distinctive identity of our settlements.
- 7.2. This means ensuring that the right type and scale of development happens in the right locations. This is the aim of policies in this chapter. Having established our overall development needs and key development sites in Chapters 4 to 6, policies in this Chapter set out our approach to managing the location of different types of development in more detail to make sure the right type and scale of use is in the right place. Policies in this Chapter cover:
- Supporting residential and community growth both within and, where appropriate, adjoining settlements providing it is suitable in scale and form and contributes to meeting our development needs.
 - Facilitating a limited amount of residential and non-residential development, such as agriculture, tourism, and rural enterprises, that meets specific housing need and strengthens the local economy.
 - Promoting vibrant Town, District, and Local Centres by allowing development that aligns with their role and function. Prioritising retail, leisure, and community uses helps maintain economic vitality and fosters lively, active ground-level spaces.
 - Renewable and Low Carbon Energy Development: Encouraging renewable energy projects, such as wind and low-carbon technologies, in suitable locations ensuring they complement and integrate with the local landscape.

Policy AP01: Development in Settlements

1. Our settlement hierarchy, as established in Policy DS01, comprises the following settlements:

Settlement Hierarchy Tier	Settlements
Tier 1: Adjoining Leicester Urban Area	Scraptoft, Thurnby, Bushby and new Land South of Gartree Road Strategic Development Area

Settlement Hierarchy Tier	Settlements
Tier 2: Market Towns	Lutterworth, Market Harborough
Tier 3: Large Villages	Broughton Astley, Fleckney, Great Glen, Kibworth (Beauchamp and Harcourt)
Tier 4: Medium Villages	Billesdon, Great Bowden, Houghton on the Hill, Husbands Bosworth, Ullesthorpe
Tier 5: Small Villages	Arnesby, Bitteswell, Church Langton, Claybrooke Magna, Dunton Bassett, Foxton, Gilmorton, Great Easton, Hallaton, Leire, Lubenham, Medbourne, North Kilworth, South Kilworth, Swinford, Tilton on the Hill, Tugby, Walcote

2. In addition to the Site Allocations identified in Policy SA01, development will be permitted within the existing built-up area (including within ‘settlement limits’ where these are established in Neighbourhood Plans) of settlements identified in Tiers 1 to 5 in the settlement hierarchy where it:

- a) is a development for residential, business or community uses;**
- b) is of a scale and form that reflects (i) the size of the settlement concerned and (ii) the level of service provision within that settlement; and**
- c) respects the form and character of the existing settlement and, as far as possible, retains existing natural boundaries within and around the settlement, particularly trees, hedges and watercourses.**

3. In addition to the Site Allocations identified in Policy SA01, development will be permitted on land adjoining the existing built-up areas of settlements identified in Tiers 1 to 5 in the settlement hierarchy where it meets the requirements set out in 2 (a) to (c) of this policy and at least one of the following requirements:

- a) Meets local housing need as evidenced through a Neighbourhood Plan;**
- b) Provides housing necessary to contribute to meeting the specific targets for housing in Small Villages established in Policy DS01 part 2(e), taking into account completions and commitments (where there is no residual minimum housing requirement due to completions and commitments, only minor additional residential development will be supported);**
- c) Comprises the type of rural residential development specifically allowed for in Policy AP03;**
- d) Comprises the type of rural business development specifically allowed for in Policy AP04;**

- e) **Comprises no more than 4 dwellings which meet a local need for housing of a particular type, including small dwellings for the elderly, providing this has been evidenced through a rural housing needs survey; or**
 - f) **Relates to a settlement in Tiers 1 – 4 of the settlement hierarchy and is necessary to meet strategic housing need established in Policy DS01 where net homes delivered against the number of homes required, falls below 85% in the previous three-year period.**
- 4. For the purpose of this policy, land adjoining the existing built-up area (the ‘settlement limits’ where these are established in Neighbourhood Plans) is intended to reflect the existing built-up area and specifically excludes each of the following, land:**
- a) **identified as an Area of Separation or Green Wedge as shown on the Policies Map;**
 - b) **already covered by Site Allocations identified in Policy SA01 and shown on the Policies Map; and**
 - c) **subject to planning permissions, but not yet completed.**

Our reasons for this policy

- 7.3. The policy is designed to meet housing and community needs while maintaining the rural character and infrastructure capacity of the district. It guides development within established settlements. Whether in the Leicester Urban Area, Market Towns, Large Villages, Medium Villages, or Small Villages – where there are sufficient services - our goal is to ensure new development is well integrated. Ensuring that it is appropriate in scale and respects the character of the area is essential to avoid significantly changing the character of a settlement or overwhelming services. The safeguards set out in this policy support the creation of sustainable communities that reflect the size and service provision of each settlement.
- 7.4. This policy also permits some development in areas adjoining sustainable settlements, provided it meets specific criteria. Again, this is intended to help us meet the housing and employment needs we outlined in Chapter 4, providing an extra degree of flexibility in supply. We regularly monitor delivery and report on this in an Authority Monitoring Report (see Chapter 9). This policy also reflects the types of development already allowed for in the countryside which are explained later in this chapter for completeness and clarity. We have deliberately excluded retail development as our intention is to focus most main town centre uses and retail development to our Town, District and Local Centres as explained in Policy AP02.

- 7.5. Where development is outside a settlement, additional safeguards in the policy are there to ensure development adjoining settlements is achieved in a way that prevents settlements from expanding unchecked into surrounding countryside. This is why in establishing the existing built-up area, land with planning permission but not built-out is excluded along with Site Allocations identified in this plan. This is to help ensure piecemeal development on land more remote from the settlement is avoided if site allocations have not yet come forward or permissions have not been implemented. This approach makes it easier to understand the planned extent of new growth and allow for the cumulative impacts on the environment and services to be properly managed.
- 7.6. In Small Villages, where there is no residual housing requirement set out in Policy DS01, the policy allows for only minor residential developments. Again, this is to provide some flexibility, whilst it ensures the spatial strategy and plan-led system are not undermined.

Policy AP02: Development in Town, District and Local Centres

1. Development for retail, leisure or other main town centre development will be permitted in these centres where:

- a) Its scale and design reflect the size, role, and function of the centres;**
- b) it preserves or enhances the unique local character and distinctiveness of the historic environment in these centres;**
- c) it does not harm the vitality of a Town, District or Local Centre, such as by leading to a concentration of non-Main Town Centre uses in a shopping frontage, taking account of the concentration and proximity of existing such uses in the immediate area; and**
- d) active frontages are maintained or included at ground level.**

2. In the Market Harborough Primary Shopping Area, proposals that require planning permission, which would result in the loss of retail floorspace at ground floor level, will only be permitted where:

- a) it can be demonstrated that they widen the range of main town centre uses and support activity throughout the day and into the evening;**
- b) there is provision of an active frontage at ground floor level that is in line with the design of the building, the street scene and its setting;**

- c) there is evidence of active marketing of the facility for a Main Town Centre Use (in Use Class E) at ground floor level for a period of 12 months and for a Main Town Centre Use (in Use Class E, Sui Generis and Class F uses) in other parts of the building; and
 - d) it would result in amenity or environmental benefits to the adjacent uses or area.
- 3. A Retail Impact Assessment will be required for retail and leisure development, including extensions of:
 - a) 500 square metres (gross) or more in Market Harborough and Lutterworth, or any lower threshold defined in a Neighbourhood Plan elsewhere.
- 4. A sequential test applies to development for all main town centre uses (including office uses, except on sites allocated in Policy SA01) which are not located within a defined centre. This should demonstrate how the proposal has been located, in order of priority:
 - a) within the Centre most appropriate to its scale and function;
 - b) on the edge of one of the centres most appropriate to its scale and function, and
 - c) only outside defined town centres if it is demonstrated that the development, with flexibility in form and scale, cannot be accommodated within a centre or edge of centre location or where the proposed use is small scale, below 200 sqm gross, and the market and locational requirement has been robustly justified.
- 5. The area of search for sequential sites in relevant centres described under 4 above will depend on the scale, nature, location and catchment area likely to be served by the proposal and require robust justification from the applicant.

Our reasons for this policy

- 7.7. This policy focuses on supporting vibrant town, district and local centres by permitting development that reflects the scale and role of each centre. It prioritises "Main Town Centre" uses in these centres, as defined in national policy, which includes a variety of activities typically found in town centres, such as retail development, leisure and entertainment facilities like cinemas, restaurants, and bars, offices, and cultural or tourist attractions like museums and theatres. These uses are encouraged to be located within town centres to enhance their vitality, reduce the need for travel and support sustainable development

- 7.8. The policy also introduces measures to protect the retail character of key areas like Market Harborough by limiting the loss of ground-floor retail space and requiring impact assessments for new developments. This ensures that centres remain hubs of activity and do not become dominated by non-retail uses, thereby supporting local employment and services (See Harborough Retail Study 2024).
- 7.9. A range of uses are categorised under Planning Use Class E, including services such as shops, cafes, gyms, and offices. The flexibility within Class E allows businesses to switch between these uses without needing planning permission which can make it challenging to manage the mix of uses in our centres. To maintain a balanced and vibrant retail environment, we may use planning conditions or Section 106 Agreements to restrict developments to specific uses within Class E, such as retail, where necessary.

Policy AP03: Development in the Countryside (Residential)

- 1. New development in the countryside, excluding in Green Wedges and Areas of Separation, will be permitted for:**
- a) Residential development, where it:**
- i) comprises affordable housing on small sites in rural areas that would not normally be permitted for housing as rural exception sites that meets local need as evidenced by a rural needs survey or Neighbourhood Plan where the housing remains affordable in perpetuity and with any market housing at a level that is demonstrably required to enable delivery and is capped at 20% of the dwellings proposed, the exact percentage being determined by the viability of each scheme; or**
 - ii) comprises the subdivision of an existing residential dwelling or would re-use a redundant or disused rural building for housing and would enhance its immediate setting.**
- b) Development of accommodation for full-time worker(s) directly related to agricultural, forestry and equine businesses in the countryside where it can be demonstrated that:**
- i) the business is financially viable and has been operating for at least 3 years, has been profitable for at least one of them, and has a clear prospect of remaining financially viable;**

- ii) **there is clear evidence of the need for a full time worker that is directly related to the commercial enterprise or operation concerned that cannot be met elsewhere;**
 - iii) **there are no available dwellings, or buildings that are suitable for conversion to dwellings, that have recently been sold separately from the rural business unit which could address the need;**
 - iv) **the location and size of dwelling is aligned with the functional need of the business and well-related to any existing farm buildings, dwellings or other buildings linked to the commercial enterprise or operation concerned; and**
 - v) **it will be kept available to meet the functional need in perpetuity through being subject to an appropriate occupancy condition.**
- 2. Within Areas of Separation, development will only be permitted where this does not compromise, either alone or in conjunction with other existing or permitted development, the effectiveness of the Area of Separation in protecting the identity and distinctiveness of these settlements and supports the strategic objectives in Policy DS04**
- 3. Within Green Wedges, development will be limited in respect of residential development to 1(b) above in line with strategic objectives in Policy DS04.**

Our reasons for this policy

- 7.10. This policy restricts residential development in the countryside to specific needs, such as affordable housing and accommodation for rural workers, ensuring that it supports local communities without compromising the rural environment. These are the type of development specifically provided for in national planning policy. It aims to provide affordable housing for residents, supporting community cohesion and diversity. The policy also sets strict criteria for housing linked to rural businesses and limits the scale of residential development to maintain the openness and character of the countryside.
- 7.11. There is a need for affordable housing in rural areas to support community diversity and allow residents to stay close to their roots. The policy prioritises such housing within or adjacent to existing settlements and caps market housing at 20% to ensure affordability. It also supports housing for rural workers linked to viable businesses. In Areas of Separation and Green Wedges stricter controls are in place to preserve the distinct identity of settlements and prevent coalescence.

Policy AP04: Development in the Countryside (Commercial/ Non-Residential)

- 1. Development in the countryside, excluding in Green Wedges and Areas of Separation, will be permitted for:**
 - a) agriculture, horticulture, woodland management, equestrian uses; or other similar uses appropriate to a rural area;**
 - b) outdoor sport and recreation and ancillary buildings, including school playing fields;**
 - c) burial grounds;**
 - d) rural services enterprises including local food initiatives, farm shops and small-scale food and drink processing;**
 - e) replacements and extensions to existing buildings where subordinate in scale and appearance to the existing building or other development extensions to an existing enterprise, facility or operation that is compatible with its setting in the countryside;**
 - f) minerals and waste development;**
 - g) renewable energy production;**
 - h) the conversion or re-use of permanent and substantial buildings, including proposals for the optimum viable use of a heritage asset; and**
 - i) tourist attractions and facilities will also be permitted where these respect the character of the countryside, and:**
 - i. are in locations accessible by a choice of means of transport and provide appropriate facilities for pedestrians and cyclists; or**
 - ii. support the promotion and management of Foxton Locks and the Grand Union Canal as tourism and leisure attractions.**
- 2. Within Areas of Separation, development will only be permitted where this does not compromise, either alone or in conjunction with other permitted development, the effectiveness of the Area of Separation in protecting the identity and distinctiveness of these settlements and supports the strategic objectives in Policy DS04.**
- 3. Within Green Wedges, development will be limited to 1(a), 1(b) and 1(c) where this supports the strategic objectives in Policy DS04 and:**
 - a) it retains the open and undeveloped character of the Green Wedge;**

- b) retains or creates additional green networks between the countryside and open space within the urban areas and benefits biodiversity;**
- c) it retains or enhances public access to the Green Wedge, especially for recreation; and**
- d) where any built development is small scale and necessary to the operational requirements of the activity.**

Our reasons for this policy

7.12. This policy supports the rural economy by permitting certain types of non-residential development in the countryside, such as agriculture, outdoor recreation, and tourism, while protecting the character of these areas. In particular, it allows for the diversification of rural businesses and the development of community facilities, provided they are in line with other policies and appropriate to the setting. It recognises that Foxton Locks and the Grand Union Canal provide nationally significant heritage assets and important regional visitor attractions that are central to our tourism offer and rural economy. Tourism facilities, such as holiday lodges and glamping facilities are restricted to areas that support these key attractions or elsewhere where there is a choice of means of transport available. Restrictions on development in Areas of Separation and Green Wedges help ensure this type of development does not contradict the strategic aims of these areas to prevent the merging of settlements and protect the distinct identities of rural communities.

Policy AP05: Locating Renewable and Low-Carbon Energy Development

- 1. Development for renewable and low-carbon energy generation and associated infrastructure will be permitted where:**
 - a) Measures are included to mitigate any adverse impacts on the built and natural environment resulting from the construction, operation, and decommissioning of any equipment or associated infrastructure;**
 - b) The development does not contribute to an unacceptable cumulative visual impact when considered in conjunction with nearby developments and permitted proposals within the District or adjoining local authority areas; and**

- c) Adequate conditions are imposed, and/or a legal agreement is entered into, ensuring that once the use ceases operating permanently, it is fully decommissioned and the site appropriately restored.**

Our reasons for this policy

- 7.13. At Harborough District Council, we are dedicated to tackling climate change, and this policy reflects our commitment. We understand the crucial role renewable energy plays in reducing our carbon footprint and combating climate change. We embrace low-carbon energy technologies, but we want to do so in a way that respects our natural landscapes and prioritises the wellbeing of our residents. The policy promotes sustainable energy solutions and addresses climate change while ensuring that developments are appropriate in scale and location. It also includes provisions for the decommissioning and restoration of sites to prevent long-term landscape impacts.
- 7.14. Proposals for all renewable energy technology will need to consider the potential impacts on the landscape, including the cumulative impacts of existing development. We have published a Landscape Sensitivity Assessment which provides an assessment of landscape sensitivity of different parts of the district to different scales of onshore wind turbine and ground mounted solar photovoltaic development.

Part 2 Design of Developments and Management of Impacts (Development Management Policies)

8. Development Standards

- 8.1. This chapter sets out key policies that guide development standards for planning applications for development, ensuring that new projects meet high-quality design, safety and sustainability benchmarks. These policies are essential for creating well-designed, functional and vibrant communities that enhance the quality of life for all residents. Whether the proposal is for a household development, a large commercial project or new residential neighbourhood, these standards help ensure that new buildings and spaces contribute positively to their surroundings.
- 8.2. Each policy in this chapter has been crafted to address specific aspects of development, from good design and transport impacts to health, heritage and environmental management. They collectively form a robust development framework aligned to deliver the strategy set out in Part 1 of this plan and continue to balance the need for growth with the protection and enhancement of our local character, landscape, and community assets. These policies provide a clear statement of our requirements to developers and decision-makers in assessing individual proposals and will help to shape places that are attractive, sustainable and help to adapt to future challenges, not least climate change.

Policy DM01: High Quality Inclusive Design

- 1. Development must be designed to ensure a good quality of experience for occupants and users and be easy to use for all, including people with disabilities, the elderly and others with accessibility issues.**
- 2. Development will be permitted where it:**
 - a) respects and enhances the context and characteristics of the individual site, street scene and the wider local environment to ensure that it is integrated as far as possible into the existing built form;**
 - b) protects and enhances existing natural assets as an integral part of the development;**
 - c) is sympathetic to the local vernacular, including in terms of building materials, and is individual and innovative where appropriate;**
 - d) is designed to minimise light pollution from the development;**

- e) ensures safe and accessible movement for all users, including promotion of opportunities for sustainable public transport and active travel modes like walking and cycling;
- f) minimises opportunities for crime and maximising natural surveillance;
- g) incorporates sufficient provision for utilities, and the storage of refuse and recycling that are convenient and easy to use for all and with minimal visual impact and clutter;
- h) enhances the public realm, including high quality open spaces and links to the wider green infrastructure network that are convenient, function well and feel safe, with sufficient space, suitable to the type and amount of development proposed; and
- i) incorporates water and energy efficiency measures into the design of new buildings in accordance with Policy DM09.

Our reasons for this policy

- 8.3. This policy is essential because it ensures that new developments are not only functional but also contribute positively to the character and identity of our communities. By promoting designs that respect and enhance local distinctiveness, it helps to preserve the unique qualities of each settlement, fostering a sense of place and community pride. Encouraging innovative yet sympathetic designs allow for creative architectural solutions that are in keeping with traditional styles, ensuring that new buildings complement rather than detract from their surroundings. This approach helps to maintain the visual coherence and heritage of our towns and villages, making them more attractive and vibrant places to live. Further guidance can be found in the National Design Guide, National Model Design Code and Natural England's Green Infrastructure Planning and Design Guide.
- 8.4. Light pollution can be highly impactful on both wildlife and humans. Parts of the district have good to high quality dark skies with little or no light pollution. The Council will, where appropriate, seek to influence light pollution that would have a harmful impact. Details of lighting schemes should be in line with the latest industry guidance published by the Institute of Lighting Professionals.
- 8.5. Additionally, the policy emphasises safety, accessibility, and connectivity, which are crucial for creating sustainable, inclusive communities. Features such as natural surveillance, safe access for all users, and well-integrated green spaces contribute to safer, healthier environments where people feel

welcome, safe, and engaged. Enhancing the public realm through high-quality open spaces and promoting active travel options, like walking and cycling, encourages healthier lifestyles and reduces reliance on cars. This not only supports the wellbeing of residents but also reduces environmental impacts, contributing to meeting our climate change and the natural environment objectives.

Policy DM02: Amenity and Wellbeing

- 1. Development must be designed to protect the wellbeing of occupiers of development and those in existing development by:**
 - a) ensuring that there are no adverse impacts on the amenity of neighbouring users in terms of noise, odour, vibration, air and light pollution, loss of privacy and loss of light which cannot be mitigated to an acceptable level;**
 - b) ensuring development with extended hour or 24-hour operations does not have an unacceptable impact which cannot be mitigated to an acceptable level on residential amenity or other existing development within the immediate and wider surrounding area;**
 - c) adopting appropriate screening or similar measures where appropriate to prevent adverse impacts on the character and appearance of the locality and on neighbouring uses; and**
 - d) ensuring that appropriate open space and green infrastructure is provided in accordance with Policy DM05.**
- 2. All development must be aligned with the capacity of existing utilities adopting appropriate phasing. Major development will only be permitted where adequate broadband infrastructure is made available to all residents and/or users of the development.**
- 3. A health impact assessment is required for the following types of applications:**
 - a) where the number of dwellings provided is 150 or more;**
 - b) for all other uses where the site area exceeds 1,000 sqm; or**
 - c) in areas of public health concern including areas vulnerable to worsening health inequalities.**

Our reasons for this policy

- 8.6. This policy is crucial for ensuring that new developments offer a high-quality environment and do not negatively impact existing communities. By setting clear requirements for design quality and mitigating potential nuisances like noise, odour and light pollution, the policy helps create healthy and safer environments for occupants of new development and their neighbours. It promotes thoughtful design that considers both the interior and exterior aspects of buildings, ensuring they are accessible, comfortable and easy to use for everyone.
- 8.7. Aligning development with the capacity of existing utilities is vital for health and wellbeing, ensuring reliable access to essential services like water, electricity and waste management. Adequate broadband is equally important, supporting access to healthcare, education and social connections, which are increasingly digital. Proper planning prevents service disruptions and helps create comfortable, sustainable communities that support residents' and employees' overall wellbeing. The provision of green and blue infrastructure supports active lifestyles, community cohesion and nature connections that benefit physical and mental health and wellbeing, and quality of life. Green and blue Infrastructure also helps to mitigate health risks related to overheating, noise pollution, flooding and poor air quality.
- 8.8. Our requirement for a Health Impact Assessment for all major development proposals or development located in an area of public health concern is to ensure potential health and wellbeing impacts are thoroughly evaluated and addressed from the outset. A template for HIA is currently being prepared, which will be available on Leicestershire County Council website, to support the assessment process and ensure consistent evaluation. The level of information required should be agreed with the Council in consultation with Leicestershire County Council and will be proportionate to the scale and nature of the development proposed.
- 8.9. This proactive approach helps identify and mitigate any negative effects, such as increased pollution or reduced access to green spaces, while enhancing positive outcomes like improved walkability, social cohesion, as well as access to healthcare. Ultimately, it promotes the creation of healthier, more liveable communities and helps prevent costly acute healthcare challenges in the future by integrating health considerations into planning decisions contributing to making the district an even healthier place over the long-term.

Policy DM03: Heritage Asset Conservation and Design Standards

- 1. In areas with high heritage value (Conservation Areas, where affecting Listed Buildings, Scheduled Monuments and other heritage assets and their settings) development will be permitted where it achieves a high standard of design reflecting those characteristics that make these places special.**

Development affecting heritage assets, and their settings will:

- a) be appraised in accordance with national policy; and**
 - b) be permitted where it protects, conserves or enhances the significance, character, appearance and setting of the asset including, where possible, better revealing the significance of the asset and enabling its interpretation.**
- 2. Where the proposed development would lead to substantial harm to (or total loss of) significance of a designated heritage asset and/or its setting, planning permission will not be granted unless:**
 - a) the proposed development demonstrates that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh the harm or loss; or**
 - b) the nature of the heritage asset prevents all reasonable uses of the site; and**
 - c) no viable use of the heritage asset can be found in the medium term through appropriate marketing that will enable its conservation; and**
 - d) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible.**
- 3. Where the proposed development would lead to less than substantial harm to the significance of a designated heritage asset and/or its setting, this harm will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.**
- 4. To determine the significance of a heritage asset, the Council will expect the following assessment to have been carried out:**
 - a) an analysis of the asset to establish its significance, both as a whole, and specific parts affected by the proposal;**
 - b) an assessment, where appropriate, of the contribution made by the setting of the asset to its significance; and**

- c) **an explanation of how the assessment has informed the proposed development, including how the proposed design (form/layout, scale, massing, proportions, materials and architectural and historical detailing, as applicable) would be appropriate and sympathetic.**
- 5. Development within or affecting the setting of a Conservation Area must preserve or enhance the character or appearance of the Conservation Area.**
- 6. Development affecting the significance of a non-designated heritage asset and/or its setting will be required to justify any harm or loss to the significance of the non-designated heritage asset.**

Our reasons for this policy

- 8.10. This policy is important because it ensures that development in areas with high heritage value respects and enhances the historic character of our places. It also provides clear criteria for assessing the impact of development on heritage assets, ensuring that their significance, character and setting are carefully considered and protected. This approach supports the sensitive integration of new developments, helping to maintain the visual and cultural integrity of conservation areas, listed buildings and other historic sites.
- 8.11. Additionally, the policy provides a balanced framework for managing change, recognising that there may be instances where some harm to heritage assets is justified by substantial public benefits. It sets out a clear process for evaluating such cases, ensuring that any decision to allow harm or loss is thoroughly justified and that all alternatives have been explored. This helps to protect heritage assets from inappropriate development while allowing for their sustainable use and adaptation. The inclusion of specific requirements for heritage impact assessments further ensures that development proposals are well-informed and sensitive to the historic environment, promoting a thoughtful and responsible approach to preserving our historic and architectural heritage for future generations.

Policy DM04: Landscape Character and Sensitivity

- 1. Development must be located and designed in such a way that it is sensitive to its landscape setting and character area and will be permitted where it:**
 - a) respects and, where possible, enhances local landscape, the landscape setting of settlements and settlement distinctiveness having regard to the Council's latest Landscape Character Assessment and Landscape Sensitivity Assessment;**

- b) avoids the loss of, or substantial harm to, features of importance within the landscape including heritage assets;**
 - c) safeguards important public views, skylines and landmarks; and**
 - d) restores or provides equivalent mitigation for damaged features and/or landscapes that would be damaged or degraded as a result of the development.**
- 2. The latest landscape evidence must be used to inform the identification of features of landscape importance to avoid detracting from visual and environmental quality.**

Our reasons for this policy

- 8.12. This policy ensures that new development is thoughtfully integrated into its landscape setting, preserving their natural beauty and distinctiveness. By requiring that development respects and enhances the existing landscape and settlement character, it helps maintain the visual appeal and identity of our settlements and landscape. The policy's emphasis on safeguarding important public views, skylines and landmarks protects the visual integrity of our landscapes, ensuring that these features remain a source of pride and enjoyment for residents and visitors alike.
- 8.13. We have undertaken new landscape evidence as part of Local Plan preparation. This comprises a district-wide Landscape Character Assessment (2024) which sees the district divided into 10 Landscape Character Types and a further 26 Landscape Character Areas. Each of these Landscape Character Areas has unique characteristics that reflect the complex interplay of natural, cultural and perceptual factors. The classification provides a detailed framework for recognising and responding to the distinctive features of each area. Alongside this, the sensitivity of the landscape around our main towns and villages has been assessed (Landscape Sensitivity Assessment, 2024). These documents provide a useful starting point for applicants seeking to assess and minimise the potential landscape impacts of their proposals.
- 8.14. Building on this latest landscape evidence, the policy seeks to provide a robust framework for identifying and protecting features of landscape importance including heritage assets such as registered parks and gardens. It seeks to ensure that development proposals are well-informed and sensitive to their surroundings, preventing the loss or degradation of valued landscapes. The requirement for restoration or equivalent mitigation where harm cannot be avoided encourages

developers to contribute positively to the landscape, enhancing or repairing areas that may be impacted by development.

Policy DM05: Green and Blue Infrastructure and Open Space

1. All development must:

- a) contribute to creating high-quality multifunctional green and blue infrastructure in accordance with the Open Spaces Strategy 2021 (or subsequent revisions) and Green and Blue Infrastructure Study (2024), including using trees and other planting where appropriate, to provide access to shade and manage surface water run-off as part of a wider resilience to climate change and, where needed, use noise and pollution barriers/absorption measures;
- b) create and enhance accessible links for all between new developments and surrounding recreational networks and facilities; and
- c) enhance access to publicly accessible open space.

2. Residential development of 10 or more homes will meet the requirements set in 1 (a) to 1(c) and local standards below or as set out in up-to-date evidence of open space requirements published by the Council. Developments will be expected to provide an appropriate landscaping and landscape maintenance scheme, ensuring high standards of maintenance.

Open Space Type	Existing Standard (ha per 1,000 population)	Accessibility Standard
Allotments and Community Gardens	0.35	4km or 10 minutes by bus/driving
Amenity Greenspace	0.9	800 metres or 10 minutes' walk
Natural and Semi-Natural Greenspace	8.5	1.6km or 20 minutes' walk
Parks and Gardens	0.4	4km or 10 minutes by bus/driving
Provision for Children and Young People	0.3	400-800 metres or 5-10 minutes' walk
Outdoor Sports	In accordance with Playing Pitch Strategy	In accordance with Playing Pitch Strategy
Cemetery and burial grounds	In accordance with Open Spaces Strategy	In accordance with Open Spaces Strategy

If on-site provision is not feasible by virtue of location, management limitations or the open space will not be of a sustainable size (see Provision for Open Space Sport and Recreation - Delivery Plan 2021), a payment equivalent to the cost of off-site provision will be required, taking into consideration the Provision for Open Space Sport and Recreation – Delivery Plan 2021 or subsequent revisions.

3. **New open space or outdoor sport and recreation facilities, such as playing pitches, must be:**
 - a) **accessible, usable, of high quality, safe and include facilities for a range of ages; and**
 - b) **secured, prior to the commencement of development, with clear responsibilities for management and maintenance in perpetuity.**
4. **Development on Open Space or Playing Pitches will not be permitted unless one of the following criteria is met:**
 - a) **It is for a use ancillary to its primary use as open space, sport or recreation and is designed and located in a way that preserves the open character of the space; or**
 - b) **a robust assessment clearly demonstrates it is surplus to local requirements and will not be needed in the long term in accordance with local standards; or**
 - c) **it can be demonstrated that replacement provision will be at least equivalent in terms of quality, quantity and accessibility, and there will be no overall negative impact on the provision of open space in accordance with local standards; or**
 - d) **it can be demonstrated that the proposal is for alternative provision which meets evidence of local need in such a way as to outweigh the loss.**
5. **Local Green Spaces are allocated on the Policies Map and will retain their openness permanently. Further Local Green Space may be identified in Neighbourhood Plans providing it meets the relevant criteria in relation to scale, beauty, historic significance, recreational value, tranquillity, or ecological value and it does not conflict with the strategic policies of this Local Plan.**
6. **The construction of new buildings on Local Green Space will not be permitted other than:**
 - a) **buildings providing appropriate facilities for outdoor, sport, recreation, cemeteries, burial grounds and allotments as long as the facilities preserve the openness of the Local Green Space; or**
 - b) **replacement buildings, provided the new building is in the same use and not materially larger than the one it replaces; or**
 - c) **except in very special circumstances where the potential harm to the Local Green Space, including to its openness, special character, significance to the local community, and any other harm, are clearly outweighed by other considerations.**

Our reasons for this policy

- 8.15. This policy is vital for creating high-quality multi-functional green and blue infrastructure as part of new development. Strategic planting within green infrastructure can act as an effective pollution barrier, absorbing pollutants and reducing noise levels, which enhances air quality and contributes to a healthier environment. Access to shaded areas provided by trees and green spaces is also essential for adapting to climate change, offering natural cooling during extreme heat events and increasing community resilience (see Climate Change and Renewable Energy Study, 2024). Further guidance can be found in Natural England's Green Infrastructure Planning and Design Guide
- 8.16. For developments of 10 or more homes, adhering to local standards based on the Open Spaces Strategy (2021) (or subsequent revisions) ensures that new open spaces are adequately sized and accessible. These standards maintain current levels of provision and enhance community benefits, even when on-site space is not feasible. In such cases, financial contributions can fund off-site improvements.
- 8.17. The policy also provides robust protection for existing open spaces, permitting development within them only when it is clearly justified. Some uses, such as changing rooms or similar small-scale facilities that support the primary recreational function of the spaces, can enhance the experience of the space.
- 8.18. Local Green Space designation provides special protection for green areas of particular importance to local communities. Local Green Space sites have been identified in accordance with the NPPF because of their beauty, historic significance, recreational value, tranquillity, or ecological value.
- 8.19. Local Green Space sites as shown on the Policies Map and listed in Appendix 4 were originally designated in the previous Local Plan and were identified following the assessment of sites submitted to the Council by local communities. The assessment included seeking and considering the views of landowners of the proposed Local Green Space sites. See [Our policies, plans and strategies - Local Green Space background paper | Harborough District Council](#)
- 8.20. The policy recognises the particular importance of the designated sites and ensures their long-term protection. The policy allows for the construction of buildings for specific uses compatible with a Local Green Space designation and for

replacement buildings where specific provisions are met. Otherwise, the construction of new buildings is not permitted except in very special circumstances where any harm is considered to be clearly outweighed by other benefits.

- 8.21. The Council has encouraged Parish Councils to identify other potential Local Green Space sites through their Neighbourhood Development Plans to ensure comprehensive coverage within the district.

Policy DM06: Transport and Accessibility

1. Development will be permitted, subject to:

- a) ensuring the safe, connected and convenient movement across the transport network, including bus passengers, cyclists, pedestrians and horse riders;**
- b) providing safe access, servicing and parking arrangements as defined in this policy and having regard to Highway Authority guidance and standards; and**
- c) ensuring that additional traffic movements are not detrimental to highway safety or result in the residual cumulative impact on the road network being severe.**

2. All major development is required to submit a Transport Assessment which considers the impact of development on the safe, efficient and reliable operation of the transport network. The assessment will also identify the mitigation required to ensure the impact is managed or mitigated effectively. All major development must also:

- a) incorporate measures to facilitate and encourage safe access by cycle and on foot along with protection of, connection to and extension, where practicable, of existing pedestrian, cycle and equestrian routes;**
- b) provide accessible cycle parking;**
- c) deliver public transport enhancements where feasible to mitigate development impacts, including but not limited to bus routes, information and waiting facilities and measures to encourage public transport use;**
- d) where appropriate, contribute to provision for the transport needs of specific groups in the community, such as the elderly and those with disabilities; and**

- e) ensure car parking provision sufficient for the location and type of development, and make provision for Car Club spaces and EV charging points; and
- f) mitigation for any adverse impact on residential amenity and air quality, especially in Air Quality Management Areas.

Our reasons for this policy

- 8.22. This policy ensures that new developments are designed to support safe, efficient and inclusive transport networks for all users, including pedestrians, cyclists and public transport passengers. By setting clear requirements for safe access, servicing and parking arrangements, the policy helps reduce congestion and minimise conflicts between different road users. It promotes active travel and sustainable transport options by requiring provisions such as cycle parking and enhancements to public transport facilities, which encourage residents and visitors to choose alternatives to car travel. This approach not only supports healthier lifestyles but also contributes to reducing traffic congestion and environmental impacts – these are key to our strategy for tackling climate change (Harborough Climate Change and Renewable Energy Study, 2024).
- 8.23. The policy also ensures that larger developments and those with high trip-generating characteristics carefully consider and mitigate their impacts on the local and wider transport network . The use of Transport Assessments and Travel Plans ensures that the effects of development on the transport network are thoroughly assessed and managed, supporting a balanced and sustainable approach to growth that benefits everyone.

Policy DM07: Managing Flood Risk

1. Wherever possible development should take place within Flood Zone 1, the area of land deemed at least risk of flooding. The Sequential Test and, where necessary, the Exceptions Test should be used to assess the suitability of proposed development. Within Flood Zone 1 a site-specific flood risk assessment will be required for proposals relating to:
 - a) major development;
 - b) land with critical drainage problems;
 - c) land at increased flood risk in the future;

- d) where a more vulnerable use is proposed on land which may be subject to sources of flooding other than rivers; or
 - e) catchments that have experienced sewer flooding.
- 2. Development in Flood Zone 3, unless meeting the Exceptions Test, will only be permitted as follows:
 - a) Flood Zone 3a: 'less vulnerable' uses, including retail and business uses (E and B Use Classes), agriculture and some non-residential institutions (Use Class D1), other than for health services, nurseries and education; and water compatible development.
 - b) Flood Zone 3b: water compatible development where appropriate; this zone will be safeguarded to ensure protection of the functional floodplain.
- 3. For Development in Flood Zones 2 or 3 a site-specific flood risk assessment must be undertaken and development will only be permitted where:
 - a) the mitigation, flood management, flood resilience measures and design requirements identified are satisfactorily provided; and
 - b) the design incorporates flood resilience measures to allow for increased risk due to climate change.
- 4. All development in Flood Zones 2, 3a and 3b defined in the Strategic Flood Risk Assessment, or identified as at risk of flooding from other sources, should contribute positively to actively reducing flood risk through avoidance, reduction, management and mitigation.

Our reasons for this policy

- 8.24. This policy is essential for managing flood risk and ensuring that new developments are safe and sustainable and is based on our assessment of the levels of flood risk across the district (see Strategic Flood Risk Assessment (SFRA), 2024). By prioritising development in Flood Zone 1, the policy minimises the risk of flooding to people and property and ensures that land most vulnerable to flooding is preserved for uses that are less susceptible to damage. In higher-risk areas such as Flood Zones 2 and 3, the policy sets clear guidelines to ensure that only appropriate developments take place, safeguarding the functional floodplain and allowing only water-compatible uses in the most sensitive areas. This proactive approach supports sustainable growth while protecting both new and existing communities from future flood hazards.
- 8.25. Requiring site-specific flood risk assessments for major developments or areas with critical drainage problems helps

identify and address potential risks early in the planning process. By mandating that developments incorporate flood resilience measures and account for future climate change, the policy ensures that new buildings are designed to withstand increasing flood risks over time.

Policy DM08: Sustainable Drainage

- 1. All development must promote an integrated approach to water management through planting and incorporating rainwater storage for reuse and irrigation.**
- 2. All major development must incorporate Sustainable Drainage Systems (SuDS) and take account of the drainage hierarchy as follows (in order of priority):**
 - a) store rainwater for later use for irrigation or non-potable purposes;**
 - b) promote natural infiltration with soakaways or permeable surfaces to recharge groundwater;**
 - c) use green roofs, rain gardens, or vegetated systems to hold and slowly release water;**
 - d) use engineered systems like underground tanks or ponds to temporarily store and control water flow;**
 - e) discharge to nearby rivers or streams where practicable, ensuring that any run-off does not negatively impact on the water quality of a nearby waterbody;**
 - f) discharge to surface water sewer;**
 - g) discharge to combined sewer only as a last resort in order to prevent overloading the sewer network.**
- 3. The design and layout of the SuDS, should prioritise nature-based solutions and, taking account of the hydrology of the site, must:**
 - a) manage surface water close to its source and on the surface where feasible;**
 - b) be designed to incorporate surface water management features as green and blue infrastructure wherever possible, maximising multifunctional benefits for biodiversity, amenity, cooling and water quality;**
 - c) use features that enhance the site design and sense of place and where it is incorporated in open space, provide a safe naturalised system without the need for fencing or barriers;**

- d) provide for the re-naturalisation of modified water courses where practical;
 - e) be located away from land affected by contamination that may pose an additional risk to groundwater or other waterbodies;
 - f) demonstrate that the peak rate of run-off over the lifetime of the development, allowing for climate change, is no greater for the developed site than it was for the undeveloped site and reduced wherever possible. Developments are required to achieve a 20% reduction in run-off rates compared to pre-development conditions to account for existing surface water runoff problems; and
 - g) ensure that flooding would not occur to property in and adjacent to the development, in the event of an occurrence of a 1 in 100-year rainfall event (including an allowance for climate change) or in the event of local drainage system failure.
4. Prior to the commencement of development, the responsibilities for management and maintenance in perpetuity of the SuDS must be agreed.

Our reasons for this policy

- 8.26. Our district has a high risk of surface water flooding due to clay soils and the likely effects of climate change – hotter summers and warmer wetter winters increase these risks (Harborough Climate Change and Renewable Energy Study, 2024). This is why we want all developments, including minor ones, to consider measures to address surface water management. In 2023, the Government announced that Sustainable Drainage Systems (SuDS) are mandatory for most new development. For major developments we already expect these to incorporate SuDS to effectively manage surface water run-off. SuDS mimic natural drainage processes, reducing flood risk and improving water quality. By integrating features like permeable surfaces and re-naturalising watercourses, SuDS can also contribute to attractive, multifunctional green spaces.
- 8.27. The specific design requirements outlined, based on our Water Cycle Study (2024), ensure that surface water is managed close to its source, reused where possible, and that the site remains resilient to extreme weather events.
- 8.28. The policy also sets clear guidelines for reducing peak run-off rates, protecting water quality, and preventing flooding to properties during severe rainfall. Requiring agreements for the long-term management and maintenance of SuDS ensures these systems function effectively, supporting sustainable development and enhancing local environments.

Policy DM09: Sustainable Construction and Climate Resilience

1. All development must:

- a) minimise carbon emissions during construction, which may include use of low-carbon construction materials, and adopting energy-efficient construction practices;**
- b) where relevant, demonstrate that demolition of existing buildings is justified in comparison to their retention and re-use, and where buildings are retained, integrate measures to make these more energy and resource efficient in accordance with criteria 3 and 5 below;**
- c) where demolition of existing buildings is required, demonstrate the reuse of demolition and construction waste;**
- d) demonstrate the integration of passive design measures, including delivering cooling without increasing carbon emissions, such as through optimal building orientation, natural ventilation, solar shading and the use of thermal mass to regulate indoor temperatures;**
- e) be supported by a water efficiency statement that outlines, in priority order, measures to reduce water consumption, reuse water, or offset its use and achieve minimum water efficiency equivalent to 110 litres per person per day for any residential use, or non-residential development to achieve at least 3 credits in the Wat01 Measure for water in the BREEAM New Construction standard; and**
- f) Demonstrate how waste will be minimised during construction and during the operation of the development.**

Residential development

- 2. All new-build residential developments must achieve at least a three star rating under the BRE Home Quality Mark scheme. A whole life-cycle assessment should be undertaken as part of this assessment for major development.**
- 3. All residential developments involving refurbishment or extensions are required to achieve a final (post-refurbishment) certified rating of Excellent under BREEAM Domestic Refurbishment and must make reasonable endeavours to achieve an Outstanding rating.**

Non-residential development

- 4. All non-residential and mixed-use developments proposing 1000 sqm or more net additional floorspace are required to achieve a final (post-construction stage) certified rating of Excellent as part of a fully fitted**

assessment within BREEAM New Construction. A whole life-cycle assessment should be undertaken as part of this assessment for major development.

- 5. Major non-residential and mixed-use refurbishment developments are required to achieve a final (post-construction) certified rating of Excellent under BREEAM UK Non-Domestic Refurbishment and Fit-out(or equivalent scheme). A whole life-cycle assessment should be undertaken as part of this assessment.**

Our reasons for this policy

- 8.29. This policy ensures that all new developments minimise their environmental impact and contributes to our overarching objectives and strategy related to climate change mitigation by ensuring carbon emissions are minimised. Carbon emissions from new development not just arise from the operation of that development and travel to and from it. Site clearance can lead to loss of carbon storage and sequestration on green field sites and there is also carbon emissions embodied in construction materials such as the concrete (Climate Change and Renewable Energy Study, 2024) which is why we encourage developers to consider retaining and improving the performance of existing development. We also require design solutions that respond to a changing climate; for example, design that can keep buildings cool in ways that do not add to emissions through air conditioning requirements.
- 8.30. We have also set standards related to water resource. Our water supply comes mainly from Severn Trent with an area in the east of the district served by Anglian Water. Both companies are in areas which are seriously water stressed (Infrastructure Delivery Plan, 2024). More frequent extremes in weather variability, will place increasing demands on our water supply (see Climate Change and Renewable Energy Study, 2024). This is why we expect a water efficiency statement to demonstrate how the development will reduce water consumption, reuse water, or offset its use (this hierarchy of priorities is sometimes called the water hierarchy). This can include measures like grey water systems – but we have not prescribed methods, thereby, allowing flexibility to decide the most effective way to achieve water efficiency.
- 8.31. Accreditation schemes are widely recognised for their role in promoting sustainable construction and operation and are already in use in Leicestershire and many other parts of England. Requiring developments to meet relevant best practice accreditation schemes ensures that they adhere to

high standards of environmental and energy efficiency performance.

- 8.32. Building on our concerns about 'embodied' as well as operational carbon we are keen to motivate reductions in whole-life carbon which is why we expect major developments to undertake whole life-cycle assessments within the Home Quality Mark and Building Research Establishment Environmental Assessment Method (BREEAM) processes we have defined. Greenhouse gases are emitted throughout a building's lifecycle, from the raw materials used in construction, through to the electricity used to run the building, right up until the demolition and end of life treatment of the building's materials. Whole Life Assessments are a comprehensive multi-step methodology to quantify total carbon emissions (embodied and operational) and other environmental impacts (such as acidification and eutrophication) through the life stages of a building.

Policy DM10: Biodiversity and Geodiversity Protection and Enhancement

- 1. All qualifying development proposals must deliver at least a 10% measurable biodiversity net gain attributable to the development. The net gain for biodiversity should be calculated using Natural England's Biodiversity Metric. In circumstances where it appears that sites have been subdivided for the purposes of application submission to meet the exempt development threshold, they shall be considered cumulatively to ensure the overall development is in compliance with this requirement.**
- 2. Biodiversity net gain should be provided on-site wherever possible. Off-site measures will only be considered where it can be demonstrated that, after following the mitigation hierarchy, all reasonable opportunities to achieve measurable net gains on-site have been exhausted.**
- 3. Development should avoid adverse impact on existing biodiversity and geodiversity features in line with the mitigation hierarchy. Where adverse impacts are unavoidable, they must be adequately and proportionately mitigated. If full mitigation cannot be provided, compensation will be required as a last resort to ensure there is no net-loss or a net gain of priority habitat and priority species.**
- 4. All development must contribute towards protecting and improving biodiversity and geodiversity by:**
 - a) protecting and enhancing priority species and their habitats;**
 - b) including measures to mitigate the impacts of climate change on the district's flora and fauna;**

- c) protecting and enhancing green and blue infrastructure assets;
 - d) protecting riparian zones and watercourses by creating and enhancing undeveloped buffer zones alongside watercourses to ensure functional habitat corridors for wildlife;
 - e) protecting features and areas of geodiversity value and enhancing them to improve connectivity of habitats, amenity use, education and interpretation; and
 - f) include appropriate measures to manage construction impacts by demonstrating how existing wildlife habitats supporting protected or priority species will be retained, safeguarded and managed during construction.
5. Development which impacts on nationally and locally designated biodiversity and geodiversity sites, defined in Policy DS03 and shown on the Policies Map, will be permitted where there is no adverse impact on:
- a) the conservation of priority species;
 - b) irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss; and
 - c) opportunities for improving habitats, and if relevant, improving the water quality of local water courses to improve the aquatic habitat are incorporated.

Development proposals that are likely to result in a significant adverse effect, either alone or in combination with other proposals, on internationally designated site, will not be permitted unless a Habitats Regulation Assessment has concluded that the proposal will not adversely affect the integrity of the habitats site.

Our reasons for this policy

- 8.33. This policy is essential for safeguarding and enhancing the district's biodiversity and geodiversity. All qualifying developments are now required by law to achieve a minimum of 10% biodiversity net gain, under the Environment Act 2021. The measure in this policy provides further direction on our expectations as to the ways in which development can protect and enhance habitats and support local ecosystems and helps plants and wildlife adapt to climate change.
- 8.34. The policy also outlines our requirements for addressing impacts on biodiversity and geodiversity sites designated because of their high value (these are shown on the Policies Map). We want to avoid adverse impacts on priority species,

irreplaceable habitats, and geodiversity features – and as a minimum ensure any unavoidable harm is compensated for through mitigation or relocation, maintaining the district's natural assets. This approach not only preserves ecological value but also promotes sustainable development that integrates and enhances the natural environment.

- 8.35. There are no designated sites of international importance within the district, however the Rutland Water Special Protection Area, Rutland Water Ramsar site and Ensor's Pool Special Area of Conservation are within 15km of the district's boundary. The Habitats Regulation Assessment of the Local Plan and its proposals has concluded that there will be no adverse effects on the above designations, subject to the successful implementation of the relevant policies in this plan.

Policy DM11: Managing Impacts on Land and Water Quality

- 1. Water resources will be protected, and water services provided. Development will be permitted where it does:**
 - a) not adversely affect the quality of any water course into which the surface water emanating from new development flows, during both the construction phase and for the lifetime of the development;**
 - b) ensure the removal of any contamination from the site and that the development would not result in the migration of any contamination to a location where it could have an adverse effect upon the water environment; and**
 - c) have no adverse impact on and, wherever possible, contribute to an enhanced water environment and its associated ecology.**
- 2. Where the site has previously been developed, the need for any decontamination and remediation will be identified and implemented to an agreed programme, ensuring that any contamination is not relocated elsewhere to a location where it could adversely affect the environment including water or other wildlife habitats.**
- 3. Development should be focused in the first instance on agricultural land not identified as the best and most versatile (i.e. on Grades 3b, 4 and 5). Development, outside of settlements or identified Site Allocations in Policy SA01, which is on high-quality agricultural land (Grades 1, 2, and 3a) will be permitted where:**
 - a) a thorough assessment to evaluate its impact on agricultural productivity has been undertaken; and**
 - b) mitigation measures are implemented to minimise adverse effects, such as soil conservation techniques and landscape buffering.**

Our reasons for this policy

- 8.36. This policy protects land and water quality by ensuring new developments do not harm watercourses, groundwater, or surrounding environments, while mandating contamination removal and preventing pollutant spread to support clean water and healthy ecosystems. Increases in development and the corresponding increase in water discharge can lead to risks of poorer water quality if not properly managed (Leicestershire Water Cycle Study, 2024).
- 8.37. This policy prioritises development on lower-quality agricultural land, preserving high-quality soils, and requires impact assessments and mitigation for any development on prime agricultural land to balance environmental protection with sustainable growth. This is because building on high-value agricultural land is discouraged in national planning policy because it undermines the protection and enhancement of valued landscapes, soils, and the natural environment. We are encouraged to preserve the "best and most versatile agricultural land" to support sustainable agricultural practices and food security. It is recognised that utilities development, at Water Recycling Centres for example, is essential to support growth and deliver environmental improvements and protection. Such operational development by utilities companies is exempted from Parts 3 a) and b) of Policy DM11. However, an operational needs statement will be required to be submitted as part of any application.

Policy DM12: Protection and Enhancement of Community Facilities

- 1. Development proposals that protect, retain, or enhance the provision, quality or accessibility of existing community, education, and cultural facilities will be supported and permitted where they are in accordance with other policies of this Local Plan.**
- 2. Diversification of activities will be supported to maintain the viability of such facilities . In relation to public houses such diversification may include:**
 - a) extensions and alterations to provide kitchen and restaurant facilities;**
 - b) improvements to the external environment, including children's play facilities;**
 - c) conversions or extensions to provide bed and breakfast or other guest accommodation;**

- d) provision of a micro-brewery or similar enterprise related to the public house use;
 - e) alterations to enable takeaway food and off-licence services; or
 - f) use of part of the premises for a local shop, post office, library, or other community function unrelated to the public house use.
 - 3. **Proposals resulting in the loss of existing community facilities will only be supported where the applicant demonstrates that:**
 - a) a replacement facility is being provided on the same site, with efforts made to provide temporary alternative provision where feasible; or
 - b) an alternative facility on another site to meet local needs is available that is both equally accessible and provides equal or enhanced benefits to the community in advance of closure; or
 - c) all options for continuation in its current use have been fully explored, including diversification, and none remain which would be financially viable; and
 - d) it is demonstrated that the site is no longer required and is unlikely to be re-used for its current use or re-developed for an alternative community use as evidenced by active marketing for at least 12 months at an appropriate price for its current use free of tie and restrictive covenant and there has been no definite interest in either the freehold or leasehold during that specified period.

Our reasons for this policy

- 8.38. Community facilities such as community halls, village shops, pubs, and schools are essential for connecting people and supporting local life. Due to financial pressures, many need to diversify their uses, especially pubs facing challenges in the hospitality sector. This policy encourages developments that allow these spaces to adapt and remain vibrant community hubs.
- 8.39. As future residential development increases demand, the Infrastructure Delivery Plan (2024) highlights the need for more community provision. Because of this we want to protect these uses and expect closures to be accompanied by a replacement offering equal or better services. This is why we have set out steps to protect these vital amenities by requiring: a thorough exploration of opportunities to preserve or repurpose the facility including a detailed viability assessment to confirm that its current use is no longer feasible *and* proof that all efforts have been made to find an alternative community use through effective marketing. Communities may also nominate community facilities as Assets of Community Value. The listing

of such assets by the district council will be a material consideration in applications for change of use. This process will guarantee that every effort has been made to find a replacement or alternative community use and to ensure the community does not lose a valuable resource.

Policy DM13: Existing Business Uses – Retention and Redevelopment

- 1. Existing sites and premises in Business Use (Office and Light Industry (E(g)(i)(ii)(iii), General Industry (B2) and non-strategic Storage and Distribution (B8 in units <9,000sqm), outside of the employment areas shown on the Policies Map will be protected where there remains a reasonable prospect of the same or an alternative employment use.**
- 2. Where planning permission is required for a change of use or redevelopment for non-employment uses, it will not be permitted unless:**
 - a) a viability appraisal and an assessment of the suitability of the site to accommodate a Business use, using a methodology to be agreed by the Council, has been submitted which includes evidence of efforts to improve the viability of the site to demonstrate the site has not been made deliberately unviable;**
 - b) it is demonstrated that the site is no longer required and is unlikely to be re-used or re-developed for industrial/commercial purposes as evidenced by active marketing for at least 12 months at an appropriate price; and**
 - c) the existing use demonstrably causes environmental harm, or amenity impacts which cannot be satisfactorily mitigated.**
- 3. Within the area of Bruntingthorpe Proving Ground as defined on the Policies Map, development will be permitted where:**
 - a) the proposed use is for an authorised use, including the proving and testing of motor vehicles, vehicle storage, the aircraft museum and related tourism activity, car auctions, and aircraft recycling, maintenance and storage; or**
 - b) it is associated with the operation of the site by vehicles for corporate entertainment, in accordance with the 2009 unilateral undertaking and under the terms of the associated Operational Plan or any subsequent legal agreement or plan.**
 - c) it will conform with the controls set out in the noise limits of the Operational Plan, and noise monitoring system set out in the Noise Management Plan and the 2009 unilateral undertaking;**

- d) the design, materials, massing and bulk of new development would not have an unacceptable impact on the character and appearance of the area;
 - e) the impact of the development on the landscape setting would, where necessary, be mitigated by retaining, replacing and/or enhancing existing perimeter tree planting;
 - f) traffic generated by the development would not result in an unacceptable impact on highway safety or severe residual cumulative impacts on the road network; and
 - g) highway mitigation is provided where necessary taking into account total traffic to be generated by existing and proposed development within the Proving Ground and the Industrial Estate, with all access taken via the main gate to Bath Lane.
4. Within the area of Bruntingthorpe Industrial Estate, as defined on the Policies Map, development for Research and Development (E(g)(ii), Light Industry (E(g)(iii), General Industry (B2) and non-strategic Storage and Distribution (B8 in units <9,000sqm) uses only will be permitted if:
- a) the design, materials, massing and bulk of new development would have no unacceptable impact on the character and appearance of the area;
 - b) traffic generated by the development would not result in an unacceptable impact on highway safety or severe residual cumulative impacts on the road network;
 - c) it is subject to the approval and implementation of a Travel Plan seeking to reduce reliance on access by private car and highway mitigation is provided where necessary, taking into account total traffic to be generated by existing and proposed development in the Industrial Estate and the Proving Ground and with all access taken via the main gate to Bath Lane; and
 - d) any individual unit for Class B8 use does not exceed 500sqm in gross floorspace.
5. Within the area of Leicester Airport, as defined on the Policies Map, development will be permitted where:
- a) it is required for the operational use of the airfield, including improvements to the existing control tower and runway;
 - b) it is for aviation uses or is ancillary to an existing aviation use; or
 - c) it involves the conversion or re-use of an existing permanent building on the site.

6. Within the complex to the North of Gartree Road, as defined on the Policies Map, additional development or the re-use of existing buildings for Research and development (E(g)(ii), Light Industry (E(g)(iii), General Industry (B2) and non-strategic Storage and Distribution (B8) (in units <9,000sqm) will be permitted where:

- a) the proposed use does not conflict with safety requirements of existing uses at the airfield;**
- b) it is necessary for the continuation of an existing enterprise, facility or operation compatible with the operational use of the airfield;**
- c) the design, materials, and massing of new development would not have an unacceptable impact on the character and appearance of the area;**
- d) traffic generated by the development is capable of being accommodated on the highway network and will not have a significant adverse impact on the amenity of local residents;**
- e) a travel plan is approved and implemented to increase access to the site by modes other than the private car; and**
- f) any individual unit for Class B8 use does not exceed 500sqm in gross floorspace.**

Our reasons for this policy

8.40. By ensuring that sites currently in business or employment-generating use remain available, the policy helps to maintain a diverse and resilient local economy, providing jobs and supporting the economic wellbeing of the community. Preserving these sites even in areas not designated as formal employment areas, is necessary where the loss of such premises could significantly impact local job opportunities and the district's supply of employment land (see Harborough Local Housing and Employment Land Evidence, 2024).

8.41. Requiring a viability appraisal and active marketing before allowing a change of use ensures that the site has been genuinely tested for its potential to continue serving an employment function. This prevents premature redevelopment for other uses and encourages businesses to invest in and improve existing premises. Additionally, the policy provides flexibility where there are insurmountable environmental or amenity issues, ensuring that sites unsuitable for continued business use are not retained unnecessarily. Overall, this

policy provides flexibility as well as the safeguarding needed to achieve the wider economic growth objectives of this plan.

Policy DM14: Shopfront Design

1. Shopfront development must respect the character and visual amenity of the area by:

- a) retaining and preserving existing shopfronts that contribute positively, and restoring original features such as stallrisers, pilasters, fascia, and cornices where possible;**
- b) ensuring that alterations to shopfronts on or within the setting of listed buildings preserve the building or its setting or any features of special architectural or historic character which it possesses, and that changes in conservation areas demonstrate an understanding of the Area's significance and preserve or enhance its character and appearance;**
- c) designing new or replacement shopfronts to respect the proportions, materials, and architectural detailing of the existing building and the wider street scene; and**
- d) incorporating visual breaks in shopfronts which occupy multiple buildings, or multiple shopfronts which occupy single buildings, to preserve or create individual character, avoid excessive width, and ensure cohesion with upper storeys.**

2. Shopfront development must create balanced, engaging designs that preserve or enhance the street scene by:

- a) providing active frontages, legible and congruous entrances, and avoiding inactive spaces;**
- b) ensuring fascias and stallrisers are proportionate and do not encroach on architectural or historic features;**
- c) using fenestration casements/ frames and subdivisions that create visual interest;**
- d) using materials which are in keeping with their surroundings; and**
- e) ensuring projecting canopies and blinds are in keeping and justified where proposed, and fully retracted when the business is closed.**

3. Security measures in shopfront development must preserve visual amenity by:

- a) **avoiding the use of external or internal security shutters, particularly in conservation areas and/or on listed buildings or within their settings, unless there is an extenuating justification; and**
- b) **recessing shutter boxes within the structure or concealing them behind the fascia to minimise visual impact and maintain the character and appearance of the shopfront.**

Our reasons for this policy

8.42. This policy is essential for preserving the character and visual quality of town centres, particularly where they impact heritage asset and conservation areas by ensuring that shopfronts respect and enhance the architectural context. Retaining and restoring original features and requiring new designs to align with the surrounding streetscape, it helps maintain the historical integrity and appeal of these areas. Thoughtful design, appropriate materials, and integrated security measures create attractive, engaging environments that benefit residents, visitors, and businesses alike, thereby enhancing the street scene.

Policy DM15: Outdoor Advertising and Signage Design

Outdoor advertising, including signage on fascias and projecting signs, must respect the character and appearance of individual buildings and the street scene, and must:

- a) **be proportionate, well-designed, and use materials, surface finishes and colours that complement the shopfront building and street scene;**
- b) **avoid visual clutter and inappropriate placement, particularly in conservation areas, on Listed Buildings, or within the setting of heritage assets and residential areas;**
- c) **remove redundant signs, fascias and supports/fittings to maintain an attractive environment;**
- d) **limit projecting signs to one per business;**
- e) **avoid obstruction of architectural features;**
- f) **adapt corporate branding to suit the local context; and**
- g) **ensure lighting is subtle and unobtrusive, with external illumination required in conservation areas, on Listed Buildings, or within the setting of heritage assets.**

Our reasons for this policy

- 8.43. This policy ensures that advertising enhances rather than detracts from the character and appearance of buildings and areas, particularly in sensitive locations like Conservation Areas. By requiring well-designed, proportionate, and appropriately placed advertisements, including signage, we can better maintain the visual quality and integrity of streetscapes.

Policy DM16: Telecommunications Infrastructure

Telecommunications development will be permitted where:

- a) all options for sharing of existing equipment, and erecting masts on existing tall buildings or other structures have been fully explored, with the preferred approach adopted wherever possible;
- b) provision is made to ensure that equipment that has become obsolete or that is no longer in use is removed as soon as practicable and the site restored to its former condition;
- c) all masts and additions to existing masts are self-certified to meet International Commission on Non-Ionizing Radiation Protection (ICNIRP) standards;
- d) the outcomes of community consultation undertaken prior to an application, particularly occupiers of sensitive development such as schools, nurseries, and hospitals, is considered;
- e) intrusive visual impact on the surroundings and/or street clutter can be avoided or mitigated, minimising size and scale and camouflaging appearance; and
- f) the installation is designed to avoid any unacceptable impact on the historic environment, including harm to the health or vigour of trees.

Our reasons for this policy

- 8.44. This policy ensures that telecommunications infrastructure is developed responsibly and with minimal impact on communities and the environment. By prioritising the sharing of existing equipment and requiring careful consideration of visual and environmental impacts, it helps to reduce unnecessary clutter and preserve the character of the area. Requiring compliance with safety standards and community consultation

further ensures that installations are safe, meet public concerns, and respect the local context. Additionally, provisions for the removal of obsolete equipment help maintain a tidy and visually appealing environment, preventing long-term degradation of sites.

Part 3 Implementing this Plan

9. Monitoring and Delivery

- 9.1. We have carefully considered how policies within the Harborough Local Plan will be implemented. We have made sure that each policy is practical, achievable, and aligned with our district's unique needs and resources.

Policy IM01: Monitoring and review of the Local Plan

- 1. The Council will monitor, through the preparation of its Annual Monitoring Report, the delivery and effectiveness of policies of this Local Plan against specific performance indicators and targets set out in Appendix 3: Monitoring Framework.**
- 2. A full or partial update of the Local Plan will be commenced (defined as the publication of an invitation to make representations in accordance with Regulation 18 of the Town and County Planning (Local Planning) (England) Regulations 2012) (or equivalent under any subsequent Regulations) within 6 months of the following:**
 - a) The adoption by the Council of a Statement of Common Ground (SoCG), or equivalent, which proposes a quantity of housing or employment development for the period to 2041 that is significantly greater than the housing requirement or employment need identified and planned for in this Local Plan; or**
 - b) In the absence of an adopted SoCG, or equivalent document, 12 months from the date of publication of a Local Plan in the Leicester and Leicestershire Housing Market Area (defined as publication of an invitation to make representations in accordance with Regulation 19 of the Town and Country (Local Planning) (England) Regulations 2012) (or equivalent under any subsequent Regulations) that includes satisfactory evidence of an unmet local housing need; or**
 - c) The adoption by the Council of a SoCG, or equivalent, which proposes a quantity of Strategic Distribution for large-scale Warehousing (use class B8 in units of more than 9,000 sqm gross floorspace) that is significantly greater than the scale of Strategic Distribution floorspace identified and planned for in this Local Plan; or**
 - d) Conclusion of a review based on key indicators, as set out in the monitoring framework, including identification of significant and**

persistent shortfalls in the delivery or supply of housing against the housing requirement of this Local Plan.

- 2. Any full or partial update of the Local Plan triggered by the above will be submitted for examination within 30 months from the date it commenced.**

Monitoring the Local Plan

- 9.2. To ensure the Local Plan remains responsive and continues to meet its objectives, we will monitor social, economic and environmental changes, development and infrastructure delivery against the plan's vision, policies and targets. The monitoring framework detailed in Appendix 3, will help us track the progress of policy implementation and assess how effective our strategies are. We will use key indicators and performance metrics to measure outcomes and identify any areas where adjustments might be needed. We will report on Local Plan implementation through an Authority Monitoring Report, which will be published on our website.
- 9.3. Policies in the Local Plan will be reviewed at least every five years taking account of factors identified by the NPPF or other national guidance in place at the time of the review, and our monitoring framework. In addition, an early Local Plan update (full or partial) will be initiated in the following circumstances:

Adoption of a SoCG relating to unmet housing or employment need

- 9.4. Once the scale of any further unmet housing or employment need within the Leicester and Leicestershire Housing Market Area is clarified, the seven Leicestershire authorities will be in a position to agree how it will be apportioned through the preparation and adoption of a SoCG.

Publication of a Local Plan in the Leicester & Leicestershire Housing Market Area evidencing unmet housing need

- 9.5. Where no SoCG has been adopted, this trigger commits the Council to a full or partial review of this Local Plan within 12 months of the date of publication of a Local Plan Regulation 19 consultation in the Leicester & Leicestershire Housing Market Area, providing that it is accompanied by robust evidence of unmet housing need. This is a fall-back position to ensure that work is commenced on a full or partial review as soon as any unmet housing need is quantified through publication of a relevant Local Plan, in the event that Leicestershire local

authorities have no agreed apportionment of such unmet need at that time.

Adoption of a SoCG relating to strategic distribution

- 9.6. This Local Plan identifies and plans for a scale of strategic distribution (or large-scale warehousing) informed by the latest evidence of need available. However, the fast-paced nature of this sector combined with the outstanding decision on the Hinckley National Rail Freight Interchange means the scale of need for this sector across Leicester and Leicestershire is still emerging. As such, provision within this Local Plan is made to address the current known quantum of need within this plan period, with this trigger in place to review and address any significantly greater agreed need.

Monitoring based on key indicators

- 9.7. Where the monitoring of key indicators, as set out in the monitoring framework, demonstrates significant and persistent shortfalls in the delivery or supply of housing against the housing requirement this will trigger the need for a review.
- 9.8. Should the statutory review indicate that the Local Plan requires a partial or full update, we will seek to commence the update within 6 months of this scenario becoming established. By incorporating these review mechanisms, we ensure that our Local Plan can adapt to changing circumstances and continue to guide sustainable development effectively. This aligns with our vision of maintaining Harborough's attractive countryside and vibrant communities while fostering growth and enhancing quality of life for everyone in our district.
- 9.9. The Monitoring Framework in Appendix 3 includes 5 year housing land supply as a key indicator. The NPPF (2024) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement, or against their local housing need where the strategic policies are more than five years old and need updating. The purpose of the 5 year housing land supply is to provide an indication of whether there are sufficient sites available to meet the housing requirement. It is therefore an important monitoring tool to ensure the Local Plan remains on track to deliver the housing requirement in Policy DS01.
- 9.10. Where the 5 year housing land supply is calculated against the housing requirement in Policy DS01, past shortfalls or over-supply in housing completions against the housing requirement will be calculated from the base date of the plan (2020), and taken into account when calculating the 5 year housing land

supply. If there is a shortfall it will be added to the housing requirement for the next 5 year period (the Sedgefield approach). If there is an over-supply it will be removed from the requirement over the remaining plan period (the Liverpool approach). This ensures a shortfall in housing completions against the housing requirement can be made-up quickly and any oversupply is spread over a longer period preventing significant short-term reductions in the requirement that could make delivering the housing requirement more challenging. This approach to the 5 year housing supply will be used to inform Development Management decisions and manage housing delivery over the plan period to ensure the housing requirement in Policy DS01 is met.

Partnership working and engagement

- 9.11. We know that the successful implementation of our Local Plan relies on working closely with a wide range of partners. We value our collaborations with developers, infrastructure providers, local communities, and other organisations. However, for many of our objectives we will be reliant on the actions of developers and other organisations, such as key infrastructure providers like the NHS.
- 9.12. Our Statement of Community Involvement explains more about how we approach consultation and engagement on planning matters. There are two statutory milestones of public consultation, known as Regulation 18 'Issues and Options', and Regulation 19 'Proposed Submission Draft'. Both consultations have been carefully planned to meet regulatory requirements and publicised to raise awareness and encourage participation from local residents, our Parishes, neighbouring authorities, infrastructure providers and the development industry. In addition to public consultations, advice and oversight in the preparation of this local plan has been provided throughout by a steering group of elected Ward Members, known as the Local Plan Advisory Panel.

Neighbourhood planning

- 9.13. Neighbourhood plans play a particularly important role alongside the Local Plan, supporting its implementation, and achieving community priorities. Our Neighbourhood Plans:
- Provide local insights by capturing the specific needs and desires of local communities, ensuring that development is tailored to fit the character and requirements of each area.

- Help direct at a more local scale where new homes, shops, and offices should be built and outline what new buildings should look like to complement existing townscapes and landscapes.
 - Can provide direction on need for provisions for improving local facilities, such as parks and community centres to enhance the quality of life for residents.
- 9.14. We are proud to have one of the highest numbers of Neighbourhood Plans in the country, demonstrating the strong commitment of our communities to actively participate in shaping their future. This grassroots involvement is essential to achieving the vision outlined in our Local Plan, fostering vibrant, inclusive, and sustainable communities that enhance the quality of life for everyone in the Harborough District.
- 9.15. If you are part of a group preparing neighbourhood plans and want to allocate housing sites, Appendix 4 identifies the housing target by neighbourhood areas. You can access more information and guidance here: [[Harborough District Council Neighbourhood Planning](#)]

Viability

- 9.16. It is important to ensure that the viability of our policies is a key focus for the local plan. We have looked closely at the viability of all our policies, especially those with significant impacts, as highlighted in the preceding chapters. Our comprehensive viability assessments have shown that these policies are not only realistic but also implementable. This includes ensuring our strategies for infrastructure, housing, and economic development will effectively support our vision for a sustainable and vibrant community.

Glossary

Affordable Housing: Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- **Social Rented Homes** – homes owned by local authorities or private registered providers for which rents are determined by the national rent regime (through which a formula rent is determined by the relative value and size of a property and relative local income levels). They are low-cost rented homes.
- **Affordable Rented Homes** – let by local authorities or private registered providers to households who are eligible for social housing. Affordable rents are set at no more than 80% of the local market rent (including service charges).
- **Rent-to-Buy** – homes offered, typically by Housing Associations, to working households at an intermediate rent which does not exceed 80% of the local market rent (including service charges) for a fixed period after which the household has the chance to buy the home.
- **Shared Ownership** – a form of low-cost market housing where residents own a share of their home, on which they typically pay a mortgage, with a registered provider owning the remainder, on which they pay a subsidised rent.
- **Discounted Market Sale** – a home which is sold at a discount of at least 20% below local market value to eligible households; with provisions in place to ensure that housing remains at a discount for future households (or the subsidy is recycled).

Area of Separation: Land where the potential risk of two or more settlements merging is at its greatest whether this is between settlements or settlements and nearby employment areas. The function of these areas is to ensure that development does not harmfully reduce the separation between settlements or between settlements and employment areas. Areas of Separation aim to preserve separate identities and prevent coalescence or merging of two areas.

Authority Monitoring Report (AMR): Document that assesses the extent to which the adopted Local Plan and any other relevant local legislative policies, are being successfully implemented.

Business Use: Office, light industrial, non-strategic (small scale) warehousing and distribution uses

Biodiversity: The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

Biodiversity Net Gain (BNG): A way of creating and improving natural habitats. BNG makes sure development has a measurably positive impact ('net gain') on

biodiversity, compared to what was there before development. In England, BNG has become mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a Biodiversity Net Gain of not less than 10%. This means a development will result in more or a better-quality natural habitat than there was before development occurred.

Building Regulations: Statutory Instruments governing the standards required for buildings and structures.

Building Research Establishment Environmental Assessment Method

(BREEAM): BREEAM was first published by the Building Research Establishment (BRE) and is now an established method of assessing, rating and certifying the sustainability of buildings. It assesses scientifically based criteria covering a range of issues in categories that evaluate energy and water use, health and wellbeing, pollution, transport, materials, waste, ecology and management processes. Buildings are rated and certified on a scale of: 'Pass', 'Good', 'Very Good', 'Excellent' and 'Outstanding'.

Community Facilities: Facilities that serve the community including hospitals and other health facilities, nurseries, schools and other education facilities, places of worship, cultural facilities such as museums, post offices, village shops, public houses and libraries.

Coalescence The merging or coming together of separate towns or villages to form a single entity.

Community Infrastructure Levy (CIL): A charge which aims to ensure that costs incurred in providing infrastructure to support the development of an area are partly met by landowners who have benefited from the increase in land value when planning permission is granted.

Conservation Area: Areas of special architectural or historic interest, designated under the Planning (Listed Buildings and Conservation Areas) Act 1990, whose character and appearance should be preserved or enhanced.

Contaminated Land: Defined under the Environmental Protection Act 1990 as any land which appears to the Local Authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that: (a) significant harm is being caused, or there is a significant possibility of such harm being caused; or (b) significant pollution of controlled waters is being caused, or there is a significant possibility of such pollution being caused. Contamination may occur through heavy metals; oils and tars; chemical substances; gases; asbestos; radioactive substances; or can also occur naturally as a result of the geology of the area, or through agricultural use.

Density: In the case of residential development, a measurement of the number of dwellings within a specific site/land. It is commonly expressed as dwellings per hectare; with net dwellings per hectare representing the density of the developable area only, thereby excluding land for infrastructure, open space, main roads, schools and community facilities.

Designated Heritage Asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Developer Contributions: A contribution, typically secured through a legal agreement or undertaking, made by a developer towards securing policy requirements, such as for affordable housing or local infrastructure such as public open space and public transport provision.

Development Plan: Defined in Section 38 of the Planning and Compulsory Purchase Act 2004 and includes adopted Local Plans, Neighbourhood Plans that have been made, and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood Plans that have been approved at referendum are also part of the development plan unless the Local Planning Authority decides that the Neighbourhood Plan should not be made.

District centre Will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library.

Flood Zones: Areas identified based on their probability for flooding by the Environment Agency.

Geodiversity: Incorporates all the variety of rocks, minerals and landforms and the processes which have formed these features throughout geological time.

Green / Wildlife Corridor: Areas of habitat connecting different wildlife populations and species.

Green and Blue Infrastructure (GBI): A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

Green Wedge: open areas around and between parts of settlements that maintain the distinction between the countryside and built up areas, preventing the coalescence (merging) of adjacent places. They can provide access from urban areas into green spaces as well as recreational opportunities.

Groundwater Source Protection Zones: Used to define areas close to drinking water sources where the risk associated with groundwater contamination is greatest. They are not statutory designations but do relate to distances and zones defined in legislation where certain activities are restricted.

Heritage Asset: A building, monument, site, place, area or landscape/townscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the Local Planning Authority (including local listing).

Historic Environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Landscape Character Assessment: An assessment which identifies different landscape areas which have a distinct character based on a recognisable pattern of elements, including combinations of geology, landform, soils, vegetation, land use and human settlement.

Listed Building: A building of special architectural or historic interest. Listed buildings are graded I, II* or II, with Grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures within the curtilage of the Listed Building.

Local Centre: Include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. In rural areas, large villages may perform the role of a local centre.

Local Green Space: Local Green Space designation is a way to provide special protection against development of green areas that have particular importance to local communities.

Leicester Urban Area: The main settlement, in this case Leicester, which has the highest level of services, including retail, hospitals, employment and higher education.

Local Nature Recovery Strategy (LNRS): Local nature recovery strategies are a system of spatial strategies for nature and environmental improvement required by law under the Environment Act 2021. Each strategy must agree priorities for nature's recovery, map the most valuable existing areas for nature, map specific proposals for creating or improving habitats for nature, and wider environmental goals.

Local Nature Reserve: A publicly accessible area controlled and designated by a local authority as an area important for wildlife.

Local Transport Plan (LTP): Sets out Leicestershire County Council's local transport strategies and policies, and an implementation programme.

Local Wildlife Site (LWS): Identified and selected locally using robust, scientifically determined criteria and detailed ecological surveys.

Major Development: The government defines major development in terms of a planning application as 10 or more dwellings or the site having an area of 0.5 ha or more. For non-residential development, it means additional floorspace of 1,000 sqm or more, or a site area of 1 ha or more.

Main Town Centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and

recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Neighbourhood Plans or Neighbourhood Development Plans: Neighbourhood Development Plans, introduced in the Localism Act 2011, become part of the Development Plan and the policies contained within them are then used in the determination of planning applications. Plans are 'made' following an examination by a Planning Inspector and a referendum of the local community.

Non-strategic Storage and Distribution: Commercial buildings in B8 Class Storage and Distribution use (often referred to as warehouses) as defined by the Town and Country (Use Classes) Order 1987 (as amended) where the individual unit size is 9,000 sqm. gross floorspace or below.

Open Space: All space of public value, including public landscaped areas, playing fields, parks and play areas, including not just land but areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can act as a visual amenity and a haven for wildlife.

Passive design: Relies on using natural light and warmth from the sun to warm and light a building. In general, the building would not require a heating or cooling system.

Passivhaus: The heating requirement in a Passivhaus is reduced to the point where a traditional heating system is no longer considered essential. Cooling is also minimised by the same principles and through the use of shading and in some cases via the pre-cooling of the supply air.

Permitted Development Rights: Where the need for planning permission is removed, subject to local authority conditions and the terms set out in the Town and Country Planning Act, 1990.

Pitch: Area of land on a Gypsy and Traveller caravan site developed for a single family (a group of related people who live and/or travel together – assumed to be the basic unit when assessing accommodation requirements). A single pitch will often need to contain more than one caravan.

Planning Condition: Conditions can enhance the quality of development and enable development proposals to proceed where it would otherwise have been necessary to refuse planning permission.

Policies Map: A map on an Ordnance Survey map base, which shows the geographical application of development plan policies including explanations of symbols used.

Priority Habitats and Species: Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Proposed Submission Regulation 19 Local Plan: Regulation 19 of the Town and Country Planning (Local Planning) Regulations 2012 requires the publication of the Proposed Submission Local Plan for a statutory minimum 6-week period to allow comments and representations to be received prior to submission for independent examination.

Renewable Energy: Energy that is derived from a source that does not run out. These include solar, wind, wave, hydro and biomass.

Registered Provider: A provider of low-cost market housing for rent or sale which is accessible to people on low incomes and below the minimum cost of local market housing. Typically, these are Housing Associations and Councils.

Regulation 18 Local Plan and Consultation: Regulation 18 of the Town and Country Planning (Local Planning) Regulation 2012 requires that various bodies and stakeholders be notified that the council is preparing a plan. It invites them to comment about what the plan ought to contain. The Regulation 18 consultation marks the start of a statutory 6-week minimum engagement period and represents the scoping stage to decide what should be included in the Local Plan.

Riparian Zone: A set area from the bank top of the watercourse, which is the point where there is a break in slope between the river channel and the surrounding land.

Scheduled Monument: Nationally important monuments, usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

Section 106 Agreement: A legal agreement under section 106 of the 1990 Town and Country Planning Act between a planning authority and a developer, or undertakings offered unilaterally by a developer, to ensure that certain extra works related to a development are undertaken.

Self-build and custom-build housing: Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the [Self-build and Custom Housebuilding Act 2015](#) (as amended), is contained in section 1(A1) and (A2) of that Act.

Significance (for heritage): The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Site of Special Scientific Interest (SSSI): A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act, 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiological features (plants, animals, and natural features relating to the earth's structure).

Specialist housing for older people: Forms of sheltered or extra care accommodation where the occupiers receive care and assistance of some kind but live in self-contained dwellings and have a degree of independence. It is included in the C3 Use Class – 'dwelling houses', rather than Use Class C2 – 'residential institutions', although some accommodation within C2 can be provided as part of the same development. On-site communal facilities may be provided, and properties can be rented, owned or part owned/rented.

Specialist/supported housing for other needs groups: Where the occupiers receive care and assistance and support that allows for/encourages independent living in self-contained dwellings/ homes generally included in C3 use class – dwelling houses although some provision in residential/block schemes can be provided within C2 class with communal facilities and in-house support. Properties can be rented, owned or part owned/rented.

Strategic Environmental Assessment (SEA): A process which requires the identification and evaluation of the impacts a plan is likely to have on the environment and by which environmental considerations are required to be fully integrated into the preparation of certain plans.

Strategic Storage and Distribution: Commercial buildings in B8 Class Storage and Distribution use (often referred to as warehouses) as defined by the Town and Country (Use Classes) Order 1987 (as amended) where the individual unit size is over 9,000 square metres (approximately 100,000 square foot), this being a standard recognised definition within the commercial property sector.

Statement of Community involvement (SCI): Document setting out when, with whom, and how consultation will be undertaken on Local Development Documents.

Sustainability Appraisal (SA): A process by which the economic, social and significant environmental impacts of a project, strategy or plan are assessed. The aim of the appraisal process is to avoid or mitigate significant adverse impacts.

Sustainable Drainage Systems (SuDS): Designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. They provide opportunities to: reduce the causes and impacts of flooding; remove pollutants from urban run-off at source; and combine water management with green space with associated benefits for amenity, recreation and wildlife.

Town Centre: Usually, the second level of centres after city centres and, in many cases, they will be the principal centre in a local authority's area. In rural areas they are likely to be market towns and other centres of similar size and role which function as important service centres, providing a range of facilities and service for extensive rural catchment areas.

Travel Plan or Green Travel plan: A travel plan aims to promote sustainable travel choices (for example, cycling) as an alternative to single-occupancy car journeys that may impact negatively on the environment, congestion and road safety. Travel plans can be required when granting planning permission for new developments.

Urban Fringe: The transitional area between urban areas and the countryside. It can provide a valuable resource for the provision of sport and recreation, particularly in situations where there is an absence of land within urban areas to meet such provision.

Use Classes Order: The Town and Country Planning (Use Classes Order), 1987, as amended, specifies various classes of use for buildings or land. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) identifies some permitted development rights allowing the change of use from one class to another, subject to conditions, limitations and/or a prior approval process.

Water Framework Directive: Directs that development and agriculture operations should not impact upon water quality in rivers, streams and lakes. Where possible quality should be improved by controlling run-off.

Water Stress: Occurs when demand for drinking water is high, or projected to grow significantly, and the amount of rainfall is insufficient to meet demand.

Windfall Development Sites: Sites that are developed during the plan period which have not been specifically identified in the development plan.

Appendices

Appendix 1 List of Policies Replaced by this Local Plan

This Local Plan will, on adoption, replace the following Harborough Local Plan (2019) Policies:

SS1 The Spatial Strategy
GD1 Achieving Sustainable Development
GD2 Settlement Development
GD3 Development in the Countryside
GD4 New Housing in the Countryside
GD5 Landscape Character
GD6 Areas of Separation
GD7 Green Wedges
GD8 Good Design in Development
GD9 Minerals Safeguarding Areas
H1 Provision of New Housing
H2 Affordable Housing
H3 Rural Exception Sites
H4 Specialist Housing
H5 Housing Density, Mix and Standards
H6 Gypsy, Traveller and Travelling Showpeople Accommodation
BE1 Provision of New Business Development
BE2 Strategic Distribution
BE3 Existing Employment Areas
BE4 Bruntingthorpe Proving Ground
BE5 Leicester Airport, Stoughton
RT1 Provision of New Retail Uses
RT2 Town and Local Centres
RT3 Shop Fronts and Advertisements
RT4 Tourism and Leisure
HC1 Built Heritage
HC2 Community Facilities
HC3 Public Houses, Post Offices and Village Shops
GI1 Green Infrastructure Networks
GI2 Open Space, Sport and Recreation
GI3 Cemeteries
GI4 Local Green Space
GI5 Biodiversity and Geodiversity
CC1 Mitigating Climate Change
CC2 Renewable Energy Generation
CC3 Managing Flood Risk
CC4 Sustainable Drainage
IN1 Infrastructure Provision
IN2 Sustainable Transport
IN3 Electronic Connectivity
IN4 Water Resources and Services
IMR1 Monitoring and Review of the Local Plan

SC1 Scraftoft North Strategic Development Area
MH1 Overstone Park
MH2 East of Blackberry Grange
MH3 Burnmill Farm
MH4 Land at Airfield Farm
MH5 Airfield Business Park
MH6 Compass Point Business Park
L1 East of Lutterworth Strategic Development Area
L2 Land south of Lutterworth Road/Coventry Road
F1 Land off Arnesby Road
F2 Land off Marlborough Drive
K1 Land South and West of Priory Business Park

Appendix 2 Evidence Base

Section/Policy	Key Related Evidence
General	Sustainability Appraisal, 2025 Habitat Regulations Assessment, 2025 Harborough Local Plan Viability Assessment, 2025 Harborough Infrastructure Delivery Plan, 2025 Health Impact Assessment, 2025 Equalities Impact Assessment, 2025
Chapter 3 Overall Development Strategy	
Policy DS01 Development Strategy: Delivering Homes	Leicester & Leicestershire Housing & Economic Needs Assessment, 2022 Harborough Local Housing and Employment Land Evidence, 2024 Leicester & Leicestershire Housing & Economic Needs Assessment, 2022 Development Strategy, 2025 Site Assessment Methodology, 2025.
Policy DS02 Development Strategy: Creating Jobs and Diversifying the Economy	Warehousing and Logistics in Leicester and Leicestershire: Managing Growth and Change Study (amended March 2022) Leicester & Leicestershire Housing & Economic Needs Assessment, 2022 Harborough Local Housing and Employment Land Evidence, 2024 Harborough StrategicB8 Needs Sensitivity Report, 2024. Harborough Retail Town Centres Study, 2025
Policy DS03 Development Strategy: Tackling Climate Change and Enhancing the Natural Environment	Leicestershire Local Transport Plan (LTP) 4, 2024 Joint Water Cycle Scoping Study, 2024 Harborough Green and Blue Infrastructure Study, 2024.
Policy DS04 Development Strategy: Retaining and Celebrating our Heritage and Rural Character	Harborough Areas of Separation Study, 2024 Harborough Green Wedge Study, 2024 Heritage Analysis, 2024.
Policy DS05 Development Strategy: Supporting Strategic Infrastructure	Harborough Infrastructure Delivery Plan, 2025.
Chapter 4: Key Development Sites	
Policy SA01: Site Allocations, Policy SA02, Land South of Gartree Road	Harborough Strategic Housing and Economic Land Availability Assessment, 2024

Section/Policy	Key Related Evidence
Strategic Development Area, Policy SA03: North of Market Harborough	<p>Development Strategy, 2025 Site Assessment Methodology, 2025 Study, 2024 Harborough Infrastructure Delivery Plan, 2025 Strategic Transport Impact Assessment, 2025</p> <p>Harborough Green Wedge Study, 2024 Harborough Areas of Separation Study, 2024 Harborough Green and Blue Infrastructure Study, 2024 Harborough Strategic Flood Risk Assessment-Level 2, 2024.</p>
Chapter 5: Strategic Policies for Housing	
Policy HN01 Housing Need: Affordable Homes	<p>Leicester & Leicestershire Housing & Economic Needs Assessment, 2022 Harborough Local Housing and Employment Land Evidence, 2024 Harborough Local Plan Viability Assessment, 2025.</p>
Policy HN02 Housing Need: Mix of New Homes	<p>Leicester & Leicestershire Housing & Economic Needs Assessment, 2022 Harborough Local Housing and Employment Land Evidence, 2024 Harborough Local Plan Viability Assessment, 2025.</p>
Policy HN03 Housing Need: Housing Type and Density	<p>Leicester & Leicestershire Housing & Economic Needs Assessment, 2022 Harborough Local Housing and Employment Land Evidence, 2024.</p>
Policy HN04 Housing Need: Supported and Specialist Housing	<p>Leicester & Leicestershire Housing & Economic Needs Assessment, 2022 Harborough Local Housing and Employment Land Evidence, 2024 Harborough Local Plan Viability Assessment, 2025.</p>
Policy HN05 Housing Need: Self and Custom Build Housing	Harborough Self-Build and Custom Housebuilding Register.
Policy HN06 Housing Need: Gypsy and Traveller and Travelling Showpeople Accommodation	Harborough District Council Gypsy and Traveller Accommodation Assessment, 2024

Section/Policy	Key Related Evidence
	Harborough District Council Gypsy and Traveller and Travelling Showpeople Site Assessment Study, 2024.
Chapter 6: Directing Development to the Right Place	
Policy AP01: Development in Settlements	Settlement Hierarchy Study, 2025 Made Neighbourhood Plans Harborough Green Wedge Study, 2024 Harborough Areas of Separation Study, 2024.
Policy AP02: Development in Town, District and Local Centres	Harborough Retail Town Centres Study, 2025
Policy AP03: Development in the Countryside (Residential)	Harborough Green Wedge Study, 2024 Harborough Areas of Separation Study, 2024.
Policy AP04: Development in the Countryside (Commercial/ Non-Residential)	Harborough Green Wedge Study, 2024 Harborough Areas of Separation Study, 2024.
Policy AP05: Locating Renewable and Low-Carbon Energy Development	Harborough Renewable Energy Assessment, 2024 Harborough Renewable Energy. Landscape Sensitivity Assessment, 2024.
Chapter 7: Development Standards	
Policy DM01: High Quality Inclusive Design	
Policy DM02: Amenity and Wellbeing	Health Impact Assessment in spatial planning, October 2020.
Policy DM03: Heritage Asset Conservation and Design Standards	Heritage Assessment
Policy DM04 : Landscape Character and Sensitivity	Harborough Landscape Character Assessment, 2024 Harborough Landscape Sensitivity Study, 2024
Policy DM05: Green and Blue Infrastructure and Open Space	Harborough Open Spaces Strategy, 2021 Harborough Provision for Open Space Sport and Recreation – Delivery Plan, 2021 Harborough Green and Blue Infrastructure Strategy, 2024.
Policy DM06: Transport and accessibility	Joint Transport Evidence Study (South East Leicestershire, 2024 Strategic Transport Impact Assessment, 2025.
Policy DM07: Managing Flood Risk	Harborough Strategic Flood Risk Assessment-Level 1, 2024 Harborough Strategic Flood Risk Assessment-Level 2, 2024.

Section/Policy	Key Related Evidence
Policy DM08: Sustainable Drainage	Harborough Strategic Flood Risk Assessment- Level 1, 2024 Harborough Strategic Flood Risk Assessment- Level 2, 2024.
Policy DM09: Sustainable Construction and Climate Resilience	Leicestershire Climate Change Strategy Harborough Climate Change Action Plan Harborough Climate Change Risk Assessment, 2024.
Policy DM10: Biodiversity and Geodiversity Protection and Enhancement	Harborough Green and Blue Infrastructure Study, 2024 Draft Leicestershire, Leicester and Rutland Local Nature Recovery Strategy, 2025.
Policy DM11: Managing Impacts on Land and Water Quality	Joint Water Cycle Scoping Study, 2024.
Policy DM12: Protection and Enhancement of Community Facilities	
Policy DM13: Existing Business Uses – Retention and Redevelopment	Harborough Local Housing and Employment Land Evidence, 2024.
Policy DM14: Shopfront Design	
Policy DM15: Outdoor Advertising and Signage Design	
Policy DM16: Telecommunications Infrastructure	

Appendix 3 Monitoring Framework

Objective	Related Policies	Key Indicators
<p>Delivering Homes: Deliver the housing needed: Provide housing that addresses specific needs of different communities and age groups.</p>	<p>Policy DS01 Development Strategy: Delivering Homes Policy SA01: Site Allocations Policy SA01: Site Allocation Schedule Policy SA02: Land South of Gartree Road Strategic Development Area Policy HN01 Housing Need: Affordable Homes Policy HN02 Housing Need: Mix of New Homes Policy HN03 Housing Need: Housing Type and Density Policy HN04 Housing Need: Supported and Specialist Housing Policy HN05 Housing Need: Self and Custom Build Housing Policy HN06 Housing Need: Gypsy and Traveller and Travelling Showpeople Accommodation Policy AP01 Development in Settlements Policy AP03 Development in the Countryside (Residential) Policy DM02: Amenity and Wellbeing.</p>	<ul style="list-style-type: none"> • Net additional dwellings permitted and completed. • Number of affordable homes permitted and completed. • Number of specialist housing dwellings for older people (Use Class C2) completed. • Number of Gypsy and Traveller residential pitches delivered. • Number of Travelling Showpeople plots delivered. • Number of Self-build plots permitted and completed. • Rolling percentage new homes completed, measured against last 3 years of rolling housing requirement (Housing Delivery Test result). • 5 Year Housing Land Supply – The 5 Year Housing Land Supply will be calculated as set out in paragraph 9.9 – 9.10 of the Local Plan. Once published the latest 5 year housing land supply will inform Development Management decisions on housing applications. This will ensure the District remains on track to deliver the housing requirement in Policy DS01 over the plan period. • Decisions contrary to adopted policy.
<p>Creating Jobs and Diversifying the Economy: Create opportunities for establishing or expanding businesses to foster job creation and economic growth.</p>	<p>Policy DS02 Development Strategy: Creating Jobs and Diversifying the Economy Policy SA01: Site Allocations Policy SA01: Site Allocation Schedule Policy SA02: Land South of Gartree Road Strategic Development Area Policy AP01 Development in Settlements Policy AP02 Development in Town, District and Local Centres Policy AP04 Development in the Countryside (Commercial/ Non-Residential)</p>	<ul style="list-style-type: none"> • Net additional employment floor space permitted and completed. • Loss of B2, B8, or E(g)(ii) class floorspace permitted and completed. • Development permitted and completed in the countryside for uses specified in Policy AP04, clauses 1a-i. • Net loss of retail floorspace in Market Harborough Primary Shopping Area (Policy AP02).

Objective	Related Policies	Key Indicators
	Policy DM13: Existing Business Uses – Retention and Redevelopment	<ul style="list-style-type: none"> Policy omissions.
Tackling Climate Change and Enhancing the Natural Environment: Improve environmental quality by reducing pollution, protecting biodiversity, and creating green infrastructure, while also reducing carbon emissions and implementing climate adaptation strategies.	Policy DS03 Development Strategy: Tackling Climate Change and Enhancing the Natural Environment Policy DM01: High Quality Inclusive Design Policy DM02: Amenity and Wellbeing Policy DM03: Heritage Asset Conservation and Design Standards Policy DM06: Transport and Accessibility Policy DM07: Managing Flood Risk Policy DM08: Sustainable Drainage Policy DM09: Sustainable Construction and Climate Resilience Policy DM10: Biodiversity and Geodiversity Protection and Enhancement Policy DM11: Managing Impacts on Land and Water Quality.	<ul style="list-style-type: none"> Air quality – latest Air Quality Management Area (AQMA) readings and year on year trends. Net gain in biodiversity as per Department for Environment, Food & Rural Affairs (DEFRA) metric. Number of major planning completions accompanied by a Health Impact Assessment (HIA). BNG offsetting - developer contributions. Number of planning permissions leading to loss of Green Wedge Land. Reduction in carbon emissions. Number of developments incorporating renewable energy. Decisions made contrary to adopted policy.
Retaining and Celebrating our Heritage and Rural Character: Thoughtfully accommodating development to retain and enhance the rural landscape and our built heritage.	Policy DS04 Development Strategy: Retaining and Celebrating our Heritage and Rural Character Policy AP01 Development in Settlements Policy DM01: High Quality Inclusive Design Policy DM03: Heritage Asset Conservation and Design Standards Policy DM04: Landscape Character and Sensitivity Policy DM14: Shopfront Design Policy DM15: Outdoor Advertising and Signage Design.	<ul style="list-style-type: none"> Area of Green Wedges designated. Area of Areas of Separation. Number of additions to Local List of Non-Designated Heritage Assets (NDHAs). Decisions made contrary to adopted policy.

Objective	Related Policies	Key Indicators
<p>Enabling Supporting Infrastructure: Work with partners to support environmentally friendly travel and healthier communities by improving sustainable transport networks, expanding access to open spaces, and expanding and enhancing community facilities.</p>	<p>Policy DS05 Development Strategy: Enabling Supporting Infrastructure Policy SA01: Site Allocations Policy SA02: Development Considerations for Land South of Gartree Road Strategic Area Development Policy AP05 Locating Renewable and Low-Carbon Energy Development Policy DM06: Transport and Accessibility Policy DM12: Protection and Enhancement of Community Facilities Policy DM16: Telecommunications Infrastructure.</p>	<ul style="list-style-type: none"> • Infrastructure delivery in line with the latest version of the IDP (Infrastructure Delivery Plan). • Annual total of Section 106 financial contributions received. • Annual total of developer contributions received towards community infrastructure. • Community projects supported by funds from Section 106 developer contributions. • Gains and losses to Open Space Areas or Playing Pitches. • Telecommunications development permitted and completed. • Number of healthcare facilities permitted and completed (improved or established). • Decisions contrary to adopted policy.

Appendix 4 Local Green Space Designations

	LP ref	Location	OS number	Item
1	DM05a	Allexton	LGS/All/1	Village Green, Allexton
2	DM05b	Arnesby	LGS/ARN/10	Paddock, Stoneyleigh, Arnesby
3	DM05c	Billesdon	LGS/Bil/2	Old Clay Pits Woodland, Billesdon
4	DM05d	Billesdon	LGS/Bil/3	Muddy Lane, Billesdon
5	DM05e	Billesdon	LGS/Bil/1	Billesdon Brook, Billesdon
6	DM05f	Burton Overy	LGS/BO/7	Old Heather Garden, Burton Overy
7	DM05g	Burton Overy	LGS/BO/6	Traffic Island bearing the village sign, Burton Overy
8	DM05h	Burton Overy	LGS/BO/3	Main Street Spinney, Burton Overy
9	DM05i	Burton Overy	LGS/BO/2	Pasture land east of Scotland Lane, Burton Overy
10	DM05j	Burton Overy	LGS/BO/1	Main Street Pasture, Burton Overy
11	DM05k	Bushby	LGS/THUR/8	Dismantled Railway Line Dalby Avenue, Bushby
12	DM05l	Claybrooke Parva	LGS/CLAPA/3	Church Field Ullesthorpe Road, Claybrooke Parva
13	DM05m	Dunton Bassett	LGS/DB/c	Wild area next to Leics Round Footpath, Dunton Bassett
14	DM05n	Fleckney	LGS/FLECK/2	Amenity Area, Priest Meadow Estate, Fleckney
15	DM05r	Great Glen	LGS/GRTG/1	Post Office Green, Great Glen
16	DM05s	Great Glen	LGS/GRTG/2	Grassed Area Outside Chemist, Great Glen
17	DM05t	Keyham	LGS/KEY/1a	Snows Lane - Sunken Lane, Keyham
18	GI4u	Keyham	LGS/KEY/2	Miles Piece, Keyham
19	DM05v	Kings Norton	LGS/KIN/2	Land Adjacent to Grange Farm, Kings Norton
20	DM05w	Laughton	LGS/LAUG/1	Village Hall Green/Paddock, Laughton
21	DM05x	Lutterworth	LGS/LUTT/3	Rye Hills, Lutterworth
22	DM05y	Lutterworth	LGS/LUTT/8	Memorial Gardens, Lutterworth

	LP ref	Location	OS number	Item
23	DM05z	Lutterworth	LGS/LUTT/5	River Swift Floodplain, Lutterworth
24	DM05aa	Medbourne	LGS/MED/6a	Tow Path and Gardens, Medbourne
25	DM05bb	Medbourne	LGS/MED/8	Springbank, Medbourne
26	DM05cc	Medbourne	LGS/MED/6b	Tow Path and Gardens, Medbourne
27	DM05dd	North Kilworth	LGS/NK/3	The Village Green, North Kilworth
28	DM05ee	North Kilworth	LGS/NK/4	The Stoney, North Kilworth
29	DM05ff	Scraptoft	LGS/SCRAP/5	Stocks Road, Scraptoft
30	DM05gg	Smeeton Westerby	LGS/SMEW/4	Traffic Island, Smeeton Westerby
31	DM05hh	Stoughton	LGS/STO/1	Paddock opp Church Land, Stoughton
32	DM0 ii	Stoughton	LGS/STO/2	Natural recreation area, Stoughton
33	DM05jj	Swinford	LGS/SWIN/1	Glebe Land behind Play Area, Swinford
34	DM05kk	Theddingworth	LGS/THEDD/3	Jubilee Area, Theddingworth
35	DM05ll	Thurnby	LGS/THUR/4	Embankments on Station Road, Thurnby
36	DM05m m	Thurnby	LGS/THUR/1	Greens on front of Rose and Crown, Thurnby

Appendix 5 Housing trajectory 2020-2041 (as at 31 March 2023)

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	Total in Plan Period
Plan period years remaining	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	
Completions	1,010	1,026	929																			2,965
Commitments at 01.04.2023 - includes sites with Planning Permission and Neighbourhood Plan Allocations:																						
Commitments*				765	599	485	481	454	229	149	114	216	190	190	190	190	150	150	150	150	150	5,002
Windfall Allowance												45	45	45	45	45	45	45	45	45	45	450
Total Commitments and Windfall Allowance				765	599	485	481	454	229	149	114	261	235	235	235	235	195	195	195	195	195	5,452
Total Completions, Commitments and Windfall Allowance	1010	1026	929	765	599	485	481	454	229	149	114	261	235	235	235	235	195	195	195	195	195	8,417
New Local Plan Allocations:																						
TB1: Land north of the A47, east of Zouche Way (THURNBY & BUSHBY)									50	50	25											125
S1: Land between Scraptoft & Bushby (SCRAPTOFT)											50	100	100	100	100	100	100	100	100			950
S2: Land East of Beeby Road (SCRAPTOFT)									50	50	50	25										175
OA1: Land South of Gartree Road & East of Oadby (GLEN WARD)														150	150	150	150	150	150	150	150	1,200

L1: Land off Leicester Road (LUTTERWORTH)									50	50	50	50	30									230
L2: Land at M1 Junction 20/Swinford Road (LUTTERWORTH)							40	50														90
MH1: Land east of Leicester Road and south of Grand Union canal (MARKET HARBOROUGH)									50	50	50	50	50									250
MH2: East of Market Harborough Road (MARKET HARBOROUGH)														40	40	50	50	80	80	80	80	500
MH3: Land south of Gallow Field Road (MARKET HARBOROUGH)												30	50	80	80	80	80	80	80	40		600
BA1: Land off Frolesworth Road (BROUGHTON ASTLEY)											40	80	80	80	80	80	35					475
F1: Land north of Kilby Road and west of Longgrey (FLECKNEY)									50	50	50											150
GG1: Land to the North of London Road and east of Leicester Grammar School (GREAT GLEN)											40	80	80	80	80	40						400
K1: Land west of Warwick Road (KIBWORTH)											40	80	80	80	80	80	35					475
B1: Land at Gaulby Road (BILLESDON)									20	20	8											48
B2: Billesdon Depot south of Gaulby Road (BILLESDON)									5	5												10

B3: Former Lorry Park Gaulby Road (BILLESDON)										5											5	
GB1: Land north of Dingley Road (GREAT BOWDEN)									5	10											15	
GB2: Land off Dingley Road and Nether Green (GREAT BOWDEN)									25	25	25	10									85	
HH1: Land north of Uppingham Road (HOUGHTON ON THE HILL)									25	25	25	5									80	
HH2: Land north of Stretton Lane (HOUGHTON ON THE HILL)									12	12											24	
HB1: Land east of Welford Road (HUSBANDS BOSWORTH)										50	50	5									105	
U1: Land south of Ashby Road (ULLESTHORPE)									15	15											30	
U2: Land north of Ashby Road (ULLESTHORPE)									25	25											50	
Small villages requirement							23	23	23	23	23	23	23	23	23	23	23	23	23	23	350 (rounded)	
Total Allocations	0	0	0	0	0	0	63	73	405	465	526	538	493	633	633	603	473	433	433	393	253	6,422 (rounded)
Projected Annual Total	<u>101</u> <u>0</u>	<u>102</u> <u>6</u>	<u>929</u>	<u>765</u>	<u>599</u>	<u>485</u>	<u>544</u>	<u>527</u>	<u>634</u>	<u>614</u>	<u>640</u>	<u>799</u>	<u>728</u>	<u>868</u>	<u>868</u>	<u>838</u>	<u>668</u>	<u>628</u>	<u>628</u>	<u>588</u>	<u>448</u>	<u>14,839</u> <u>(rounded)</u>
Annual Requirement	657	657	657	657	657	657	657	657	657	657	657	657	657	657	657	657	534	534	534	534	534	13,182

*Commitments figure includes 1,500 homes on Lutterworth East.

Appendix 6 Masterplanning Requirements

The preparation of masterplans by developers must involve the active participation and input of all relevant stakeholders, including the council, landowners, developers, the local community, service providers and other interested parties. The developer should agree on the scope and form of masterplans, including consultation arrangements with the council at the pre-application stage. The exact methodology for preparing the masterplan and its relationship with the development management process will be agreed between the developer and the council at the pre-application stage. Where appropriate masterplans may be adopted as Supplementary Planning Documents.

Masterplans will be expected (proportionate to the scale of development) to:

1. Set out a strong vision and clear objectives to create sustainable and successful places, ensuring the proposed development makes a positive contribution to local character and distinctiveness;
2. Identify and respond to constraints and opportunities including ecology, heritage, and flood risk;
3. Set out a spatial framework and indicative layout with key parameters including the quantum of development;
4. Set out a design approach which:
 - Demonstrates high standards of urban design and architecture for all uses through submission of a Design Code(s) as part of the masterplan
 - respects the character of the landscape and heritage of the site and adjacent and nearby settlements and built development to create a distinctive place which incorporates landmark features or points of focus, such as public squares, pocket parks, prominent buildings, street trees and public art;
 - makes effective use of the site through the application of appropriate densities in terms of scale, height and massing, and appropriately consider the relationship to adjoining buildings and landscape;
 - incorporate a multifunctional green and blue infrastructure network, linking to adjacent and existing networks and utilising existing and potential habitats, maximising opportunities for biodiversity enhancement reflecting the latest Harborough District Green and Blue Infrastructure Study published by the council and other best practice guidance;

- creates a network of permeable and interconnected streets and public spaces;
 - addresses climate change adaptation and mitigation including carbon reduction, energy efficiency and flood risk;
 - deliver an integrated development, providing for a mix of housing that addresses the range of local housing needs, and encourages community cohesion; and
 - integrates community and other uses in accessible locations to serve different neighbourhoods.
5. Clearly demonstrate how the physical and visual separation between settlements will be protected to maintain their identity and character and where required, propose appropriate boundary treatments that reflects the urban to rural transition;
 6. Set out a transport and movement strategy which prioritises sustainable active modes of travel, including through provision for public transport, cycle routes, footpaths and bridleways, creating a network of permeable and interconnected streets and public realm, and increase connectivity to existing settlements and between adjoining sites;
 7. Include measures to mitigate the traffic impacts of the proposed development on the strategic and local road networks;
 8. Provide for timely delivery of physical infrastructure including transport, utility connections and fibre optic broadband;
 9. Provide for the appropriate and timely provision of community facilities to serve the new development (e.g. local shops, community halls, schools and healthcare facilities);
 10. Respond positively to the opportunities for integrating infrastructure provision between adjoining sites, including in respect of site access arrangements, other highways and transport requirements and landscaping and other green infrastructure;
 11. Include a strategy for domestic waste;
 12. Include a phasing and implementation plan; and
 13. Include proposals for future place management including community management models where appropriate;

APPENDIX B: Policies Map

Proposed Submission Harborough Local Plan 2020-2041

Policies Map is available at the following link:

https://www.harborough.gov.uk/directory/51/policies_map

Harborough Local Plan: Proposed Submission Draft Local Plan

Sustainability Appraisal

Harborough District Council

Final report

Prepared by LUC

February 2025

Version	Status	Prepared	Checked	Approved	Date
1	Draft Sustainability Appraisal Report for the Proposed Submission Draft Local Plan	H. Naylor L. Haddad H. Ennis	K. Nicholls	K. Nicholls	08.11.2024
2.	Final Sustainability Appraisal Report for the Proposed Submission Draft Local Plan	H. Naylor L. Haddad H. Ennis	K. Nicholls	K. Nicholls	04.02.2025



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Chapter 1

Introduction

1.1 Harborough District Council commissioned LUC in March 2023 to carry out a Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) of the emerging new Harborough Local Plan. The new Local Plan will set the planning framework for Harborough District up to 2041 and will set out policies and proposals to address housing needs and other economic, social and environmental issues. Once adopted, the new Local Plan will replace the current Harborough Local Plan 2011-2031. This SA report relates to the Proposed Submission Draft version of the Harborough Local Plan (March 2025) and it should be read in conjunction with that document.

The Plan Area

1.2 Harborough District covers an area of 591.8km² and is a relatively rural District within Leicestershire. It is the largest of the nine Leicestershire authorities and lies within the East Midlands region.

1.3 Harborough District has a population of 97,600 people [\[See reference 1\]](#). The main population centres include the market towns of Market Harborough, lying on the southern boundary of the District; Lutterworth, situated to the west, which is closely related to Rugby Borough; and Broughton Astley, close to the border with Blaby District. Market Harborough is considered the principal town within Harborough, due to its position as provider of the largest range of services and facilities. Other large and medium villages including Great Glen, Kibworth (Beauchamp and Harcourt), Fleckney, Billesdon, Great Bowden, Ullesthorpe, Houghton on the Hill and Husbands Bosworth serve as rural centres for the numerous small villages and smaller settlements spread throughout the remainder of the District.

1.4 Harborough contains a variety of landscapes including woodland, steep valleys and rolling hills and is a District characterised by extensive tracts of countryside interspersed with rural villages.

1.5 The location of the plan area (Harborough District) is shown in Figure 1.1 overleaf.

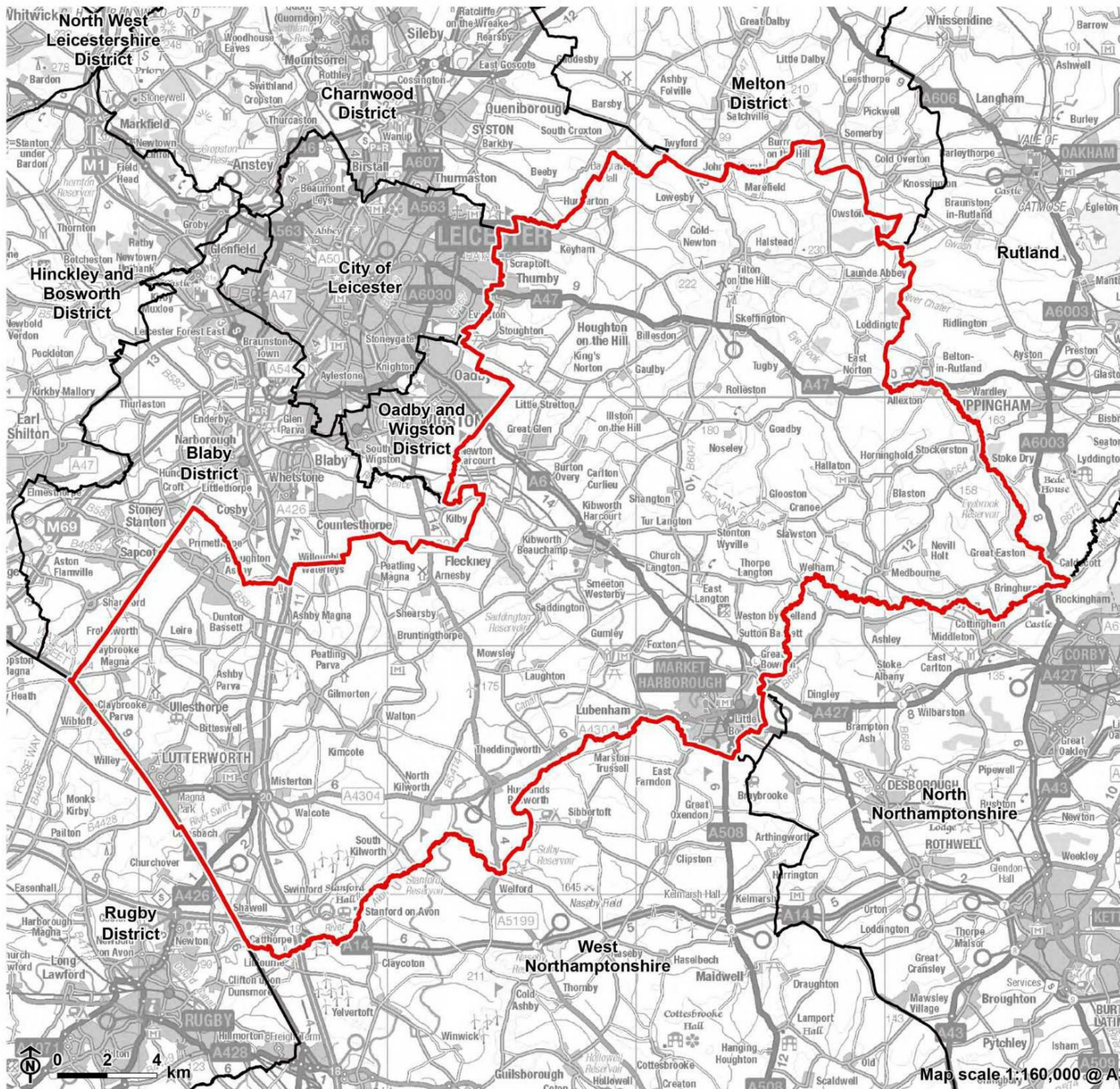


Figure 1.1: Location of Harborough District

- Harborough District
- Neighbouring Local Authority

Harborough Local Plan

1.6 Harborough District Council adopted the Harborough Local Plan 2011-2031 on 30th April 2019. The adopted Local Plan sets out the vision, objectives, spatial strategy and planning policies for Harborough District for the period up to 2031. The adopted Harborough Local Plan is supported by the Planning Obligations Supplementary Planning Document (SPD) and the Development Management Supplementary Planning Document (SPD). The Planning Obligations SPD provides detailed guidance on the policies in the Local Plan relating to securing a range of community infrastructure and affordable housing. The Development Management SPD provides additional guidance to assist with the interpretation and implementation of Local Plan policies when applying for planning permission.

1.7 Harborough District Council is undertaking a full review of its Local Plan which will cover the period up to 2041. Preparatory work and evidence gathering for the new Local Plan began with a Call for Sites exercise which was undertaken in Summer 2021 and preparation of the Strategic Housing and Economic Land Availability Assessment (SHELAA) which was published in late 2022. In December 2022, Harborough District Council prepared a New Local Plan Scoping Paper. The Scoping Paper took a high-level look at the main themes that the new Local Plan will need to address, with reference to the latest national policy at that time. The Scoping Paper fed into the Issues and Options Consultation.

1.8 As part of the Regulation 18 stage of plan-making, Harborough District Council undertook consultation on the Issues and Options between January and February 2024 to seek views on potential options for growth and distribution of growth within Harborough District. Alongside the Issues and Options Consultation, the Council also carried out an additional Call for Sites. The Issues and Options Consultation contained the Harborough Corporate Plan 2022-2031 vision (which could form the basis of the Local Plan vision), 10 emerging objectives, and distribution and growth options for housing and employment and other policy topics. The outcomes of the Issues and Options

consultation have fed into the preparation of the current Proposed Submission Draft Harborough Local Plan.

1.9 The Proposed Submission Draft Local Plan sets out a total of 36 policies which support the vision of the Local Plan, presented under the following sections:

- Overall development strategy
- Key development sites
- Strategic policies for housing
- Directing development to the right place
- Development standards

1.10 Allocations for residential, mixed use, employment and Gypsy and Traveller sites are made through Policy SA01: Site Allocation Schedule and Policy HN06: Housing Need - Gypsy and Traveller and Travelling Showpeople Accommodation, as well as the following site-specific allocation policies: Policy SA02: Land South of Gartree Road Strategic Development Area, Policy SA03: North of Market Harborough and Policy SA04: Scraftoft East.

Sustainability Appraisal and Strategic Environmental Assessment

1.11 Under the amended Planning and Compulsory Purchase Act 2004 [\[See reference 2\]](#), SA is mandatory for Development Plan Documents. For these documents it is also necessary to conduct an environmental assessment in accordance with the requirements of the Strategic Environmental Assessment (SEA) Directive (European Directive 2001/42/EC), as transposed into law in England by the SEA Regulations [\[See reference 3\]](#) and which remains in force despite the UK exiting the European Union in January 2020. Therefore, it is a legal requirement for the new Harborough Local Plan to be subject to SA and SEA throughout its preparation.

1.12 On 26 October 2023, the Levelling-up and Regeneration Bill received Royal Assent and became an Act of Parliament [\[See reference 4\]](#). It seeks to streamline the planning process, including through a reform of existing EU-generated systems of SA/SEA, Habitats Regulations Assessment (HRA) and Environmental Impact Assessment (EIA), which will eventually be replaced by a simpler process known as ‘Environmental Outcomes Reports’. However, secondary legislation is required to introduce the new regime and at present the requirement to undertake SEA remains in force. Any changes to the legal framework for carrying out SA/SEA will be addressed as appropriate as the Harborough Local Plan is prepared.

1.13 The requirements to carry out SA and SEA are distinct, although it is possible to satisfy both using a single appraisal process (as advocated in the national Planning Practice Guidance [\[See reference 5\]](#)), whereby users can comply with the requirements of the SEA Regulations through a single integrated SA process – this is the process that is being undertaken in Harborough District. From here on, the term ‘SA’ should therefore be taken to mean ‘SA incorporating the requirements of the SEA Regulations’.

1.14 The SA process comprises a number of stages, as shown below:

- Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope.
- Stage B: Developing and refining options and assessing effects.
- Stage C: Preparing the Sustainability Appraisal Report.
- Stage D: Consulting on the Local Plan and the SA Report.
- Stage E: Monitoring the significant effects of implementing the Local Plan.

Habitats Regulations Assessment

1.15 The requirement to undertake Habitats Regulations Assessment (HRA) of development plans was confirmed by the amendments to the Habitats Regulations published for England and Wales in 2007 [See reference 6]. The currently applicable version is 'The Conservation of Habitats and Species Regulations 2017 (SI 2017/1012), as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579)' [See reference 7] (hereafter referred to as the 'Habitats Regulations'). When preparing the new Harborough Local Plan, the Council is therefore required by law to carry out an HRA, and because it is a separate legal requirement to SA/SEA, it is being undertaken and reported on separately from the SA.

1.16 The Council can commission consultants to undertake HRA work on its behalf (LUC has been commissioned to do the HRA) and the work documented in separate HRA reports is then sent to and considered by the Council as the 'competent authority'. The Council will consider the HRA and may only progress the Local Plan if it considers that it will not adversely affect the integrity of any European site or have a significant effect on qualifying habitats or species for which the European sites are designated, or if Imperative Reasons of Overriding Public Interest (IROPI) are identified. The requirement for authorities to comply with the Habitats Regulations when preparing a plan is also noted in the Government's online Planning Practice Guidance (PPG) [See reference 8].

Meeting the Requirements of the SEA Regulations

1.17 The section below signposts the relevant sections of this SA Report that are considered to meet the SEA Regulations requirements.

Environmental Report

1.18 This SA Report, which has been produced to accompany the Proposed Submission Draft Harborough Local Plan consultation, constitutes the 'environmental report' and covers the following SEA Regulations requirement:

- Regulation 12(1) and (2) and Schedule 2: Where an environmental assessment is required by any provision of Part 2 of these Regulations, the responsible Authority shall prepare, or secure the preparation of, an environmental report in accordance with paragraphs (2) and (3) of this regulation. The report shall identify, describe and evaluate the likely significant effects on the environment of:
 - Implementing the plan or programme; and
 - Reasonable alternatives taking into account the objectives and geographical scope of the plan or programme.

1.19 Chapter 1, Chapter 3, Appendix B and Appendix C cover the following SEA Regulations requirements:

- An outline of the contents and main objectives of the plan or programme, and its relationship with other relevant plans and programmes.
- The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.
- The environmental characteristics of areas likely to be significantly affected.
- Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC on the conservation of wild bird and the Habitats Directive.
- The environment protection objectives, established at international, community or national level, which are relevant to the plan or programme

and the way those objectives and any environmental considerations have been taken into account during its preparation.

1.20 Chapter 4, Chapter 5, Chapter 6 and Chapter 7 cover the following SEA Regulations requirements:

- The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive effects, and secondary cumulative and synergistic effects, on issues such as:
 - Biodiversity;
 - Population;
 - Human health;
 - Fauna;
 - Flora;
 - Soil;
 - Water;
 - Air;
 - Climatic factors;
 - Material assets;
 - Cultural heritage, including architectural and archaeological heritage;
 - Landscape; and
 - The interrelationship between the issues referred to in sub-paragraphs (a) to (l).
- The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.

1.21 Chapter 2 covers the following SEA Regulation requirement:

- An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.

1.22 Chapter 8 covers the following SEA Regulations requirement:

- A description of the measures envisaged concerning monitoring in accordance with Regulation 17.

1.23 The Environmental Report at each stage of the SA will adhere to the following SEA Regulation requirement:

- Regulation 12(3): The report shall include such of the information referred to in Schedule 2 to these Regulations as may reasonably be required, taking account of:
 - Current knowledge and methods of assessment;
 - The contents and level of detail in the plan or programme;
 - The stage of the plan or programme in the decision-making process; and
 - The extent to which certain matters are more appropriately assessed at different levels in that process in order to avoid duplication of the assessment.

Consultation

1.24 The SA Scoping Report was produced by LUC on behalf of Harborough District Council and consulted on between August and September 2023. The responses received are summarised in Appendix A. This addresses the following SEA Regulations requirement:

- Regulation 12(5): When deciding on the scope and level of detail of the information that must be included in the environmental report, the responsible Authority shall consult the consultation bodies.

1.25 Consultation on the Issues and Options took place between January and February 2024. The consultation document was accompanied by an SA Report. Consultation on the Proposed Submission Draft Local Plan is taking place during Spring 2025 and is accompanied by this SA Report. This addresses the following SEA Regulations requirement:

- Regulation 13: Authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme.

1.26 The Harborough Local Plan is not expected to have significant effects on other EU Member States. This addresses the following SEA Regulations requirement:

- Regulation 14: Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country.

Taking the Environmental Report and the Results of the Consultations into Account in Decision-making (relevant extracts of Regulation 16)

1.27 The following SEA Regulations requirements are to be addressed after the Harborough Local Plan is adopted:

- Provision of information on the decision: When the plan or programme is adopted, the public and any countries consulted under Regulation 14 must be informed and the following made available to those so informed:
 - The plan or programme as adopted;

- A statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report, the opinions expressed, and the results of consultations entered into have been taken into account, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and
- The measures decided concerning monitoring.

Monitoring

1.28 Chapter 8 proposes indicators for monitoring the likely significant effects of the Harborough Local Plan and this covers the following SEA Regulations requirement:

- Regulation 17(1): The responsible Authority shall monitor the significant effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action.

Structure of the SA Report

1.29 This chapter has described the background to the production of the new Harborough Local Plan and the requirement to undertake SA. The remainder of this SA Report is structured into the following sections:

- Chapter 2 describes the approach that is being taken to the SA of the Harborough Local Plan.
- Chapter 3 describes the relationship between the Harborough Local Plan and other relevant plans, policies and programmes; summarises the social, economic and environmental characteristics of Harborough and identifies the key sustainability issues it faces.
- Chapter 4 presents the SA findings for the growth and distribution options that have been considered for the Harborough Local Plan.

- Chapter 5 presents the SA findings for the refined housing distribution options that have been considered for the Harborough Local Plan.
- Chapter 6 presents the SA findings for the site options that have been considered for allocation in the Harborough Local Plan.
- Chapter 7 presents the SA findings for the Proposed Submission Draft Local Plan.
- Chapter 8 suggests indicators for monitoring the potential sustainability effects of the Harborough Local Plan.
- Chapter 9 presents the conclusions of the SA for the Proposed Submission Draft Local Plan and describes the next steps to be undertaken in the plan-making process.
- Appendix A presents a summary of the consultation comments received in relation to the SA Scoping Report and the Issues and Options SA Report and explains how they have been addressed.
- Appendix B presents a review of international, national and local plans, policies and programmes of relevance to the SA.
- Appendix C presents baseline information for Harborough District.
- Appendix D presents the site assessment criteria that have been used to ensure consistency in the SA of the site options.
- Appendix E sets out the Council's reasons for decision making regarding which sites to include as allocations in the Proposed Submission Draft Local Plan.
- Appendix F presents maps showing the location of the site options.

Chapter 2

Methodology

2.1 In addition to complying with legal requirements, the approach being taken to the SA of the new Harborough Local Plan is based on current good practice and the guidance on SA/SEA set out in the Government's Planning Practice Guidance (PPG). This calls for SA to be carried out as an integral part of the plan-making process.

2.2 The sections below describe the approach that has been taken to the SA of the Local Plan to date and provide information on the subsequent stages of the process.

SA Stage A: Scoping

2.3 The Scoping stage of SA involves understanding the social, economic and environmental baseline for the plan area as well as the sustainability policy context and key sustainability issues and using these to inform the appraisal framework as follows.

Review Other Relevant Policies, Plans and Programmes to Establish Policy Context

2.4 A Local Plan is not prepared in isolation; rather it is prepared within the context of other policies, plans and programmes. The SEA Regulations require the Environmental Report to describe the relationship of the plan with other relevant plans and programmes. It should also be consistent with environmental protection legislation and support the attainment of sustainability objectives that have been established at the international, national, and regional/sub-regional levels.

2.5 A review was therefore undertaken of other policies, plans, and programmes at the international, national, regional and sub-regional levels that were considered to be relevant to the scope of the Harborough Local Plan. This review was originally presented in the SA Scoping Report and was updated as part of the preparation of the SA report for the Issues and Options Consultation (January 2024) and has again been updated as part of the preparation of this SA Report. A small number of changes were also made in response to consultation responses received in relation to the Scoping Report and the Issues and Options SA Report, as detailed in Appendix A. The updated version of the review of plans, policies and programmes is presented in full in Appendix B and is summarised in Chapter 3.

Collect Baseline Information to Establish Sustainability Context

2.6 Information on existing environmental, social and economic conditions in the plan area provides the baseline against which the plan's effects can be assessed in the SA and monitored during the plan's implementation.

2.7 Baseline information can also be combined with an understanding of drivers of change that are likely to persist regardless of the plan to understand the likely future sustainability conditions in the absence of the plan.

2.8 The SEA Regulations require the Environmental Report to describe relevant aspects of the current state of the environment and how they are likely to evolve without the plan. An understanding of this likely future, together with the assessed effects of the plan itself, allows the SA to report on the likely cumulative effects of the plan, which is another requirement of the SEA Regulations.

2.9 The SEA Regulations require an assessment of effects in relation to the following 'SEA topics': biodiversity, population, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage (including architectural and

archaeological heritage), landscape, and the inter-relationship between these. Baseline information was therefore collected in relation to these SEA topics as well as additional sustainability topics covering broader socio-economic issues such as housing, access to services, crime and safety, education and employment. This reflects the integrated approach that is being taken to the SA and SEA processes. As part of the preparation of this SA Report, the baseline information for Harborough District which was originally presented in the SA Scoping Report and which was updated for the Issues and Options SA Report has again been reviewed and updated where possible. The updated baseline information is presented in Appendix C.

Identify Key Sustainability Issues

2.10 The baseline information allows for the identification of existing sustainability issues, including problems as required by the SEA Regulations.

2.11 Key sustainability issues facing Harborough and an analysis of their likely evolution without the new Local Plan are detailed in Chapter 3. Key sustainability issues for Harborough District were originally identified in the SA Scoping Report (August 2023). These issues were reviewed as part of the preparation of the Issues and Options SA Report, also taking into account consultation responses received at the Scoping stage (see Appendix A). No changes to the key sustainability issues have been made in this iteration of the SA Report.

Develop the SA Framework

2.12 The relevant sustainability objectives identified by the review of other policies, plans, and programmes, together with the key sustainability issues facing Harborough identified by the collection and review of baseline information, helped to inform the development of a set of sustainability objectives (the 'SA framework') against which the effects of the new Local Plan would be assessed.

2.13 Development of the SA framework is not a requirement of the SEA Regulations but is a recognised way in which the likely sustainability effects of a plan can be transparently and consistently described, analysed and compared. The SA framework comprises a series of sustainability objectives and supporting criteria that are used to guide the appraisal of the policies and proposals within a plan.

2.14 The SA framework for the Harborough Local Plan is presented in Chapter 3. The SA objectives reflect the analysis of international, national and local policy objectives, the baseline information and the key sustainability issues identified for Harborough. The SA framework was originally presented in the Scoping Report and a small number of amendments were made to the framework at the Issues and Options stage, including additions to the appraisal questions under SA Objectives 2, 3, 7 and 12 as a result of Scoping consultation comments received (see Appendix A). No further changes have been made to the SA framework since that stage.

Consult on the Scope and Level of Detail of the SA

2.15 Public and stakeholder participation is an important element of the SA and wider plan-making processes. It helps to ensure that the SA Report is robust and has due regard for all appropriate information that will support the plan in making a contribution to sustainable development.

2.16 The SEA Regulations require the statutory consultation bodies (the Environment Agency, Historic England, and Natural England) to be consulted “when deciding on the scope and level of detail of the information that must be included” in the SA Report. The scope and level of detail of the SA is governed by the SA framework, which was consulted on with the statutory bodies through the consultation undertaken on the Scoping Report between August and September 2023.

2.17 Appendix A lists the comments that were received on the scope of the SA during this period of consultation and describes how each one was addressed in the preparation of the Issues and Options SA report. In light of the comments received, a number of amendments were made to baseline information, review of plans and programmes, key sustainability issues and a number of the SA objectives. These are reflected in this SA report.

SA Stage B: Developing and Refining Options and Assessing Effects

2.18 Developing options for a plan is an iterative process, usually involving a number of consultations with the public and stakeholders. Consultation responses and the SA can help to identify where there may be other 'reasonable alternatives' to the options being considered for a plan.

2.19 In relation to the SA report, Part 3 of the SEA Regulations 12 (2) requires that:

"The report must identify, describe and evaluate the likely significant effects on the environment of—

- (a) implementing the plan or programme; and
- (b) reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme."

2.20 Schedule 2 (h) of the SEA Regulations requires that the Environmental Report includes a description of:

- "(h) an outline of the reasons for selecting the alternatives dealt with."

2.21 The SEA Regulations require that the alternative policies considered for inclusion in a plan that must be subject to SA are ‘reasonable’, therefore alternatives that are not reasonable do not need to be subject to appraisal. Examples of unreasonable alternatives could include policy options that do not meet the objectives of the plan or national policy (e.g. the National Planning Policy Framework (NPPF)).

2.22 The SA findings are not the only factors taken into account when determining a preferred option to take forward in a plan. Indeed, there will often be an equal number of positive or negative effects identified by the SA for each option, such that it is not possible to rank them based on sustainability performance in order to select a preferred option. Factors such as deliverability and conformity with national policy and consultation feedback will also be taken into account by plan-makers when selecting preferred options for their plan. The following sections outline how the reasonable alternative options for the new Local Plan, the appraisals of which are presented in this report, have been identified.

Strategic and Growth Options

2.23 Harborough District Council identified and considered options relating to the distribution and growth of housing and employment for the Local Plan. These were considered by the Council to be the reasonable alternative options for meeting the need for development identified over the plan period up to 2041.

Housing Options

2.24 The Leicester and Leicestershire Housing and Economic Needs Assessment (2022) [\[See reference 9\]](#) was used to inform the level of housing growth required within Harborough District. Harborough District, as a neighbouring District to Leicester City, is required to consider and provide for Leicester’s unmet housing need. The Leicester and Leicestershire HENA Housing Distribution Paper (June 2022) set out the approach to apportioning

Leicester's unmet housing need. In terms of the location of new housing, an updated Settlement Hierarchy Assessment (October 2023) was produced to identify the most sustainable settlements in Harborough District. This was published at the same time as the Issues and Options Consultation Document.

2.25 Taking account of the settlement hierarchy, six broad options for the distribution of the growth required to 2041 were identified:

- Option 1: Local Plan Strategy
- Option 2: Proportional Growth
- Option 3: Urban Area Focus
- Option 4: Strategic Sites Focus
- Option 5: Market Town Focus
- Option 6: Large Village Focus

2.26 Each of these six options was considered in the context of three alternative levels of growth:

- Option A – Low Growth: Reflects the Council's LHN over the period 2020 to 2041.
- Option B – Medium Growth: Reflects the Council's LHN plus an additional 123 homes per year towards Leicester's unmet housing need (informed by the Statement of Common Ground and HENA Housing Distribution Paper).
- Option C – High Growth: Reflects the Council's LHN plus an additional 246 homes per year.

Employment Options

2.27 The Leicester and Leicestershire Housing and Economic Needs Assessment (June 2022) was used as a starting point for determining the level of economic growth or the number of jobs that should be created. In addition, existing commitments and development that has been built was taken into

consideration. The Leicester and Leicestershire HENA Employment Distribution Paper (June 2022) was also reviewed to understand Leicester's unmet need for employment land. It concluded that up to 2036 there should be no increase to Harborough's employment requirement. The distribution of employment land is also required to address local business need with the main focus for employment growth being Market Harborough and Lutterworth. Three broad options for the distribution of the growth required to 2041 were identified:

- Option 1: Intensifying the density of employment uses in existing employment areas, in appropriate and sustainable locations.
- Option 2: Continue with the current approach of focusing new employment land in the District's main economic centres (Market Harborough/Lutterworth) and larger sustainable settlements.
- Option 3: Align new employment land provision with areas of significant housing growth.

2.28 Each of these three options was considered in the context of two alternative levels of growth:

- Option B – Medium growth: Adopt a longer-term approach and allocate additional land for employment to maintain a flexible supply and support sustainable development.
- Option C – High growth: Plan for greater growth to meet any enhanced economic aspirations or regeneration priorities for the District.

2.29 The following option for the level of employment growth was considered separately from the distribution options, as the option proposed to make no allocations.

- Option A – Low growth: Make no additional allocations of employment land in Harborough District.

2.30 Draft versions of the housing options were originally appraised by LUC in October 2023 and the SA findings were provided to the Council in the form of an internal summary note. This approach provided the Council with the opportunity to take into account the SA findings, along with other relevant

factors, when considering which option(s) to take forward in the Local Plan. The final appraisal of these options was presented in the Issues and Options SA Report and is now contained within Chapter 4 of this SA Report.

Refined Housing Distribution Options

2.31 Following the appraisal of the strategic and growth options and the Issues and Options consultation, the initial distribution and growth options were reviewed taking into account the SA findings for those options and were refined into three options for the distribution of housing.

2.32 The three refined housing distribution options are:

- Refined Option 1 (RO1): Market Towns Focus (including new Strategic Site adjoining Lutterworth).
- Refined Option 2 (RO2): Urban Area Focus (including new Strategic Site adjoining Oadby).
- Refined Option 3 (RO3): Urban Area and Market Towns Focus (including Strategic Site at Oadby).

2.33 The three refined housing distribution options were appraised at a single scale of growth, Refined Option B: Medium Growth. This option would provide land to accommodate 14,715 homes over the plan period. This growth option is based on Option B: Medium growth which was defined within the Issues and Options Consultation Document but has subsequently been refined since the Issues and Options Consultation by removing any contribution to unmet need post 2036, applying a 15% buffer and not applying the buffer to homes already built.

2.34 These options were originally appraised by LUC and the findings were again provided to the Council in the form of an internal summary note, which was not made publicly available at the time, but which now forms the basis for Chapter 5 of this SA Report. Providing the SA findings to the Council internally, before decisions were made about the content of the Proposed Submission

Draft Local Plan, gave the Council the opportunity to take into account the SA findings, along with other relevant factors, when deciding which option(s) to take forward in the Proposed Submission Draft Local Plan.

Development Site Options

2.35 A series of site options were identified from a Call for Sites exercise undertaken by the Council between March and June 2021. These sites informed the preparation of the Harborough Strategic Housing and Economic Land Availability Assessment (SHELAA) document which was published in September 2022. A total of 244 sites were submitted through the Call for Sites for assessment through the SHELAA. Initial site investigations excluded several sites due to the application of a size threshold, severe constraints across the whole site and duplicate sites. The sites were then considered in relation to their development potential, suitability, availability, achievability and constraints. A total of 28 sites were excluded, with 216 sites being assessed through the SHELAA. Of those 216 sites, only six are on previously developed land and 14 sites incorporate an element of previously developed land.

2.36 The reasonable alternative site options were appraised by LUC in October 2023 and the findings were provided to the Council in the form of an internal summary note, which was not made publicly available at the time but which later formed the basis for Chapter 6 of the Issues and Options SA Report. A further Call for Sites was undertaken alongside the Issues and Options Consultation in January and February 2024 and further reasonable alternative site options were identified through that exercise, including a site option for retail development. These additional sites were subject to SA by LUC using the same methodology as at the previous stage. In addition, a number of the previously considered site options have been re-appraised following a change of proposed use, change in site boundary and/or change in site capacity (note that this results in the SA appraising a higher number of site options than are included in the Council's SHELAA). A total of 290 residential site options, 54 mixed use site options, 38 employment site options, three retail site options, two Gypsy and Traveller site options and one energy infrastructure site option have

now been appraised and the SA findings for all of the site options are presented Chapter 6 of this SA report.

SA Stage C: Preparing the Sustainability Appraisal Report

2.37 This SA Report describes the process that has been undertaken to date in carrying out the SA of the new Harborough Local Plan. It sets out the SA findings for the Proposed Submission Draft Local Plan policies and site allocations, as well as the reasonable alternative options considered. Likely significant effects, both positive and negative, have been identified. The SA findings are set out in Chapters 4, 5, 6 and 7 of this SA Report.

2.38 Consideration has been given to the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects of the new Local Plan in Chapter 7.

SA Stage D: Consultation on the Local Plan and the SA Report

2.39 Harborough District Council is now inviting comments on this SA Report which is being published on the Council's website at the same time as the Proposed Submission Draft Local Plan, so that the two documents can be read in parallel. Consultation comments received on this SA Report will be reviewed and considered prior to submission of the Local Plan for Examination.

SA Stage E: Monitoring Implementation of the Local Plan

2.40 Proposed indicators for monitoring the likely significant social, environmental and economic effects of implementing the new Harborough Local Plan are included in Chapter 8 of this SA Report.

Appraisal Methodology

2.41 Local Plan options and policies have been appraised against the SA objectives in the SA framework (see Chapter 3), with symbols being attributed to each option to indicate their likely effects on each SA objective as shown in Table 2.1. Where a potential positive or negative effect is uncertain, a question mark was added to the relevant symbol (e.g. +? or -?) and the symbol was colour coded in line with the potential positive, negligible or negative effect (e.g. shades of green, blue, purple, yellow, pink, etc.).

2.42 The likely effects of options and policies need to be determined and their significance assessed, which inevitably requires a series of judgments to be made. The appraisal has attempted to differentiate between the most significant effects and other more minor effects through the use of the symbols shown in Table 2.1. The dividing line in making a decision about the significance of an effect is often quite small. Where either (++) or (--) has been used to distinguish significant effects from more minor effects (+ or -) this is because the effect of an option or policy on the SA objective in question is considered to be of such magnitude that it will have a noticeable and measurable effect taking into account other factors that may influence the achievement of that objective.

Table 2.1: Key to symbols and colour coding used in the SA

Symbol and Colour Coding	Description
++	Significant positive effect likely.
++/-	Mixed significant positive and minor negative effects likely.
+	Minor positive effect likely.
+/-	Mixed minor effects likely.
++/--	Mixed significant effects likely.
-	Minor negative effect likely.
--/+	Mixed significant negative and minor positive effects likely.
--	Significant negative effect likely.
0	Negligible effect likely.
?	Likely effect uncertain.

The Use of Site Assessment Criteria and Uncertainty

2.43 SA inevitably relies on an element of subjective judgement. However, in order to ensure consistency in the appraisal of the site options, detailed sets of site assessment criteria were developed and applied. The criteria relate specifically to each type of site option (i.e. residential or employment sites) and set out clear parameters within which certain SA effects would be identified, based on factors such as the distance of site options from features such as biodiversity designations, public transport links and areas of high landscape sensitivity. The criteria are presented in Appendix D. They were applied mainly through the use of Geographical Information Systems (GIS) data.

Difficulties and Data Limitations

2.44 The SEA Regulations, Schedule 2(8) require the Environmental Report to include:

“...a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.”

2.45 A number of difficulties and limitations arose in the course of the SA as follows:

- There was a need to appraise a large number of site options consistently. In order to address this issue, detailed site assessment criteria relating to each of the SA objectives were developed and applied during the appraisal of site options (as described above).
- The site assessment criteria presented in Appendix D of this SA report include a number of distance-based criteria used to estimate likely effects of site options. Research by the Institute of Highways and Transportation was used to identify desirable, acceptable and preferred maximum walking distances to various services and facilities. Distances in the appraisal were measured as a straight line distance from the edge of the site option to the features in question – examination of actual distances via the rights of way network was not possible since digital data was not available to indicate the access points of services and facilities or the likely entry and exit points from the site options. In addition, straight line distances do not allow for the consideration of physical barriers that may restrict access to features. However, where possible the availability of crossings and bridges is taken into consideration to ensure that the features are accessible. Therefore, actual walking distances could be greater. To recognise the potential for walking distances to be greater, when applying the Institute of Highways and Transportation distances for the appraisal of site options to each of the relevant distances. A 10% buffer was applied to account for

the potential difference between the straight line distance and the actual distance involved in a journey.

- Similarly, straight line distances were used to define areas within which varying levels of harm to environmental receptors were assumed to exist. In reality, the risk of harmful effects will sometimes depend on non-linear pathways (such as watercourses for water pollution effects) and will depend on the particular vulnerabilities of specific receptors. Nevertheless, the assumptions used were judged proportionate to the level of detail of a Local Plan and were considered to provide a consistent basis for assessing all of the site options.
- A distance-based approach has been used for appraising site options under SA Objective 4: To conserve and enhance the historic environment including the setting of heritage features. The Council undertook in-house heritage assessments, but this only covered the preferred allocations.
- It became apparent during the site appraisal work in relation to SA Objective 5: Protect and improve air quality that roads next to site options were not always being picked up in the GIS analysis. This is due to footpaths, road verges or potentially front gardens creating a division between a road and a site boundary. Therefore, a search area of 50m was applied to ensure that roads next to a site option were picked up.
- The available GIS data for flood risk did not distinguish between Flood Zone 3a and 3b.
- The available GIS data for agricultural land classification did not distinguish between Grade 3a (considered to be best and most versatile agricultural land) and 3b (not considered to be best and most versatile agricultural land). This resulted in some uncertainty in the effects identified, as set out in the assumptions (see Appendix D).
- The site assessment criteria have been amended since they were first developed, in order to allow for a 5% overlap threshold with Local Wildlife Sites; 5% overlap threshold with Mineral Safeguarding Areas; 5% overlap threshold with waterbodies or watercourses and a 5% overlap threshold with the Countryside layer - these have been applied when assessing site options in relation to SA Objectives 2, 3, 12 and 14. This change was made to address the fact that it became apparent that a small number of

sites were being shown by the GIS data as overlapping with these features, whereas in reality they are adjacent but minor inaccuracies with the GIS datasets show them as very slightly overlapping. The application of a 5% buffer means that only sites where there is a genuine overlap are shown as overlapping in the SA.

- Engagement with Natural England's National Planning Delivery Team in July 2024 has led to the conclusion that the SSSI IRZs dataset is not appropriate for use in SA. The dataset has been designed for use at the planning application stage and on a site-by-site basis, rather than for strategic-level assessment such as SA. In any case, recent updates to the dataset have rendered it unsuitable for use in this type of GIS analysis as it no longer includes data attributes in the shapefiles (instead loading a webpage where relevant criteria are listed). Therefore, the site appraisal criteria in Appendix D have been amended and no longer draw on IRZ data. The reasonable alternative site options have all been appraised in line with the new criterion and the findings are reported in Chapter 5.

Chapter 3

Sustainability Context

3.1 Schedule 2 of the SEA Regulations requires:

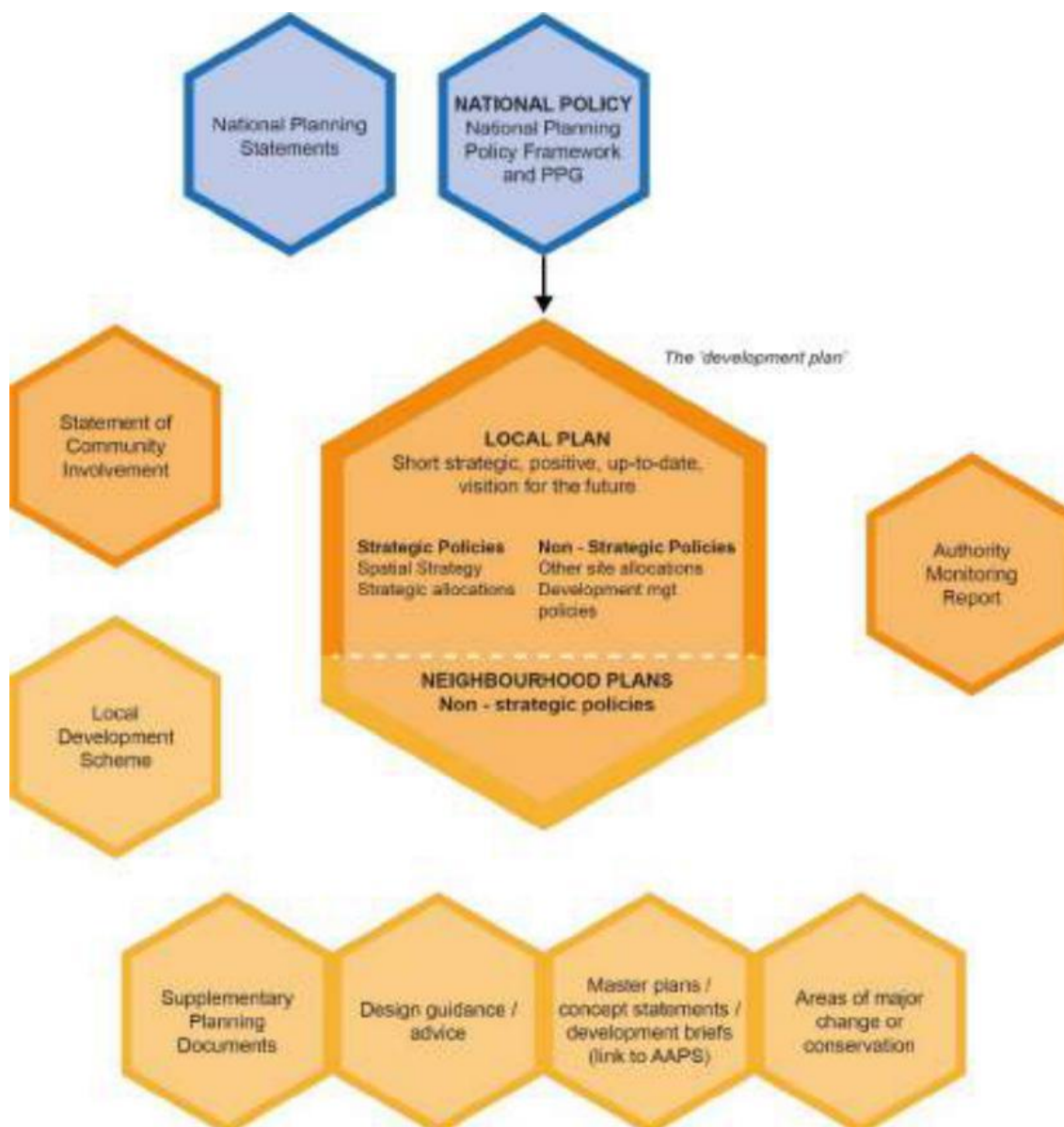
- a) “an outline of the contents and main objectives of the Plan and its relationship with other relevant plans or programmes” and
- b) “the environmental protection objectives established at International, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation”.

3.2 In order to establish a clear scope for the SA it is necessary to review and develop an understanding of the environmental, social and economic objectives contained within international and national policies, plans and strategies that are of relevance to the new Harborough Local Plan. Given the SEA Regulations requirements above, it is also necessary to consider the relationship between the Harborough Local Plan and other relevant plans, policies and programmes.

Relationship with Other Relevant Plans or Programmes

3.3 The Harborough Local Plan is not prepared in isolation and must be in conformity with a range of international and national plans and programmes as show in Figure 3.1 overleaf. In addition, the Local Plan for Harborough comprises any ‘made’ Neighbourhood Plans within the District and is supported by other documents such as the Statement of Community Involvement, Local Development Scheme, Authority Monitoring Report and Supplementary Planning Documents.

Figure 3.1: Local Plan relationship with other relevant plans and programmes



Policy Context

3.4 This section sets out the policy context within which the Local Plan must operate in relation to the various sustainability themes covered by the SA. This context informed consideration of what constitutes reasonable alternative policy

options for the Plan, as well as the design of the framework of sustainability objectives against which the Plan was appraised. A more detailed review of the relevant documents is set out in Appendix B.

3.5 It should be noted that the policy context is inherently uncertain as the current framework outlined here is likely to change in response to a number of key factors:

- New Government – the new Labour Government elected in July 2024 is proposing sweeping changes to existing planning policy. An updated version of the National Planning Framework was published in December 2024 and includes a new standard method for assessing housing needs.
- Levelling-up and Regeneration Act 2023 – The Act sets out various planning reforms including the replacement of the SA/SEA regime with ‘Environmental Outcomes Reports’.
- Slow economic growth in the UK economy – The UK experienced a technical recession in the second half of 2023, and the Organisation for Economic Co-operation and Development has predicted that the UK will be one of the slowest growing economies in the G20 in 2024 and 2025 **[See reference 10]**. However, since April 2024 the UK economy has started to grow slowly with small levels of growth over the summer months, which represented the strongest rate of quarterly growth since the end of 2021. Forecasters expect the UK to grow slowly this year as a result of continuously high interest rates and last year's inflation surge.
- Brexit – Following the UK's departure from the European Union on 31 January 2020, it entered a transition period which ended on 31 December 2020. From January 2021, directly applicable EU law no longer applies to the UK and the UK is free to repeal EU law that has been transposed into UK law. Relevant EU legislation has still been referred to in this report.
- Planning and Infrastructure Bill – The Bill is to be published in early 2025, aiming to accelerate the delivery of high-quality infrastructure and housing.

3.6 It is also possible that UK and sub-national climate change policy may change as public awareness and prioritisation of the threat of climate change

grows, as illustrated by the increasing number of local authorities, including Harborough District Council, that have declared a climate emergency.

International

3.7 At the international level, there is a wide range of plans and programmes which act to inform and shape national level legislation. Planning policy in England at a national and local level (i.e. the NPPF and Local Plan) should be aware of and in conformity with the relevant legislation. The main sustainability objectives of international plans and programmes which are of most relevance for the Local Plan and the SA are provided in Appendix B.

National

3.8 There is an extensive range of national policies, plans and programmes that are relevant to the Local Plan and the SA process. A pragmatic and proportionate approach has been taken with regards to the identification of key national policies, plans and programmes, focusing on those that are of most relevance. A summary of the main objectives of the National Planning Policy Framework and Planning Practice Guidance of relevance to the Local Plan and the SA is provided below. In addition, the main sustainability objectives of other national plans and programmes which are of most relevance to the Local Plan and SA are provided in Appendix B.

3.9 There is also a suite of legislation that directs processes within the planning system. Recent relevant legislation includes the Levelling-up and Regeneration Act 2023 [\[See reference 11\]](#). This includes a series of provisions, with part three focusing on planning, and chapter two focusing on development plans. Schedule seven outlines specific expectations with respect to plan making.

The National Planning Policy Framework and Planning Practice Guidance

3.10 The National Planning Policy Framework (NPPF) is the overarching planning framework which provides national planning policy and principles for the planning system in England. The NPPF was originally published in March 2012 and has been revised several times since, with the most recent version being published in December 2024. However, references to the NPPF throughout this SA report are to the December 2023 version as this is the version of the NPPF under which the new Harborough Local Plan is being prepared.

3.11 Since the updates that were made in 2021, the NPPF places an increased focus on design quality. This includes for sites as well as for places as a whole. The terminology included in the Framework on protecting and enhancing the environment and promoting a sustainable pattern of development has been revised. Furthermore, revisions are included in relation to policies which address opting out of permitted development, the use of masterplans and design codes and the important contribution of trees in new developments.

3.12 Recent updates to the NPPF include amendments to urban uplift and Green Belt. Further revisions also include allowing flexibility for local authorities in relation to local housing need; safeguarding local plans from densities that would be out of character; freeing local authorities with up-to-date local plans from annual updates to their five-year housing land supply; and continued support for self-build, custom-build and community-led housing. The December 2023 NPPF also emphasises the role of beauty and placemaking in the planning system.

3.13 The Harborough Local Plan must be consistent with the requirements of the December 2023 NPPF, which states:

“Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.”

3.14 The three overarching objectives of the planning system are set out in paragraph 8 of the December 2023 NPPF, which should be pursued in mutually supportive ways so that net gains are achieved across each of the different objectives:

- “an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- an environmental objective – to protect and enhance the natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

3.15 A local planning authority is also required to have regard to national policies and advice contained in guidance issued by the Secretary of State when preparing a Local Plan [\[See reference 12\]](#).

3.16 Paragraph 20 of the December 2023 NPPF states the need for strategic policies in plan making, which set out the overall strategy for the pattern, scale and design quality of places, making sufficient provision for:

- “a) housing (including affordable housing), employment, retail, leisure and other commercial development;
- b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- c) community facilities (such as health, education and cultural infrastructure); and
- d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”

3.17 The PPG [\[See reference 13\]](#) provides guidance for how the Government’s planning policies for England are expected to be applied. Sitting alongside the NPPF, it provides an online resource that is updated on a regular basis for the benefit of planning practitioners.

3.18 The overarching nature of the NPPF means that its implications for the SA relate to multiple topics which this report seeks to address. Considering the importance of the NPPF to the English planning system, the relevance of the Framework and its implications for the plan making process and the SA is provided in more detail below.

3.19 Climate change adaption and mitigation, energy efficiency and waste minimisation measures for new development including through the promotion of renewable energy schemes are also supported through the NPPF. One of the core planning principles is to “support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience;

encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure”. Furthermore, local planning authorities should adopt a proactive approach to mitigate and adapt to climate change, taking full account of flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures.

3.20 Section 19 of the Planning and Compulsory Purchase Act 2004 states how development plan documents must include policies designed to secure that the development and use of land in the local planning authority’s area contributes to the mitigation of, and adaptation to, climate change.

3.21 The SA can consider the contribution the alternatives make in terms of their contribution to climate change mitigation as well as climate change adaptation. The SA can also facilitate the delivery of climate resilient places.

3.22 Although Local Plans can no longer require levels of the Code for Sustainable Homes, they can promote the Home Quality Mark to support residents in understanding the quality and performance of new build homes and can also set targets for developers to provide for a given percentage of energy used by a new development to come from on-site renewable or low carbon technologies. Local Plan policies can further support the development of renewable energy technologies where appropriate, in line with climate change mitigation strategies and targets.

3.23 The UK Green Building Council has produced a resource pack which is designed to help local authorities improve the sustainability of new homes. The New Homes Policy Playbook [\[See reference 14\]](#) sets out minimum requirements for sustainability in new homes that local authorities should introduce, as well as proposed stretching requirements should local authorities wish to go further. For non-residential uses BREEAM assessments can be used by local authorities to ensure buildings meet sustainability objectives.

3.24 The SA can consider the contribution the alternatives make in terms of contribution to climate change mitigation as well as climate change adaptation.

3.25 In relation to health and wellbeing, the NPPF promotes healthy, inclusive and safe places which promote social integration, as well as enable and support healthy lifestyles. The Building for a Healthy Life design toolkit [\[See reference 15\]](#) can be used by local authorities to assist in the creation of places that are better for people and nature.

3.26 One of the core planning principles is to “take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community”. It is identified in the document that “a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities”. Furthermore, the retention and enhancement of local services and community facilities in villages, such as local shops, meeting places, sports, cultural venues and places of worship is supported. Importantly, Local Plans should also “contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible”.

3.27 The delivery of new housing is considered to support local communities by meeting housing needs and addressing shortages. The Harborough Local Plan can have a significant influence on addressing inequalities including those relating to health and will need to consider the appropriate siting of new development, particularly large development sites that are likely to include new service and facility provisions. The Harborough Local Plan can ensure that new development is located in areas which can improve accessibility for existing as well as new residents and ensure that future development does not exacerbate existing inequalities. The SA process can support the identification and refinement of options that can contribute to reducing inequalities and support the development of policy approaches that cumulatively improve the wellbeing of local communities.

3.28 The NPPF sets out the approach Local Plans should take in relation to biodiversity states that Plans should “identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management,

enhancement, restoration or creation”. Plans should also promote conservation, restoration and enhancement of priority habitats and species, ecological networks and support measurable targets for multi-functional areas and net gains for biodiversity. A strategic approach to maintaining and enhancing networks of habitats and green infrastructure is to be supported through planning policies.

3.29 The Harborough Local Plan should seek to maximise any opportunities arising for local economies, communities and health as well as biodiversity. This should be inclusive of approaches which are supportive of enhancing the connectivity of green and blue infrastructure and promoting the achievement of biodiversity net gain. The SA process should support the identification and maximisation of potential benefits through the consideration of alternatives and assessment of both negative and positive significant effects.

3.30 In relation to landscape, the NPPF sets the planning principles of recognising the intrinsic beauty and character of the countryside as well as protecting and enhancing valued landscapes. Reference is included with regards to this purpose at National Parks, The Broads and Areas of Outstanding Natural Beauty, now referred to as National Landscapes. The NPPF also acknowledges the role of heritage in helping to define landscape character.

3.31 The Harborough Local Plan should be supportive of an approach to development which would protect the landscape character of the area. The SA should identify those alternatives which contribute positively to landscape character.

3.32 The NPPF states that in relation to the historic environment plans should “set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats”. Where appropriate, plans should seek to sustain and enhance the significance of heritage assets and local character and distinctiveness, while viable uses of assets should be considered. Plans should take into account the wider social, cultural, economic and environmental benefits that conservation of

the historic environment can bring. They should also consider the contribution the historic environment can make to the character of a place.

3.33 The NPPF states that new and existing development should be prevented from contributing to, being put at an unacceptable risk from, or being adversely affected by, pollutions including water pollution and air quality. Inappropriate development in areas at risk of flooding should be avoided. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account implications for water supply. Furthermore, strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient infrastructure provision for water supply and wastewater.

3.34 The Harborough Local Plan presents an opportunity to consider incorporating targets for water efficiency and the level of water consumption and grey water recycling in any new development. The Harborough Local Plan also can ensure that development is sited away from areas of high flood probability and that appropriate water drainage is in place in line with flood risk strategies. The SA process should seek to identify and address potential negative effects on the water environment, including implications relating to wastewater.

3.35 The NPPF states that planning system should protect and enhance soils in a manner commensurate with their statutory status or quality, while also encouraging the reuse of previously developed land.

3.36 The Harborough Local Plan can seek to ensure the appropriate protection of soil quality, including best and most versatile agricultural land. Further to this, plans should ensure that new development does not conflict with current mineral operations as well as long-term mineral resource plans. The SA process should inform the development of the Harborough Local Plan by helping to identify alternatives which would avoid the areas of highest soil quality and best and most versatile agricultural land, as well as those which would promote the use of brownfield land.

3.37 The Framework sets out that in terms of economic growth the role of the planning system is to contribute towards building a “strong, responsive and

competitive economy” by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation. There is also a requirement for the planning system to identify and coordinate the provision of infrastructure. Furthermore, planning policies should address the specific locational requirements of different sectors.

3.38 Local planning authorities should incorporate planning policies which “support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation”. Local Plans are required to “set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration”.

3.39 The Harborough Local Plan should seek to maximise the potential benefits of nearby strategic growth, whilst at the same time ensuring the vitality and viability of smaller localised economies, through the review of the spatial strategy. Ensuring that local town centres and services and facilities at settlements in the plan area are maintained and enhanced is also important and will also provide support for local communities. The SA process can support the development of the Harborough Local Plan to ensure that its policies are considerate of impacts on the economy in the area. The process can also be used to demonstrate that impacts on the viability of town centres in the area and surrounding areas have been considered.

3.40 The NPPF encourages local planning authorities to consider transport issues from the earliest stages of plan making so that: opportunities to promote sustainable transport are identified and pursued; the environmental impacts of traffic and transport infrastructure can be identified and assessed; and opportunities from existing or proposed transport infrastructure and changing transport technology and usage are realised. The framework also states that the planning system should actively manage growth patterns in support of these objectives.

3.41 Growth will inevitably increase traffic on the roads which also has implications for air quality, and the Local Plan and SA process can seek to minimise effects of this nature through an appropriate spatial strategy, identifying where mitigation may be needed and requiring the necessary transport provisions and contributions from new development. The Harborough Local Plan, as supported by the SA, should seek to identify opportunities to maximise the potential for alternative modes of transport to the car and reduce the need to travel, therefore reducing emissions, through the consideration of alternatives and assessment of significant effects. This includes potential opportunities that may arise as a result of the delivery of new infrastructure.

Other National Policies, Plans and Programmes

3.42 Numerous other policies, plans and programmes (PPPs) at a national level are of relevance to the preparation of the Local Plan and the SA. Unlike the NPPF, most of the documents are focussed on a specific topic area which the SA will consider. There will be some overlap between SA topics covered by these plans and programmes where those documents contain more overarching objectives. However, the plans and programmes considered of most relevance to the SA have been grouped by the topics they most directly seek to address, and the sections below each topic heading summarise the implications of the national PPPs for the Local Plan and the SA.

Climate Change Adaption and Mitigation, Energy Efficiency and Waste Minimisation

3.43 The relevant national PPPs under this topic are:

- The Third National Adaptation Programme (NAP3) (2023)
- The Biomass Strategy (2023)
- The Energy Security Plan (2023)
- The Net Zero Growth Plan (2023)

- Carbon Budget Delivery Plan (2023)
- Powering up Britain (2023)
- The Environment Improvement Plan (2023)
- British Energy Security Strategy (2022)
- UK Climate Change Risk Assessment (2022)
- The Environment Act (2021)
- The Net Zero Strategy: Build Back Greener (2021)
- The Industrial Decarbonisation Strategy (2021)
- The Heat and Buildings Strategy (2021)
- The UK Hydrogen Strategy (2021)
- Energy Performance of Buildings Regulations (2021)
- Natural England's Climate Change Risk Assessment and Adaptation Plan (2021)
- Climate Change Adaptation Manual: Evidence to support Nature Conservation in a Changing Climate (2020)
- Environment Agency, Forestry Commission, and Natural England outline a shared vision to use nature-based solutions to tackle the Climate Emergency (2020)
- National Infrastructure Strategy: Fairer, faster greener (2020)
- The Energy White Paper: Powering our net zero future (2020)
- Decarbonising Transport: Setting the Challenge (2020)
- Sixth Carbon Budget (Climate Change Committee, 2020)
- Flood and Coastal Erosion Risk Management: Policy Statement (2020)
- The National Flood and Coastal Erosion Risk Management Strategy for England (2020)
- The Waste (Circular Economy) (Amendment) Regulations (2020)

- Net Zero – The UK’s contribution to stopping global warming (2019)
- The Flood and Water Management Act 2010 and The Flood and Water Regulations (2019)
- Climate Change Act (2008) and Climate Change Act 2009 (2050 Target Amendment) Order (2019)
- Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency (2018)
- The National Adaptation Programme and the Third Strategy for Climate Adaptation Reporting: Making the country resilient to a changing climate (2018)
- Our Waste, Our Resources: A strategy for England (2018)
- The Clean Growth Strategy (2017)
- National Planning Policy for Waste (NPPW) (2014)
- Waste Management Plan for England (2013)
- The Energy Efficiency Strategy: The Energy Efficiency Opportunity in the UK (2012)
- The Promotion of the Use of Energy from Renewable Sources Regulations (2011)
- The UK Low Carbon Transition Plan: National Strategy for Climate and Energy (2009)
- The UK Renewable Energy Strategy (2009)
- Planning and Energy Act (2008)

Implications for the Local Plan and SA

3.44 The Local Plan should consider setting out policies to achieve climate change and adaptation while also encouraging development which would help to minimise carbon emissions.

3.45 The Local Plan should help to ensure that new development is energy efficient and promotes the use of sustainable construction methods and materials, as well as reduce their carbon emissions. In addition, the Local Plan should seek to allocate development in areas where sustainable transport patterns can be best achieved and encourage development to make use of more sustainable sources of energy, potentially through the delivery of renewable energy development. The Local Plan should also ensure that risk from all sources of flooding as a result of climate change is managed effectively and should ensure that development is resilient to future flooding. This could include the Local Plan setting out approaches to encourage the appropriate use of SuDS to minimise flood risk. The Local Plan should also consider the handling of waste in line with the waste hierarchy.

3.46 The SA is able to respond to this through the inclusion of SA objectives relating to the mitigation of climate change and adaptation to climate change, sustainable construction, flooding and sustainable transport.

Health and Well-being

3.47 The relevant national PPPs under this topic are:

- The Levelling-up and Regeneration Act 2023
- Green Infrastructure Framework (2023)
- White Paper Levelling Up the United Kingdom (2022)
- A fairer private rented sector White Paper (2022)
- National Design Guide (2021)
- The Environment Act (2021)
- The State of the Environment: Health, People and the Environment (2021)
- Build Back Better: Our Plan for Health and Social Care (2021)
- COVID-19 Mental Health and Wellbeing Recovery Action Plan (2021)
- Heritage and Society (2020)

- Using the planning system to promote healthy weight environments (2020) Addendum (2021)
- The Charter for Social Housing Residents: Social Housing White Paper (2020)
- Public Health England, PHE Strategy (2020-25)
- Homes England Strategic Plan (2018 to 2023)
- The Housing White Paper 2017: Fixing our broken housing market
- Planning Policy for Traveller Sites (2015)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Select Committee on Public Service and Demographic Change Report Ready for Ageing? (2013)
- Laying the foundations: housing strategy for England (2011)
- Fair Society, Healthy Lives (2010)
- Healthy Lives, Healthy People: Our strategy for public health in England (2010)
- Environmental Noise Regulations (2006)

Implications for the Local Plan and SA

3.48 The Local Plan needs to consider the requirements for infrastructure as this has the potential to have a significant impact on the environment, and it should be prepared to ensure that the population has access to sustainable low carbon infrastructure and services and facilities and that there is sufficient capacity within them to serve the increased population. This should include healthcare, education and open space.

3.49 Local Plans offer the opportunity to maximise the well-being benefits of well designed local green spaces and elements of the historic environment whether greenspace or urban fabric. The Local Plan should help to ensure that

the provision of open space and green infrastructure is of sufficient quantity and quality to meet the needs of the Plan area, encourage healthy and active lifestyles, creates fair, safe and inclusive communities, and improves the sustainable transport network including active travel networks within the Plan area.

3.50 The provision of an appropriate level of housing over the plan period will help address issues of disparity in terms of access to decent housing in the plan area. The provision of new housing should be considerate of local needs with regards to housing size, tenure and type, including the needs of Gypsy, Traveller and Travelling Showpeople.

3.51 The SA is able to respond to this through the inclusion of SA objectives relating to health and wellbeing, social inclusion, and sustainable transport.

Environment

3.52 The relevant national PPPs under this topic are:

- The Environment Improvement Plan (2023)
- Air Quality Strategy for England (2023)
- The Waste Prevention Programme for England: Maximising Resources, Minimising Waste (2023)
- Climate Change Allowances (2022)
- Working with Nature (2022)
- Establishing the Best Available Techniques for the UK (UK BAT) (2022)
- Environment Act (2021)
- National Chalk Streams Strategy Chalk Stream Strategy (2021)
- Meeting our future water needs: a national framework for water resources (2020)
- Clean Air Strategy (2019)

- The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations (2019)
- Environmental Noise Regulations (2018)
- Water Supply (Water Quality) Regulations 2018
- Water Environment (Water Framework Directive) (England and Wales) Regulations (2017)
- UK Plan for Tackling Roadside Nitrogen Dioxide Concentrations (2017)
- Drought response: our framework for England (Environment Agency, 2017)
- Managing Water Abstraction (2016)
- Environmental Permitting (England and Wales) Regulations 2016
- Nitrate Pollution Prevention Regulations (2015)
- Environmental Damage (Prevention and Remediation) Regulations (2015)
- Biodiversity offsetting in England Green Paper (2013)
- Water White Paper (2012)
- National Policy Statement for Waste Water (2012)
- Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011)
- Defra right of way circular (01/09) (2011)
- Countryside and Rights of Way Act (2010)
- Air Quality Standards Regulations (2010)
- Flood and Water Management Act (2010)
- Groundwater (England and Wales) Regulations (2009)
- Flood Risk Regulations (2009)
- Safeguarding our Soils – A Strategy for England (2009)

- England Biodiversity Strategy Climate Change Adaptation Principles (2008)
- Future Water: The Government's Water Strategy for England (2008)
- Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007)
- Natural Environment and Rural Communities Act (2006)
- Urban Waste Water Treatment Regulations (2003)
- Environment Agency policy against the culverting of watercourses (1999)
- Land Drainage Act 1991
- Environmental Protection Act (1990)
- Wildlife and Countryside Act (1981) (as amended)
- National Parks and Access to the Countryside Act (1949)

Implications for the Local Plan and SA

3.53 The Local Plan should be prepared to limit the potential for adverse impacts on biodiversity and geodiversity as well as important landscapes (including those that are designated) and higher value soils. The Local Plan should help to ensure that ecological features and biodiversity are managed, protected and enhanced and that opportunities for habitat restoration or creation are encouraged. The Local Plan should also help to ensure that environmental pollution is minimised in order to protect land and soils and ensure the efficient extraction of minerals. The Local Plan should also help to ensure that designated and valued landscapes are protected and enhanced, and that development should be sympathetic to local character and history including the surrounding built environment and landscape setting.

3.54 The plan should also take into account non-designated landscapes identified as particularly sensitive to development and non-designated habitats which form part of wider ecological network. The Local Plan also presents

opportunities to promote the achievement of measurable net gain in biodiversity.

3.55 In terms of the location of development, the Local Plan can encourage the re-use of brownfield land and protect more valuable agricultural soils from development. The allocation of new sites for development and updated planning policy can also be used to achieve better habitat connectivity through the provision of new green and blue infrastructure and the requirement for biodiversity net gain.

3.56 Local planning authorities should consider setting out approaches in their Local Plans to promote the efficient use of water and limit all types of pollution including water and air pollution. It should also seek to limit pressure on the wastewater treatment (WwT) infrastructure and water supply. The allocation of sites for development should take account of areas which are of highest sensitivity in relation to these issues, including Source Protection Zones (SPZs) and Air Quality Management Areas (AQMAs). To limit the potential for air quality issues to be intensified as development is delivered over the plan period, local planning authorities should consider setting out approaches in their Local Plan to factor in the contribution that specific site options can make to achieving modal shift and limiting the need for residents to travel.

3.57 The SA is able to respond to this through the inclusion of SA objectives relating to the protection and enhancement of biodiversity, watercourses, character of landscapes and townscape, green and blue infrastructure, contaminated land, air pollution, water quality and waste management.

Historic Environment

3.58 The relevant national PPPs under this topic are:

- Historic England Corporate Plan (2022-23)
- Heritage Statement (2017)
- The Setting of Heritage Assets (2017)

- Sustainability Appraisal and Strategy Environmental Assessment: Historic England Advice Note 8 (2016)
- The Historic Environment and Site Allocations in Local Plans (2015)
- Managing Significance in Decision-Taking in the Historic Environment (2015)
- The Historic Environment in Local Plans (n.d)
- Historic Landscape Characterisation (n.d)
- Government's Statement on the Historic Environment for England (2010)
- Planning (Listed Buildings and Conservation Areas) Act (1990)
- Ancient Monuments and Archaeological Areas Act (1979)
- Historic Buildings and Ancient Monuments Act (1953)

Implications for the Local Plan and SA

3.59 The potential impact of new development on the historic environment, including local character as well as designated and non-designated heritage assets and their respective settings, should also inform the preparation of the Local Plan. The Local Plan should set out a positive strategy for conserving, enhancing and enjoying heritage assets and their settings, including wider historic townscapes and landscapes. The Local Plan can help to realise the wider benefits of historic environment enhancements which include contributions to well-being and addressing the climate and biodiversity emergencies. Particular regard may be given to protecting heritage assets which have been identified as being 'at risk' (both at the national and local levels). Local planning authorities should consider setting out approaches in their Local Plans to address these issues and site options should be considered with regard to the potential for related issues. The SA is able to respond to this through the inclusion of SA objectives relating to the historic environment and the character of landscapes and townscapes.

Economic Growth

3.60 The relevant national PPPs under this topic are:

- The Growth Plan (2022)
- Build Back Better: Our Plan for Growth (2021)
- Agricultural Transition Plan (2021 to 2024)
- Agriculture Act (2020)
- Heritage and the Economy 2020
- The Heritage Sector in England and its impact on the Economy 2020
- UK Industrial Strategy: Building a Britain fit for the future (2018)
- LEP Network response to the Industrial Strategy Green Paper Consultation (2017)
- National Infrastructure Delivery Plan (2016-2021)

Implications for the Local Plan and SA

3.61 The Local Plan should allocate land to support the projected level of economic growth required over the plan period. Local planning authorities should consider setting out approaches in Local Plan policies to promote sustainable economic and employment growth to benefit all members of the community and to reduce disparity in the plan area. This should include support for the infrastructure required for the economy to function successfully. Employment sites should be located to enable local people to be able to access the new employment opportunities. Local planning authorities should consider setting out approaches in their Local Plan to promote the viability of Town Centres as well as Local Centres.

3.62 The SA is able to respond to this through the inclusion of SA objectives relating to economic growth and employment.

Transport

3.63 The relevant national PPPs under this topic are:

- Future of Transport: Supporting Rural Transport Innovation (2023)
- Cycling and Walking Investment Strategy Report to Parliament (2022)
- Decarbonising Transport: A Better, Greener Britain (2021)
- Decarbonising Transport: Setting the Challenge (2020)
- The Road to Zero (2018)
- Transport Investment Strategy (2017)
- Highways England Sustainable Development Strategy and Action Plan (2017)
- Door to Door: A strategy for improving sustainable transport integration (2013)

Implications for the Local Plan and SA

3.64 The potential for reducing the need to travel, limiting congestion and associated benefits for air quality and climate change as well as public health should inform the preparation of the policies for the Local Plan and its site allocations. The Local Plan should also encourage walking and cycling as alternative modes of transport by providing safe and attractive walking and cycling infrastructure, as well as recognise the multiple benefits they bring in terms of physical and mental health, reducing carbon emissions and reducing air pollution. Furthermore, the selection of site options for development should be informed by issues such as the potential for access to new and existing public transport nodes and active transport routes and specific highways capacity issues. The selection of individual site options should also be informed by their proximity to essential services and facilities which is likely to reduce the need for residents to regularly travel long distances.

3.65 The SA is able to respond to this through the inclusion of SA objectives relating to the mitigation of climate change, improving air quality, public health and wellbeing, and the provision of sustainable transport.

Sub National

3.66 Below the national level there are further plans and programmes which are relevant to the Local Plan and the SA process. These plans and programmes sit mostly at the sub-regional, county and District level and details are provided below with further details in Appendix B.

- Draft Harborough District Economic Development Strategy 2024–2031 (2024)
- Strategic B8 Needs Sensitivity Report (2024)
- Leicestershire Local Transport Plan for Leicestershire 2026–2040 (2024)
- Harborough Green and Blue Infrastructure Study (2024)
- Harborough Areas of Separation Study (2024)
- Harborough Green Wedge Study (2024)
- Harborough District Council Gypsy and Traveller Accommodation Assessment (2024)
- Harborough Retail Town Centres Study (2024)
- Harborough Renewable Energy Assessment (2024)
- Harborough Renewable Energy Landscape Sensitivity Assessment (2024)
- Harborough Landscape Character Assessment (2024)
- Harborough Landscape Sensitivity Study (2024)
- Draft Leicestershire, Leicester and Rutland Local Nature Recovery Strategy (2024)
- Harborough District Council Level 1 Strategic Flood Risk Assessment (2024)

- Joint Water Cycle Scoping Study (2024)
- The Net Zero Leicestershire Strategy 2023-2045 (2023)
- Net Zero Leicestershire Action Plan 2023-2027 (2023)
- Warehousing and Logistics in Leicester and Leicestershire: Managing growth and change Study (2022)
- Fairer, greener, stronger: our Strategic Transport Plan for the Midlands: Midlands Connect (2022)
- Leicestershire Public Health Strategy 2022-2027 (2022)
- The Leicestershire Highways Design Guide (2022)
- Leicester and Leicestershire Housing & Economic Needs Assessment – Housing Distribution Paper and Employment Distribution Paper (2022)
- Leicestershire Rural Framework 2022-2030 (2022)
- The Cycling and Walking Strategy for Leicestershire (2022)
- The Humber River Basin District Flood Risk Management Plan 2021 to 2027 (2022)
- Anglian River Basin District Flood Risk Management Plan 2021 to 2027 (2022)
- Severn River Basin District Flood Risk Management Plan 2021 to 2027 (2022)
- Leicester and Leicestershire Economic Growth Strategy 2021-2030 (2021)
- Net Zero Leicestershire Carbon Roadmap (2021)
- Land contamination risk management (2020)
- The Leicester and Leicestershire Strategic Transport Priorities 2020-2050
- Leicestershire Minerals and Waste Local Plan up to 2031 (2019)
- Leicester and Leicestershire SHELAA Joint Methodology Paper (2019)

- Leicester and Leicestershire 2050: Our Vision for growth: The Strategic Growth Plan (2018)
- Energy Infrastructure Strategy for Leicester and Leicestershire (2018)
- Leicester and Leicestershire Tourism Growth Plan (2018)
- Leicester and Leicestershire Rail Strategy (2017)
- Leicester City and Leicestershire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2017)
- Space for Wildlife – the Leicester, Leicestershire and Rutland Biodiversity Action Plan 2016-2026 (2016)
- Harborough District Landscape Character Assessment (2007)
- Guiding Principles in Land Contamination (2010)
- Harborough District Council Rural Strategy 2023-2028 (2023)
- Harborough District Council Health & Wellbeing Strategy 2022-2027 (2022)
- Harborough District Council Corporate Plan 2022 – 2031 (2022)
- Market Harborough Town Centre Masterplan (2022)
- Harborough District Council Climate Emergency Action Plan 2022 – 2030 (2021)
- Lutterworth Town Centre Masterplan (2021)
- Harborough Built Sports Facilities Strategy (2020)
- The Harborough District Council Open Spaces Strategy 2021 (2020)
- Harborough District Council: A Strategy for Housing and the Prevention of Homelessness and Rough Sleeping 2019-2024 (2019)
- Harborough Playing Pitch Strategy (2018)
- Market Harborough Transport Strategy 2017 – 2031

Implications for the Local Plan

3.67 The Local Plan needs to consider the above sub-national plans for Leicestershire, Leicester and Harborough District.

3.68 The Local Plan should support the aim to transition towards net zero and support adaptation to climate change. The Local Plan should meet the commitments that Harborough District Council made to reduce its own emissions following the declaration of a climate emergency in June 2019.

3.69 The Local Plan offers the opportunity to maximise the well-being benefits of well-designed open spaces and areas for recreation. The Local Plan should help to ensure that the provision of open space and areas of recreation is of sufficient quantity and quality to meet the needs of the plan area, encouraging healthy and active lifestyles. The Local Plan should also consider opportunities for biodiversity enhancement within open spaces and across Harborough District.

3.70 The provision of an appropriate level of housing will help address issues of inequality in relation to housing in the plan area and support economic growth. The provision of new housing should be considerate of local needs and the unmet need of Leicester, including the needs of Travellers. The Local Plan should support economic growth within Harborough District, including supporting the rural economy and infrastructure requirements. Masterplans have been prepared for Lutterworth and Market Harborough which should be taken into consideration.

3.71 The Local Plan should encourage the use sustainable forms of transport such as walking and cycling and public transport. The Local Plan should also support the infrastructure requirements to enhance and decarbonise transport within Harborough District. Transport plans for the Midlands, Leicestershire, Leicester and Market Harborough have been produced and should be taken into consideration.

Surrounding Development Plans

3.72 Development in Harborough District will not be delivered in isolation from those areas around it. Given the interconnection between Harborough District and the surrounding areas there is potential for cross-boundary and in-combination effects where development is proposed through development plans in neighbouring authorities. This is of particular importance with Harborough District being part of the Leicester and Leicestershire Housing Market Area and Functional Economic Area. As such, a summary of the plans for the following local authority areas which surround Harborough District is also provided in Appendix B:

- Rugby Borough
- Blaby District
- Leicester City
- Oadby and Wigston Borough
- Charnwood Borough
- Melton Borough
- Rutland
- North Northamptonshire
- West Northamptonshire

Neighbourhood Plans

3.73 Once a Neighbourhood Plan [\[See reference 16\]](#) is 'made' (in force) decision-makers will be obliged by law to take what it says into account when they consider proposals for development in the neighbourhood. Harborough District currently has 29 'made' Neighbourhood Plans of which ten have been reviewed since being made. In addition, nine Neighbourhood Plans are currently under review and a further nine Neighbourhood Plan areas have been designated.

Baseline Information

3.74 Baseline information provides the context for assessing the sustainability of proposals in the new Harborough Local Plan and it provides the basis for identifying trends, predicting the likely effects of the plan and monitoring its outcomes. Baseline data must be relevant to environmental, social and economic issues, be sensitive to change and should ideally relate to records that are sufficient to identify trends.

3.75 Schedule 2 of the SEA Regulations requires that the Environmental Report includes descriptions of:

- (2) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.
- (3) The environmental characteristics of areas likely to be significantly affected.
- (4) any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 2009/147/EC [the 'Birds Directive'] and 92/43/EEC [the 'Habitats Directive'].

3.76 Schedule 2(6) of the SEA Regulations requires the likely significant effects of the plan on the environment to be assessed in relation to: biodiversity; population; human health; fauna; flora; soil; water; air; climatic factors; material assets; cultural heritage including architectural and archaeological heritage; landscape; and the inter-relationship between these. As an integrated SA and SEA is being carried out, baseline information relating to other 'sustainability' topics has also been included, for example, information about housing, social inclusiveness, transport, energy, waste and economic growth.

3.77 Information on existing environmental, social and economic conditions in the plan area provides the baseline against which the plan's effects can be assessed in the SA and monitored during the plan's implementation. Baseline information can also be combined with an understanding of drivers of change that are likely to persist regardless of the Harborough Local Plan to understand the likely future sustainability conditions in the absence of the local plan.

3.78 SEA guidance recognises that data gaps will exist but suggests that where baseline information is unavailable or unsatisfactory, authorities should consider how it will affect their assessments and determine how to improve it for use in the assessment of future plans. Where there are data gaps in the baseline, or reports not yet published, these are highlighted in the text. The collection and analysis of baseline data is regarded as a continual and evolving process, given that information can change or be updated on a regular basis. Relevant baseline information have been updated during the SA process as and when data have been published.

3.79 The baseline information for Harborough District is presented in Appendix C.

Key Sustainability Issues for Harborough District and their Likely Evolution in the Absence of the Harborough Local Plan

3.80 Key sustainability issues for Harborough District were originally identified in the SA Scoping Report (August 2023). These issues were reviewed in light of the Scoping consultation responses received and are summarised below.

3.81 It is also a requirement of the SEA Regulations that consideration is given to the likely evolution of the environment in the plan area (in this case

Harborough District) if the new Local Plan was not to be implemented. This analysis is also presented below in relation to each of the key sustainability issues.

- Hotter, drier summers and warmer and wetter winters are expected as a result of ongoing and accelerating climate change, which have the potential for adverse effects on human health and the natural environment. The Local Plan offers another opportunity to update the District's approach to managing the effects of the changing climate and associated weather events, particularly in the location of and in the design of new buildings, whole developments and blue and green infrastructure. Therefore, without the new Local Plan, this issue is likely to be less well addressed.
- Affordability of housing and the delivery of affordable homes remains an issue along with demand increasing as the population of Harborough increases. Without the new Local Plan, the required housing is less likely to be delivered.
- Harborough District has an increasingly ageing population which can result in increased pressures on services and facilities such as healthcare and the requirement for specialist housing. The new Local Plan offers an opportunity to improve access to and increase availability of such services and facilities. Without the new Local Plan there is likely to be an increasing strain on services and facilities which do not meet local demand.
- There are small pockets of deprivation. The new Local Plan offers an opportunity to reduce the level of deprivation in areas through appropriately planned growth and regeneration. Therefore, without the new Local Plan, deprivation is likely to worsen.
- Harborough has a well-educated and skilled population, but the lack of highly skilled job opportunities can result in higher levels of in and out commuting. The Local Plan could help by diversifying Harborough's economy and increasing the number of employment opportunities. The provision of infrastructure through the Local Plan will also support economic growth and the Plan can directly support certain sectors through the inclusion of relevant policies. Therefore, without the new Local Plan, the economy of Harborough District is less likely to diversify.

- Rural accessibility remains an issue in the District which includes access to services, green spaces and sustainable transport modes. In addition, there is a high level of commuting to and from Harborough via car or van. The Local Plan provides an opportunity to tailor policies that would address private vehicle use within the District and encourage the use of more sustainable modes of transport, including active travel. The Local Plan also offers the opportunity to focus development within accessible locations or those that can be made accessible and where there is good access to sustainable and active travel or where there is opportunities to improve transport modes. Therefore, without the new Local Plan, rural accessibility is less likely to improve.
- The majority of watercourses within Harborough remain at moderate status, in line with the Water Framework Directive, with a number of key threats that lower water quality. Harborough District experiences regular flooding events, the main sources of which are fluvial, surface water runoff and poor capacity in the existing sewer system. The Local Plan can seek to ensure that development is directed to locations that will not result in an increase in flooding, water pollution and can support improvements in water quality. Therefore, without the new Local Plan, water quality is less likely to improve.
- Harborough contains pockets of high grade agricultural land which require protection from development. The Local Plan provides an opportunity to ensure that this resource is not lost or compromised by future growth in the District by prioritising the development of brownfield land and poorer agricultural land over the best and most versatile grades. Therefore, without the new Local Plan, agricultural land is less likely to be protected.
- Recycling rates have decreased and there has been an increase in fly tipping. The Local Plan provides an opportunity to provide adequate space in new developments for waste facilities capable of accommodating recyclable waste and compostable waste. Therefore, without the new Local Plan, this issue is less likely to improve.
- Harborough District has relatively low biodiversity value due to the land being predominantly in agricultural use. Harborough contains some designated and undesignated biodiversity assets, a large proportion of which are in unfavourable condition, although recovering. The Local Plan

provides an opportunity to take into account the most recent evidence on the condition of Harborough's habitats and employ measures to ensure that future growth in the District does not adversely affect their current condition and where possible contributes to their enhancement, restoration and creation of connections, including through measurable Biodiversity Net Gain and by embracing an ecosystems services approach. The Local Plan should ensure the need for developments to be set back from watercourses (at least 8m) creating an undeveloped, unlit, and undisturbed buffer zone for biodiversity. The Local Plan will also ensure that developments will be encouraged to improve the condition and biodiversity within watercourses and ensure there is no culverting watercourses. Therefore, without the new Local Plan, biodiversity value within Harborough District is less likely to improve although it is noted that national requirements relating to Biodiversity Net Gain in new developments would still apply which may address the issue to some extent.

- Harborough District contains a high number of designated and non-designated heritage assets. The Local Plan provides an opportunity to draw on the most up to date evidence to ensure that new development is sited and designed so as to conserve, enhance and encourage enjoyment of the historic environment as well as improve accessibility and interpretation of it. Therefore, without the new Local Plan, the historic environment is less likely to be protected and enhanced and the condition of assets may worsen.
- Harborough contains areas of varying landscape sensitivity which could be adversely affected by inappropriate development. The Local Plan offers an opportunity to take into account the most recent landscape-related evidence and to ensure that sensitive landscapes and townscapes are protected and enhanced, with development being designed to take account of the variation in character and sensitivity across Harborough District. Therefore, without the new Local Plan, this issue is likely to worsen as it is more likely that piecemeal and ad-hoc developments come forward.
- As Harborough is a rural District there is a high dependency on private vehicles. This can result in higher levels of transport related emissions and

poor air quality. The Local Plan offers the opportunity to improve accessibility to sustainable transport modes while enhancing these services. Without the new Local Plan reliance on private cars will likely remain high although it is noted that levels of electric vehicle use are likely to increase as a result of national policy.

The SA Framework

3.82 As described in Chapter 2, the relevant objectives established via the review of plans, policies, and programmes and the key sustainability issues identified by the baseline review informed the development of a framework of sustainability objectives, the SA framework, against which the plan is being assessed. The SA framework for the Harborough Local Plan is presented below.

3.83 The SA framework comprises a series of SA objectives against which the sustainability of the new Local Plan will be appraised. The appraisal of the Local Plan options, policies and site allocations against these SA objectives has been guided in part by the appraisal questions accompanying each objective. The appraisal of site options has been carried out using site-specific assessment criteria that have been developed in relation to each SA objective in order to ensure consistency (see Appendix D). The questions included in the framework are not exhaustive, and some may be more relevant to certain elements of the Local Plan than others.

3.84 All of the topics specifically required by the SEA Regulations (set out in Schedule 2 of the SEA Regulations) are clearly addressed by the headline SA objectives, as listed under each SA objective below. The SEA topic 'material assets' relates to valuable resources which can be anything from services/facilities to natural resources.

3.85 As a result of the Scoping and Issues and Options consultation, a small number of changes have been made to some of the appraisal questions for the

SA objectives in the SA framework since it was presented in the Scoping Report. These are detailed in Appendix A.

SA Objective 1: Minimise greenhouse gas emissions and develop a managed response to the effects of climate change

Appraisal Questions

- Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?
- Will it plan and implement adaptation measures for the likely effects of climate change?
- Will it include energy efficiency measures?
- Will it reduce energy consumption?
- Will it encourage the development of renewable energy resources?

Relevant SEA Topics

- Climatic factors

SA Objective 2: Protect, enhance and manage biodiversity and geodiversity

Appraisal Questions

- Will it conserve and enhance both designated and undesignated ecological assets?

- Will it have a detrimental impact on the presence or condition of local biodiversity/geodiversity?
- Will it enhance local biodiversity/geodiversity?
- Will it to deliver Biodiversity Net Gain?
- Will it maintain and enhance woodland/hedgerow cover and management?
- Will it encourage the development of new biodiversity assets and linkages to existing habitats within/alongside development including the delivery of Local Nature Recovery Strategies?

Relevant SEA Topics

- Biodiversity, flora and fauna

SA Objective 3: To support efficient use of resources, including soils

Appraisal Questions

- Will it encourage the prudent use of mineral resources?
- Will it safeguard Harborough District's material resources for future use?
- Will it lead to reduced consumption of materials and resources?
- Will it promote the re-use of previously development land?
- Will it avoid development on higher quality agricultural land including Best and Most Versatile Land?

Relevant SEA Topics

- Material assets

- Water
- Soil

SA Objective 4: To conserve and enhance the historic environment including the setting of heritage features

Appraisal Questions

- Will it conserve and enhance designated and non-designated heritage assets, including their setting and their contribution to wider local character and distinctiveness?
- Will it offer opportunities to better reveal, experience and understand the historic environment?

Relevant SEA Topics

- Material assets
- Cultural heritage including architectural and archaeological heritage

SA Objective 5: Protect and improve air quality

Appraisal Questions

- Will it improve air quality?
- Will it help to achieve the objectives of the Air Quality Management Area?
- Will it reduce emissions of key pollutants?

Relevant SEA Topics

- Air

SA Objective 6: Safeguard and improve health, safety and wellbeing

Appraisal Questions

- Will it improve people's health and reduce ill-health?
- Will it reduce the incidence of premature death?
- Will it reduce incidents of environmental health breaches?
- Will it reduce levels of crime, anti-social behaviour and the fear of crime?
- Will it improve access to cultural activities?

Relevant SEA Topics

- Population
- Human health

SA Objective 7: Achieve social inclusion and equality for all

Appraisal Questions

- Will it integrate new neighbourhoods with existing neighbourhoods allowing for higher levels of pedestrian activity/outdoor interaction?
- Will it increase access to nature and to high quality greenspaces?

- Will it promote diversity?
- Will it meet the needs of specific groups including those with protected characteristics and those in more deprived areas?
- Will it promote equality in employment?
- Will it promote religious and racial understanding?
- Will it improve communications/connectivity, particularly in rural areas?

Relevant SEA Topics

- Population
- Human Health

SA Objective 8: To provide access to services, facilities and education

Appraisal Questions

- Will it support easy access to a range of high quality services and facilities?
- Will it improve accessibility for people in rural areas?
- Will it contribute to improving educational levels of the population of working age, including by improving access to educational facilities?

Relevant SEA Topics

- Population
- Human health

SA Objective 9: Provide affordable, sustainable, good-quality housing for all

Appraisal Questions

- Will it help to meet local housing need, including delivering an appropriate mix of housing and specialist housing?
- Will it improve access to affordable housing?
- Will it make housing available to people in need taking into account requirements of location, size, type and affordability?
- Will it improve the quality of housing stock?
- Will it make the homes more liveable?

Relevant SEA Topics

- Population
- Material assets

SA Objective 10: Support the sustainable growth of the economy and provide employment opportunities

Appraisal Questions

- Will it allow for the delivery of land and infrastructure to meet the economic needs of Harborough?
- Will it support the vitality/viability of town centres?

- Will it provide employment opportunities for local people?
- Will it support opportunities for the expansion and diversification of businesses and economy?
- Will it offer employment opportunities to disadvantaged groups?

Relevant SEA Topics

- Population
- Material assets

SA Objective 11: Reduce waste generation and increase levels of reuse and recycling

Appraisal Questions

- Will it reduce the amount of waste produced?
- Will it reduce the amount of waste sent to landfill?
- Will it maximise the recovery, re-use and recycling of waste?
- Will it reduce the amount of litter on open land and highways?

Relevant SEA Topics

- Material assets

SA Objective 12: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Appraisal Questions

- Will it limit the amount of development in areas of high flood risk and areas which may increase flood risk elsewhere, taking into account the impacts of climate change?
- Will the policy/option promote the use of SuDS for flood resilience and improving water quality?
- Will it protect and improve the water quality?
- Will the policy/option support the efficient use of water?

Relevant SEA Topics

- Water
- Climatic factors

SA Objective 13: Promote sustainable transport use and active travel

Appraisal Questions

- Will it reduce reliance on private vehicles?
- Will it promote the use of and improve sustainable modes of transport?
- Will it encourage walking and cycling for short journeys?

Relevant SEA Topics

- Climatic factors
- Air

SA Objective 14: To conserve and enhance the character and distinctiveness of the landscape

Appraisal Questions

- Will it safeguard and enhance the character of sensitive landscapes and local distinctiveness and identity?
- Will it improve the condition of parks and open spaces?
- Will it help to avoid settlement coalescence?

Relevant SEA Topics

- Landscape

Chapter 4

Sustainability Appraisal Findings for the Strategic and Growth Options

4.1 This chapter presents the SA findings for the housing and employment growth and distribution options that have been considered for the new Local Plan. As described in Chapter 2, the Council identified options related to the housing and employment quantum and distribution options. The SA work presented in this chapter was previously presented in the Issues and Options SA Report and no changes have been made to the findings since then. However, at the Issues and Options stage the findings were presented by distribution option only. For clarity and ease of interpretation, the findings in this chapter have now also been presented by growth option.

Housing Options

4.2 Six broad options for the distribution of housing development have been appraised:

- **Option 1: Local Plan Strategy** – This option is based on a continuation of the strategy in the currently adopted Harborough Local Plan 2019. It focuses significant growth towards the Market Towns. Settlements adjoining the Leicester Urban Area and Large Villages would accommodate a similar level of housing growth overall, but due to the relatively low number of commitments in the Large Villages, the amount of additional homes to be planned/allocated in the new Local Plan would be higher than in the settlements adjoining Leicester.
- **Option 2: Proportional Growth** – This option spreads development according to the number of households in each settlement. This option reduces the amount of growth in settlements at the top end of the hierarchy (settlements adjoining Leicester Urban Area, Market Towns and

Large Villages) and increases growth at the lower end (Medium Villages, Small Villages and Other settlements). This option would see higher levels of growth at the Large, Medium, Small and Other Villages/Settlements.

- Option 3: Urban Area Focus – This option focuses development towards the District’s most sustainable locations: the settlements adjoining the urban area of Leicester (Scraptoft/Thurnby/Bushby). The rest of the District will see lower levels of growth.
- Option 4: Strategic Sites Focus – This option focuses development towards large strategic sites capable of accommodating more than 1,500 homes in total. These large strategic sites are generally located around the South and East of the Leicester Urban Area. The rest of the District will see lower levels of growth.
- Option 5: Market Town Focus – This option focuses growth towards the Market Towns (Lutterworth and Market Harborough) with less growth in the rest of the District.
- Option 6: Large Village Focus – This option focuses growth towards the Large Villages (Broughton Astley, Great Glen, Fleckney and Kibworth) with less growth in the rest of the District.

4.3 Each of these six options has been considered in the context of three alternative levels of growth:

- Option A – Low Growth: Reflects the Council’s LHN over the period 2020 to 2041.
- Option B – Medium Growth: Reflects the Council’s LHN plus an additional 123 homes per year towards Leicester’s unmet housing need (informed by the SoCG and HENA Housing Distribution Paper).
- Option C – High Growth: Reflects the Council’s LHN plus an additional 246 homes per year.

4.4 Table 4.1 overleaf provides a complete summary of the SA findings, showing the effects of each of the distribution options in the context of each of the growth options.

Table 4.1: Summary of SA findings for the housing options (spatial options 1-6 in the context of the low, medium and high growth options)

SA Objective	O1: Low	O1: Medium	O1: High	O2: Low	O2: Medium	O2: High	O3: Low	O3: Medium	O3: High	O4: Low	O4: Medium	O4: High	O5: Low	O5: Medium	O5: High	O6: Low	O6: Medium	O6: High
SA1	+/	--/+	--/+	+/	--/+	--/+	+	+	+	+	+	+	+	+/	+/	-		
SA2	-?	?	?	-?	?	?	-/0?	-?	?	+/?	+/?	--/+?	-?	-?	?	-?	?	?
SA3	-?	?	?	-?	?	?	-?	?	?	-?	?	?	-?	?	?	-?	?	?
SA4	-?	?	?	-?	?	?	0?	-?	-?	0?	0?	0?	-?	?	?	-?	-?	-?
SA5	+/	--/+	--/+	+/	--/+	--/+	+/	--/+	--/+	+/	--/+	--/+	+/	--/+	--/+	-		
SA6	++	++	++?	+/	--/+	--/+	++/-	++/-	++/-	++/-	++/-	++/-	++/-	++/-	++/-	+/	+/	+/?
SA7	+/0	+	+	+/0	+	+	+/0	+	+	+	+	+	+/0	+	+	+/0	+	+
SA8	+	+	+/	+/	--/+	--/+	+/	+/	+/	++/-	++/-	++/-	++	++/-	++/-	+/	+/	+/
SA9	+	++	++	+	++	++	+	++	++	+/	++/-	++/-	+/	++/-	++/-	+/	++/-	++/-
SA10	+/	+/	--/+	+/	+/	--/+	+	+/	+/	+	+	+	+	+/	+/	-	-	
SA11	-	-		-	-		-	-		-	-		-	-		-	-	
SA12	-?	-?	-?	-?	-?	-?	-?	-?	-?	0?	0?	0?	-?	-?	-?	-?	-?	-?
SA13	+/	+/	--/+	+/	+/	--/+	++/-	++/-	++/-	++	++	++	+/	+/	+/	+/	--/+	--/+
SA14	-?	?	?	?	?	?	-?	?	?	-?	?	?	-?	?	?	-?	?	?

Summary of SA findings by distribution option

4.5 The options perform similarly in relation to a number of the SA objectives and these effects are summarised below. The specific effects of the options are then described after.

4.6 All of the six spatial options will likely involve the take up of significant areas of greenfield land on the outskirts of the main settlements in Harborough District. There may be some opportunities for the take up of derelict and brownfield land in the market town of Market Harborough but given the limited brownfield sites available this is not likely. All growth options represent a significant level of housing development. Therefore, the delivery of housing would be likely to result in the loss of greenfield land to new development, which may be high quality agricultural land. New development will result in the use of raw materials and water, both during construction and operation. Therefore, significant negative effects are expected for the medium and high growth options and a minor negative effect for the low growth option against **SA Objective 3: Resources**; however there is uncertainty attached depending on the location of sites and whether development is on higher quality agricultural land including Best and Most Versatile land.

4.7 New development will result in the generation of waste, both during construction and operation, but the level of waste generation is unlikely to be influenced by the overall spatial strategy. All three growth options will increase the total level of household waste generated within the District for the six spatial options. The low growth and medium growth options would have a minor negative effect as the overall extent of new development would be lower against **SA Objective 11: Waste**. The high growth option would result in a larger quantity of waste being produced resulting in a significant negative effect against **SA Objective 11: Waste**.

Option 1: Local Plan Strategy

4.8 Explanations for the colour coding and symbols used in Tables 4.2-4.13 were given in Table 2.1.

Table 4.2: Summary of SA findings for Distribution Option 1 under each of the three growth options

SA Objective	Low	Medium	High
SA1: Climatic Factors	+/	--/+	--/+
SA2: Biodiversity and Geodiversity	-?	?	?
SA3: Resources	-?	?	?
SA4: Cultural Heritage	-?	?	?
SA5: Air	+/	--/+	--/+
SA6: Health and Wellbeing	++	++	++?
SA7: Social Inclusion	+/0	+	+
SA8: Services, Facilities and Education	+	+	+/
SA9: Housing	+	++	++
SA10: Economic Growth	+/	+/	--/+
SA11: Waste	-	-	
SA12: Flood Risk	-?	-?	-?
SA13: Sustainable Travel	+/	+/	--/+
SA14: Landscape	-?	?	?

4.9 Option 1 would likely focus high levels of growth within the market towns and large villages. Growth is also proposed at settlements adjoining Leicester Urban Area with some growth at medium villages, small villages and other settlements. This option provides most growth within sustainable locations where there should be good access to sustainable transport links, as well as jobs, services and facilities within closer proximity and requiring lower levels of car use. This option will also help support the viability/vitality of these town and village centres. However, it may be challenging to orientate growth to existing settlement forms, delivering growth further away from town and village centres which could lead to a higher reliance on cars. Any development in medium villages, small villages and other settlements is likely to result in increased reliance on the private car which could increase greenhouse gas emissions. Therefore, mixed effects (significant negative and minor positive) are likely for the medium and high growth options against **SA Objective 1: Climatic Factors**. The low growth option is expected to have a mixed (minor positive and minor negative) effect.

4.10 The low growth option would result in less housing being delivered and so would involve the least amount of land take up. Providing a higher level of growth through the medium and high growth options would involve more land take up and increase the likelihood of negative effects on biodiversity. The areas where growth would occur through Option 1 mean that there is potential to result in negative effects on Great Bowden Borrowpit SSSI on the outskirts of Market Harborough. Misterton Marshes SSSI has the potential to be further impacted by development around Lutterworth. There is also a LNR which could be negatively affected by development around Lutterworth. There are also a number of Local Wildlife Sites within and around Broughton Astley. Therefore, any development could have a negative effect on these sites. A potential minor negative effect is identified for the low growth option and potential significant negative effects are identified for the medium and high growth options against **SA Objective 2: Biodiversity and Geodiversity**. However, the effects are uncertain until the specific sites are known.

4.11 Due to the high concentration of historical assets within the market towns, particularly Listed Buildings, the distribution of development through Option 1 could have a significant effect on these assets and the historic character of the

market towns. Therefore, a low growth option could result in a minor negative effect and the medium and high growth options may result in significant negative effects on **SA Objective 4: Cultural Heritage**, although all effects will be uncertain depending on exactly where development is located and how it is designed.

4.12 Option 1 concentrates new development in areas of Harborough District that are already most densely populated, with the potential to increase traffic emissions, with a detrimental impact on air quality and the AQMA. Concentrating most development in the main urban centres has the potential to reduce reliance on private vehicles, by giving residents greater choice of sustainable modes of transport. However, it may be challenging to orientate growth to existing settlement forms, delivering growth further away from town centres which could lead to a higher reliance on cars. Therefore, a mixed (minor positive and minor negative) effect is identified for the low growth option, while the medium and high growth options are likely to have mixed (significant negative and minor positive) effects against **SA Objective 5: Air**.

4.13 The distribution of growth proposed under Option 1 would continue to support the viability of existing healthcare related facilities, by focusing new development in market towns, large villages and settlements adjoining Leicester urban area. There will be some development in medium villages, small villages and other settlements; however market towns which provide the easiest access to healthcare facilities and open space would see a high level of growth. Open spaces can have a positive impact on health and wellbeing and these larger settlements may offer good opportunities for walking and cycling day to day. In addition, providing some limited growth within rural villages and settlements (medium villages, small villages and other settlements) will help support the viability of the health services in these areas. Therefore, significant positive effects are expected for all three levels of growth against **SA Objective 6: Health and Wellbeing** although there is uncertainty attached to the higher growth option as there is more potential for existing facilities being overloaded under that option.

4.14 Development within market towns, large villages and settlements adjoining Leicester urban area will have a positive effect on these areas by offering good

quality housing, regeneration opportunities and lowering levels of deprivation. All growth options would meet at least the minimum level of housing need in Harborough District and should help to reduce housing-related deprivation and ensure people have the opportunity to live in the area. The low growth option will not provide the level of housing required to meet Leicester's unmet need. Therefore, minor positive effects are expected for the medium and high growth options, and a mixed (minor positive and negligible) effect for the low growth option against **SA Objective 7: Social Inclusion**.

4.15 Option 1 proposes to spread growth across the most sustainable locations which includes market towns, settlements adjoining Leicester Urban Area and large villages. These settlements will offer the best accessibility to existing services and facilities and also support the delivery of new services and facilities within the most sustainable locations. In addition, directing a small level of growth to the medium villages, small villages and other settlements will help support the viability of these villages including the services and facilities within them. However, if a high proportion of growth were directed to market towns it could potentially overburden services and facilities within these areas, particularly under the high growth option. Overall, a mixed (minor positive and minor negative) effect has been identified in relation to the high growth option. The low and medium growth options will likely result in a minor positive effect against **SA Objective 8: Services, Facilities and Education**.

4.16 The medium and high growth options would represent a significant amount of new homes within Harborough District. The higher level of housing growth under either of these options should provide good opportunities for delivering a range of housing types and tenures but both options are considered to have significant positive effects as they would both deliver at least the minimum level of housing required. Option 1 would see a spread of housing growth across Harborough. Option 1 would broaden the type and tenure of houses in the main settlements in Harborough District while providing some limited housing growth within rural areas to support these communities. However, the spread of housing growth may not maximise the capacity and opportunities for development in all the larger settlements. In addition, the amount of new development that is proposed close to Leicester is lower than the Council's contribution to Leicester's unmet need. The medium and high growth option

would deliver enough homes to meet the local housing need and contribute towards Leicester's unmet housing need and therefore both options would have significant positive effects against **SA Objective 9: Housing**. The low growth option would result in a minor positive effect against **SA Objective 9: Housing** as it will only deliver enough homes to reflect the Council's local housing need.

4.17 Focusing a large proportion of housing growth within market towns will mean that most residents won't have to commute as far to access employment opportunities. In addition, proposing a fairly large proportion of growth within the settlements adjoining Leicester urban areas also provides good access to employment opportunities within Leicester City. However, proposing growth at the large villages could mean there is not likely to be the economic growth to match housing growth due to there being fewer employment opportunities within these locations. This will result in a higher level of commuting, likely relying on the private car. There may also be a need for employment opportunities to come forward within the urban areas, market towns and large villages to support the level of growth proposed. Therefore, the high growth option may deliver too many homes with not enough employment opportunities. Overall, mixed (minor positive and minor negative) effects are expected for the low and medium growth options against **SA Objective 10: Economic Growth**. The high growth option will likely result in a mixed (minor positive and significant negative) effect against **SA Objective 10: Economic Growth**.

4.18 Option 1 focuses growth in mainly Flood Zone 1 and outside of the areas that are more vulnerable to flood risk. Some of the market towns and large villages are at medium to high risk of surface water flooding. In particular, there is a large area at risk of surface water flooding to the south east of Kibworth (large village). Given that a high level of growth proposed through Option 1 is likely at the market towns and the large villages there is a potential for development to increase levels of surface water flooding. However, it is dependent on the exact location of the sites. Therefore, a potential but uncertain minor negative effect is identified for all growth options against **SA Objective 12: Flood Risk**.

4.19 Option 1 proposes a spread of growth across the market towns, the large villages and settlements adjoining Leicester urban area This could increase

congestion within these areas and demand on public transport networks. However, the market town of Market Harborough does have a train station providing links to Leicester and London. There are also bus routes through the settlements adjoining the Leicester urban area and large villages. Some growth is proposed within the medium villages, small villages and other settlements with poorer access to public transport. This means that growth in these areas is likely to be heavily reliant on the private car. The high growth option could result in an increase in the number of private vehicles using the roads and out commuting for jobs due to an imbalance between housing and economic growth. The low and medium growth options should mean that housing growth will align better with economic growth and so shouldn't result in significant levels of in or out commuting via car. Option 1 is unlikely to be dependent on the delivery of new strategic infrastructure. However, there is the opportunity to improve existing infrastructure capacity to support development. Overall, mixed effects (positive and negative) are expected for the three levels of growth against **SA Objective 13: Sustainable Travel**. Due to the higher level of growth proposed through the high growth option, the negative effects are expected to be significant.

4.20 As much of the development would be on the outskirts of market towns, the settlements adjoining Leicester urban area and the large villages, there is the potential for negative effects on the character of nearby villages and increasing the risk of settlement coalescence. In particular, if high levels of growth are allocated at settlements adjoining Leicester urban area or market towns it could impact on the Green Wedge and Area of Separation surrounding these settlements. This could have a detrimental impact on the local landscape. Therefore, a minor negative effect is expected from the low growth option against **SA Objective 14: Landscape**. The medium and high growth option will likely result in a significant negative effect against **SA Objective 14: Landscape**. All effects are uncertain depending on where development is located and will also be influenced by the design of new developments which is not known at this stage.

Option 2: Proportional Growth

Table 4.3: Summary of SA findings for Distribution Option 2 under each of the three growth options

SA Objective	Low	Medium	High
SA1: Climatic Factors	+/	--/+	--/+
SA2: Biodiversity and Geodiversity	-?	?	?
SA3: Resources	-?	?	?
SA4: Cultural Heritage	-?	?	?
SA5: Air	+/	--/+	--/+
SA6: Health and Wellbeing	+/	--/+	--/+
SA7: Social Inclusion	+/0	+	+
SA8: Services, Facilities and Education	+/	--/+	--/+
SA9: Housing	+	++	++
SA10: Economic Growth	+/	+/	--/+
SA11: Waste	-	-	
SA12: Flood Risk	-?	-?	-?
SA13: Sustainable Travel	+/	--/+	--/+
SA14: Landscape	?	?	?

4.21 Option 2 proposes to deliver a spread of growth across the market towns and large villages with some growth within medium villages, small villages and other settlements.. This option provides a good level of growth within sustainable locations where there should be good access to sustainable transport links, as well as jobs, services and facilities within closer proximity and

requiring lower levels of car use. However, this option also involves a reasonably high proportion of development coming forward in medium villages, small villages and other settlements, which is in less sustainable locations and likely to involve reliance on the private car which could increase greenhouse gas emissions. Therefore, mixed effects (significant negative and minor positive) are likely for the medium and high growth option against **SA Objective 1: Climatic Factors**. The low growth option is expected to have mixed effect (minor positive and minor negative) against **SA Objective 1: Climatic Factors**.

4.22 The low growth option would require less land take up compared to the medium and high growth options; however all figures would involve considerable land take up and could have negative effects on biodiversity. The distribution of growth through Option 2 has the potential to result in negative effects on the Great Bowden Borrowpit SSSI on the outskirts of Market Harborough. Misterton Marshes SSSI has the potential to be further impacted by development around the market town of Lutterworth. There are also a number of Local Wildlife Sites within and around Broughton Astley which is considered a large village. Therefore, any development could have a negative effect on these sites. A large proportion of growth under this option would be directed to settlements in the more rural parts (medium villages, small villages and other settlements) of Harborough District where there may be particular potential for disturbance to habitats and species, depending on the specific location of sites. This is a particular issue in the northern part of the District where there is a higher concentration of Local Wildlife Sites and SSSIs. Therefore, significant negative effects are expected in relation to the medium and high growth options with minor negative effect in relation to the low growth option against **SA Objective 2: Biodiversity and Geodiversity**. However, the effects are all uncertain until the specific sites are known.

4.23 Due to the high concentration of historical assets within the market towns and large villages, particularly listed buildings, this level of development could have a significant impact on these assets and the character of these towns and villages. Option 2 also proposes the highest level of development within the more rural parts (medium villages, small villages and other settlements) of Harborough District and therefore is likely to have the highest potential to negatively impact the character of these smaller settlements. There is also a

high concentration of listed buildings across the majority of the rural settlements. Therefore, the medium growth and high growth options are likely to have significant negative effects, while the low growth option is likely to have a minor negative effect against **SA Objective 4: Cultural Heritage**, although all effects will be uncertain depending on exactly where development is located and how it is designed.

4.24 Option 2 would concentrate new development in areas of Harborough District that are already most densely populated, with the potential to increase traffic emissions, with a detrimental impact on air quality. However, concentrating most development in the main urban centres has the potential to reduce reliance on private vehicles, by giving residents greater choice of sustainable modes of transport. A high proportion of development under this option is also proposed within rural parts (medium villages, small villages and other settlements) of Harborough which will likely result in a heavy reliance on the private car due to the lack of access to public transport. Therefore, mixed (minor positive and significant negative) effects are likely for the medium growth and high growth options and mixed (minor positive and minor negative) effect is expected for the low growth option against **SA Objective 5: Air**.

4.25 The distribution of growth proposed under Option 2 would continue to support the viability of services and facilities within existing town and village centres, including healthcare related facilities, by focusing new development in large villages and market towns. A high level of growth is proposed within the medium villages, small villages and other settlements. Market towns and the large villages provide the easiest access to services and facilities such as healthcare and open space which can have a positive impact on health and wellbeing and may offer good opportunities for walking and cycling. While the high level of growth that is proposed in medium villages, small villages and other settlements could stimulate the viability of existing healthcare services in those areas, it could also risk the available services becoming overcrowded and the potential for there not being enough healthcare facilities to meet the demand. In addition, due to the dispersed nature of growth it may be more challenging to support increased capacity in healthcare as a result of development. Therefore, mixed effects are expected for all levels of growth against **SA Objective 6: Health and Wellbeing**. The negative effects

associated with the medium and high growth options are expected to be significant.

4.26 Development within the market towns, large villages, medium villages, small villages and other settlements will have a positive impact on these areas by offering good quality housing, regeneration opportunities and lowering levels of deprivation. The low growth option will not provide the level of housing required to meet Leicester's unmet need. Therefore, minor positive effects are expected for the medium and high growth options, while a mixed (minor positive and negligible) effect is identified for the low growth option against **SA Objective 7: Social Inclusion**.

4.27 Market towns and the large villages offer the best accessibility to existing services and facilities. If a large proportion of development is focused towards the medium villages, small villages and other settlements this will add significant pressure onto the limited services and facilities available. This is more likely under the medium and high growth options. However, it could help sustain services and businesses that may not otherwise remain viable especially in these smaller villages and settlements. In addition, due to the dispersed nature of growth it may be more challenging to support increased capacity in healthcare as a result of development. Overall, mixed effects are expected for all options, with the negative effect being potentially significant for the medium and higher growth options against **SA Objective 8: Services, Facilities and Education**.

4.28 The medium and high growth options would represent a significant amount of new homes within Harborough District. The higher level of housing growth under either of these options should provide good opportunities for delivering a range of housing types and tenures but both options are considered to have significant positive effects as they would both deliver at least the minimum level of housing required. Option 2 would broaden the type and tenure of houses in the main settlements in Harborough District while providing a high level of housing growth within rural areas (medium villages, small villages and other settlements) to support these communities. This option will ensure that housing growth is spread well across the settlements and rural areas within Harborough and support a fairer distribution of houses. A spread growth approach through

Option 2 will be more likely to sustain a steady continuum of housing supply than very large-scale growth focused in one or two locations. However, the spread of housing growth may not maximise the capacity and opportunities for development in the main settlements and the most sustainable locations. There may also be a negative impact on affordable housing delivery due to the spread of growth. The medium and high growth options would deliver significantly more homes within Harborough District to meet the local housing need and contribute towards Leicester's unmet housing need and therefore both options would have significant positive effects against **SA Objective 9: Housing**. The low growth option would result in minor positive effect against **SA Objective 9: Housing** as it would only deliver enough homes to reflect the Council's local housing need.

4.29 Due to the spread of growth proposed through Option 2, housing growth may not be located in close proximity to employment opportunities in Leicester City. Focusing a large proportion of growth within medium villages, small villages and other settlements will mean residents will have to commute longer distances to access employment opportunities which will require the use of the private car. In addition, there is a need for employment opportunities to come forward to support housing development. Overall, mixed effects (minor positive and significant negative) are expected for the high growth option with the low and medium growth options likely to result in mixed effects (minor positive and minor negative) against **SA Objective 10: Economic Growth**.

4.30 Option 2 focuses growth in mainly areas that fall within Flood Zone 1 and outside of the areas highly vulnerable to flood risk. Some of the market towns and large villages are at medium to high risk of surface water flooding. In particular, there is a large area at risk of surface water flooding to the south east of Kibworth and a risk of flooding within parts of Market Harborough and Lutterworth. Given that the majority of growth through Option 2 is directed to market towns and the large villages there is a potential for development to increase levels of surface water flooding. However, this is dependent on the exact location of the sites. Therefore, a potential but uncertain minor negative effect is identified for both options against **SA Objective 12: Flood Risk**.

4.31 Option 2 proposes a spread of growth across the market towns, large villages, medium villages, small villages and other settlements. This could

increase congestion within these areas and increase demand on public transport networks. The market town of Market Harborough does have a train station providing links to Leicester and London. There are also bus routes through the large villages. However, a large proportion of growth is proposed within medium villages, small villages and other settlements with the poorest access to sustainable transport. This means that growth in these areas is likely to be heavily reliant on the private car. In addition, the dispersed nature of growth may mean that there are few opportunities to improve active travel networks. Therefore, the medium and high growth options could result in more private vehicles using the roads resulting in significant negative effects against **SA Objective 13: Sustainable Travel**. The low growth option will also result in a negative effect but this is expected to be minor against **SA Objective 13: Sustainable Travel**.

4.32 As much of the development would be on the outskirts of market towns, large villages, medium villages, small villages and other settlements, there is the potential for negative effects on the character of these settlements and increasing the risk of settlement coalescence. In particular, this could have a detrimental impact on the local landscape particularly due to the higher level of growth proposed in rural areas (medium villages, small villages and other settlements). Therefore, significant negative effects are expected for all growth options against **SA Objective 14: Landscape**. All effects are uncertain depending on where development is located and its design.

Option 3: Urban Area Focus

Table 4.4: Summary of SA findings for Distribution Option 3 under each of the three growth options

SA Objective	Low	Medium	High
SA1: Climatic Factors	+	+	+
SA2: Biodiversity and Geodiversity	-/0?	-?	?

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SA Objective	Low	Medium	High
SA3: Resources	-?	?	?
SA4: Cultural Heritage	0?	-?	-?
SA5: Air	+/-	--/+	--/+
SA6: Health and Wellbeing	++/-	++/-	++/-
SA7: Social Inclusion	+/0	+	+
SA8: Services, Facilities and Education	+/-	+/-	+/-
SA9: Housing	+	++	++
SA10: Economic Growth	+	+/-	+/-
SA11: Waste	-	-	
SA12: Flood Risk	-?	-?	-?
SA13: Sustainable Travel	++/-	++/-	++/-
SA14: Landscape	-?	?	?

4.33 Option 3 proposes the highest level of growth at settlements adjoining the Leicester urban area, with less growth proposed in market towns, and large villages and only a small portion of growth in medium villages and small villages. The main focus of development is within only sustainable locations where there should be very good access to sustainable transport links, as well as jobs, services and facilities within closer proximity and requiring lower levels of car use. Therefore, minor positive effects are likely for all three growth options against **SA Objective 1: Climatic Factors**.

4.34 The low growth option would deliver a lower level of growth and so would involve the least amount of land take up. The medium and high growth options would involve more land take up and increase the likelihood of negative effects on biodiversity. The areas proposed for growth through Option 3 mean that there is the potential for negative effects on Great Bowden Borrowpit SSSI and

a number of Local Wildlife Sites particularly through development at market towns and settlements adjoining Leicester urban area. There are also a large number of Local Wildlife Sites around large villages such as Broughton Astley. However, less development within medium villages and small villages could reduce the potential for negative effects on biodiversity. Therefore, a mixed (minor negative and negligible) effect is expected in relation to the low growth option with a minor negative effect for the medium growth option against **SA2: Biodiversity and Geodiversity**. Due to the higher land take up, the high growth option will likely result in a significant negative effect against **SA Objective 2: Biodiversity and Geodiversity**. However, the effects are uncertain until the specific sites are known.

4.35 Through Option 3, the majority of development is proposed in settlements adjoining Leicester urban area. There is a lower concentration of historical assets within the settlements adjoining Leicester urban area, but growth within these areas could impact on any historic assets present and the character of these settlements. Therefore, the medium and high growth options are likely to have minor negative effects, while the low growth option is likely to have negligible effect against **SA Objective 4: Cultural Heritage**, although effects will be uncertain depending on exactly where development is located and how it is designed. It is also noted that the historic character of rural villages is more likely to be protected through this option.

4.36 Option 3 concentrates new development in areas of Harborough District that are already most densely populated, with the potential to increase traffic emissions, with a detrimental impact on air quality. However, concentrating most development in the main urban centres has the potential to reduce reliance on private vehicles, by giving residents greater choice of sustainable modes of transport. This option would deliver very limited development in rural areas where car dependency is likely to be highest. Therefore, mixed effects (minor positive and minor negative) are likely for the low growth option and mixed (minor positive and significant negative) effects are likely for the medium and high growth options against **SA Objective 5: Air**.

4.37 The distribution of growth proposed under Option 3 will continue to support the viability of existing services and facilities, including healthcare related

facilities, by focusing new development in settlements adjoining Leicester urban area with some growth at the market towns and large villages. Additionally, the settlements adjoining Leicester urban area provide the easiest access to services and facilities such as healthcare and open space which can have a positive impact on health and wellbeing and may offer good opportunities for walking and cycling. However, this option will limit the potential for supporting healthcare services in rural areas (medium villages, small villages and other settlements), potentially exacerbating health inequalities in rural areas. Therefore, mixed effects (significant positive and minor negative) are likely for all growth levels against **SA Objective 6: Health and Wellbeing**.

4.38 Option 3 proposes to direct most housing growth to settlements adjoining Leicester urban area, some development to market towns and large villages with only limited amount to medium villages and small villages. The low growth option will not provide the level of housing required to meet Leicester's unmet need. Therefore, minor positive effects are expected for the medium and high growth options with a mixed (minor positive and negligible) effect for the low growth option in relation to **SA Objective 7: Social Inclusion**.

4.39 Option 3 would deliver the majority of growth within settlements adjoining Leicester urban area. There will also be some growth within the market towns and large villages. The settlements adjoining Leicester urban area offer very good accessibility to existing services and facilities. However, focusing some development at the market towns and large villages will support existing services and facilities but there could be added pressure on these services and facilities, especially under the high growth option. This option would deliver very limited development in medium villages and small villages. While this may be positive in terms of maximising access that new residents have to existing services, it also means that opportunities to stimulate service provision in these villages and settlements are lost. Overall, mixed effects (minor positive and minor negative) are expected in relation to **SA Objective 8: Services, Facilities and Education**.

The medium and high growth options would represent a significant amount of new homes within Harborough District. The higher level of housing growth under either of these options should provide good opportunities for delivering a range of housing types and tenures but both options are

considered to have significant positive effects as they would both deliver at least the minimum level of housing required. Option 3 would focus growth on the District's most sustainable locations: settlements adjoining urban area, with some growth in the market towns and large villages. The medium villages and small villages would see little growth. Option 3 will broaden the type and tenure of houses in the main settlements in Harborough District. However, this option will mean that there would be little growth within the medium and small villages and housing growth will be concentrated to the settlements adjoining Leicester urban area. Overall, significant positive effects are expected for the medium and high growth options against **SA Objective 9: Housing**. The low growth option will result in a minor positive effect against **SA Objective 9: Housing** as it will only deliver housing to meet the local need and not Leicester's unmet need.

4.40 Focusing a large proportion of growth within the settlements adjoining Leicester urban area will mean residents won't have to commute as far to access employment opportunities and there will be opportunities to make use of sustainable forms of transport. This will also provide housing within close proximity of Leicester city with a large variety of employment opportunities. However, there are few employment opportunities within the settlements adjoining the Leicester urban area. Therefore, any development will be reliant on new employment areas and/or improved transport links to Leicester City. Overall, a minor positive effect is expected for the low growth option with the medium and high growth options likely to result in mixed (minor positive and minor negative) effects against **SA Objective 10: Economic Growth**.

4.41 Option 3 focuses growth mainly within Flood Zone 1 and outside of the areas highly vulnerable to flood risk. Given that the majority of growth through Option 3 is to be delivered at the settlements adjoining Leicester urban area there is a potential for development to increase levels of surface water flooding. However, it is dependent on the exact location of the sites. Some of the market towns and large villages which could see some level of growth are at medium to high risk of surface water flooding. Therefore, a potential but uncertain minor negative effect is identified for all growth options against **SA Objective 12: Flood Risk**.

4.42 The delivery of growth through Option 3 offers the opportunity to promote and deliver active travel alongside development. Option 3 proposes the majority of growth within the settlements adjoining Leicester urban area which are considered the most sustainable locations. This could increase congestion within these areas and demand on public transport networks, in particular buses. Some growth is proposed at the market towns and large villages which have access to public transport networks including buses and a train station at Market Harborough. Only a small proportion of growth is proposed within medium and small villages where residents are likely to be highly reliant on the private car. There may be opportunities to generate sustainable transport improvements to Leicester City through this option. Overall, mixed (significant positive and minor negative) effects are expected for all levels of growth against **SA Objective 13: Sustainable Travel**.

4.43 As much of the development would be on the outskirts of settlements adjoining Leicester urban area and some growth on the outskirts of market towns and large villages there is the potential for negative effects on the character of nearby villages and increasing the risk of settlement coalescence. Option 3 proposes the highest level of growth at the settlements adjoining Leicester urban area which could have a negative impact on the green wedge. This could have a detrimental impact on the local landscape. However, the fact that very little rural development is proposed through this option may provide some protection to local rural character and reduce the impacts on the countryside. Therefore, a minor rather than significant negative effect is expected from the low growth option against **SA Objective 14: Landscape**. The medium and high growth options may result in a significant negative effect against **SA Objective 14: Landscape**. All effects are uncertain depending on where development is located and the design of new buildings.

Option 4: Strategic Sites Focus

Table 4.5: Summary of SA findings for Distribution Option 4 under each of the three growth options

SA Objective	Low	Medium	High
SA1: Climatic Factors	+	+	+
SA2: Biodiversity and Geodiversity	+/?	+/?	--/+?
SA3: Resources	-?	?	?
SA4: Cultural Heritage	0?	0?	0?
SA5: Air	+/?	--/+	--/+
SA6: Health and Wellbeing	++/-	++/-	++/-
SA7: Social Inclusion	+	+	+
SA8: Services, Facilities and Education	++/-	++/-	++/-
SA9: Housing	+/?	++/-	++/-
SA10: Economic Growth	+	+	+
SA11: Waste	-	-	
SA12: Flood Risk	0?	0?	0?
SA13: Sustainable Travel	++	++	++
SA14: Landscape	-?	?	?

4.44 Option 4 would deliver the majority of growth through strategic sites. The main focus of development is within sustainable locations where there should be good access to sustainable transport links, as well as jobs, services and facilities within closer proximity and requiring lower levels of car use. The strategic sites are generally located around the south and east of Leicester in

areas which are close to and have good potential for sustainable transport connections to Leicester City. Therefore, minor positive effects are likely for all three growth options against **SA Objective 1: Climatic Factors**.

4.45 The low growth option would deliver a lower level of growth and so would involve the least amount of land take up. Providing a higher level of growth through the medium and high growth options would involve more land take up and increase the likelihood of negative effects on biodiversity. The areas that would see growth through Option 4 have the potential to result in negative effects on North Kilworth LNR and a number of Local Wildlife Sites. However, less development within medium villages, small villages and other settlements which are more rural could reduce the potential for negative effects on biodiversity. Development of strategic sites may offer better opportunities to incorporate mitigation through habitat creation and biodiversity enhancements. Therefore, mixed effects (minor positive and minor negative) are expected in relation to the low and medium growth options, and mixed (minor positive and significant negative) effects are likely for the high growth option against **SA Objective 2: Biodiversity and Geodiversity**. However, the effects are uncertain until the specific sites are known.

4.46 There is a lower concentration of historical assets to the south and east of Leicester, where the strategic sites are likely to be, which are less likely to be impacted by the large-scale growth in this area. This option would also deliver very limited growth in more rural areas such as the medium villages, small villages and other settlements and so would help to preserve the historic character of those villages and settlements. Option 4 is most likely to have the least impact on the setting and historical character within Harborough District. Overall, all growth options are likely to have negligible effects against **SA Objective 4: Cultural Heritage**, although effects will be uncertain depending on the location of development and its design.

4.47 The approach through Option 4 would concentrate new development in areas that are already more densely populated, with the potential to increase traffic emissions, with a detrimental impact on air quality. In particular, the impact on the south and east of Leicester could be significant due to the majority of growth being proposed within these areas. However, delivering most

development through strategic sites has the potential to reduce reliance on private vehicles, by giving residents greater choice of sustainable modes of transport. In addition, development in rural areas such as medium villages, small villages and other settlements where car dependency is likely to be high, is very limited under this option. Therefore, mixed (minor positive and significant negative) effects are expected for the medium and high growth options, and a mixed (minor positive and minor negative) effect for the low growth option against **SA Objective 5: Air**.

4.48 Option 4 focuses development within strategic sites which lie on the edges of Leicester City where a range of services and facilities are available. The strategic sites provide the easiest access to services and facilities such as healthcare and open space which can have a positive impact on health and wellbeing and may offer good opportunities for walking and cycling. The potential delivery of strategic sites may offer good opportunities for delivering infrastructure such as healthcare provision and open space as part of the developments. However, this option will limit development within most of Harborough District including market towns, large villages, medium villages, small villages and other settlements, which could potentially exacerbate health inequalities in villages and settlements and impact on the viability of health services in these areas. Therefore, mixed effects (significant positive and minor negative) are likely for all growth options against **SA Objective 6: Health and Wellbeing**.

4.49 Option 4 proposes to direct housing growth through strategic sites. All the growth options would meet at least the minimum level of housing need in Harborough District and should help to reduce housing-related deprivation and ensuring people have the opportunity to live in the area. In addition, there are added social benefits of meeting Leicester's unmet need close to Leicester city and where it is needed. Therefore, a minor positive effect is expected for all growth options against **SA Objective 7: Social Inclusion**.

4.50 Any development through the strategic sites will likely lie on the outskirts of Leicester relying on the services and facilities within Leicester City Centre or in neighbouring adjoining authorities. Development in close proximity to larger towns and Leicester City offers the best opportunities for residents to access a

wide range of services and facilities. The potential delivery of strategic sites may offer good opportunities for delivering new services and facilities as part of the developments such as schools, healthcare and open spaces. This will help ease the pressure of the new development on existing services. The limited amount of rural development (medium villages, small villages and other settlements) under this option would mean opportunities for supporting the viability of services within these villages and settlements are missed. Overall, mixed effects (significant positive and minor negative) have been identified for all growth levels in relation to **SA Objective 8: Services, Facilities and Education**.

4.51 The medium and high growth options would represent a significant amount of new homes within Harborough District. The higher level of housing growth under either of these options should provide good opportunities for delivering a range of housing types and tenures but both options are considered to have significant positive effects as they would both deliver at least the minimum level of housing required. Development focused around the south and east of the Leicester through strategic sites offers the best opportunity to provide a mix of housing while delivering the required levels of affordable housing. However, there are uncertainties around timescales and how much development is deliverable to 2041. There are also long lead-in times to deliver homes through strategic sites which may make it difficult to maintain a supply of homes in the short and medium term. Option 4 will broaden the type and tenure of houses. However, this option will mean that there would be little growth within other settlements and housing growth will be concentrated to strategic sites. This option offers the lowest spread of growth. Overall, mixed (significant positive and minor negative) effects are likely for the medium and high growth options against **SA Objective 9: Housing** as they would meet the local housing need and contribute towards Leicester's unmet housing need. A mixed (minor positive and minor negative) effect is expected for the low growth option against **SA Objective 9: Housing** as it will not deliver enough homes to contribute towards Leicester's unmet housing need.

4.52 Focusing a large proportion of growth through strategic sites adjoining the south and east of Leicester will mean residents won't have to commute as far to access employment opportunities. There will be opportunities to make use of

sustainable forms of transport such as public transport to travel. Allocating a good proportion of growth to the south and east of Leicester will provide housing within close proximity of Leicester City with a larger variety of employment opportunities. There may also be the opportunity for economic growth as a result of any orbital link road or other strategic infrastructure delivered through the allocation of strategic sites. This could enhance the employment growth opportunities available to new residents. Overall, minor positive effects are expected for all growth options against **SA Objective 10: Economic Growth**.

4.53 Option 4 focuses growth in areas that fall within Flood Zone 1 and are outside of the areas that are highly vulnerable to flood risk. Small parts of south east of Leicester are at medium to high risk of surface water flooding. Much of the surface water flooding in areas south east of Leicester are associated with watercourses. However, if a large proportion of growth is proposed at strategic sites to the south and east of Leicester, which is within a low risk of flooding, therefore it is unlikely that development will increase levels of flooding. However, this is dependent on the exact location of the sites. Therefore, a potential but uncertain negligible effect is identified against **SA Objective 11: Flood Risk**.

4.54 Focusing the majority of the growth through the delivery of strategic sites could lead to higher levels of congestion within the towns and towards Leicester. However, there would be potential opportunities to deliver strategic infrastructure and improvements to existing infrastructure through this option. In addition, there could be enhancements to the public transport network and active travel routes through strategic development. This could help lower the impact on the road network as a result of development. Limited growth is proposed in areas that are heavily reliant on the private car such as medium villages, small villages and other settlements. Overall, significant positive effects are expected for all the growth options against **SA Objective 13: Sustainable Travel**.

4.55 As much of the development would be to the south east of Leicester there is the potential for negative effects on the character of nearby villages and increasing the risk of settlement coalescence. This could have a detrimental

impact on the local landscape. However, limiting growth in rural areas (medium villages, small villages and other settlements) would reduce the chances of negative effects on the landscape in those areas. Therefore, a minor negative effect is expected from the low growth option, with the medium and high growth option will likely result in a significant negative effect against **SA Objective 14: Landscape**.

Option 5: Market Town Focus

Table 4.6: Summary of SA findings for Distribution Option 5 under each of the three growth options

SA Objective	Low	Medium	High
SA1: Climatic Factors	+	+/	+/
SA2: Biodiversity and Geodiversity	-?	-?	?
SA3: Resources	-?	?	?
SA4: Cultural Heritage	-?	?	?
SA5: Air	+/	--/+	--/+
SA6: Health and Wellbeing	++/-	++/-	++/-
SA7: Social Inclusion	+/0	+	+
SA8: Services, Facilities and Education	++	++/-	++/-
SA9: Housing	+/	++/-	++/-
SA10: Economic Growth	+	+/	+/
SA11: Waste	-	-	
SA12: Flood Risk	-?	-?	-?
SA13: Sustainable Travel	+/	+/	+/

SA Objective	Low	Medium	High
SA14: Landscape	-?	?	?

4.56 Option 5 directs development within the market towns where there should be good access to sustainable transport links, as well as jobs, services and facilities within closer proximity and requiring lower levels of car use. However, it may be more challenging to orientate growth to existing settlement forms, delivering growth further away from town centres which could lead to a higher reliance on cars. In addition, concentrating a larger amount of growth within the market towns could lead to an increase in high levels of concentrated emissions being released. Therefore, mixed (minor negative and minor positive) effects are likely for the medium and high growth options with the low growth option expected to have a minor positive effect against **SA Objective 1: Climatic Factors**.

4.57 The low growth option would involve the least amount of land take up. The medium and high growth options will involve more land take up and increase the likelihood of negative effects on biodiversity. The areas that would see growth through Option 5 mean there is potential to result in negative effects on the Great Bowden Borrowpit SSSI and a number of Local Wildlife Sites particularly through development at the market town of Market Harborough which could result in the take up of greenfield land. However, less rural development could reduce the likelihood of negative impacts on biodiversity. Therefore, minor negative effects are expected in relation to the low and medium growth options, and a significant negative effect for the high growth option against **SA Objective 2: Biodiversity and Geodiversity**. However, the effects are uncertain until the specific sites are known.

4.58 Through Option 5, all of the development would be delivered at the market towns of Market Harborough and Lutterworth. Due to the high concentration of historical assets within Market Harborough and Lutterworth, particularly listed buildings, this level of development could have a significant impact on these assets and the character of Market Harborough and Lutterworth. Therefore, the medium and high growth options are likely to have significant negative effects, with a minor negative effect expected for the low growth option against **SA**

Objective 4: Cultural Heritage, although effects will be uncertain depending on exactly where development is located and how it is designed.

4.59 Option 5 directs growth to the market towns, concentrating new development in areas of Harborough District that are most densely populated, with the potential to increase traffic emissions, with a detrimental impact on air quality. In particular, the impact on Market Harborough and Lutterworth could be significant due to high level of growth being proposed. However, concentrating most development in the market towns has the potential to reduce reliance on private vehicles, by giving residents greater choice of sustainable modes of transport. Therefore, mixed (minor positive and significant negative) effects are likely for the medium and high growth options and minor positive and minor negative effect is expected for the low growth option against **SA Objective 5: Air**.

4.60 The distribution of growth proposed under Option 5 will continue to support the viability of existing services and facilities within town centres, including healthcare related facilities, by focusing new development in the market towns. Additionally, the market towns provide the easiest access to services and facilities such as healthcare and open space which can have a positive impact on health and wellbeing and may offer good opportunities for walking and cycling. However, directing all the growth to the market towns could result in existing services and facilities, in particular GP surgeries and dentists, becoming overcrowded. This option will also limit regeneration of smaller villages and settlements, potentially exacerbating health inequalities in rural areas. However, this will reduce the potential for services in smaller villages and settlements becoming overcrowded. Therefore, mixed (significant positive and minor negative) effects are likely for all growth options against **SA Objective 6: Health and Wellbeing**.

4.61 All growth options would deliver at least the minimum level of housing need in Harborough District and should help to reduce housing-related deprivation and ensure people have the opportunity to live in the area. The low growth option will not provide the level of housing required to meet Leicester's unmet need. Therefore, minor positive effects are expected for the medium and

high growth options, and a mixed (minor positive and negligible) effect for the low growth option against **SA Objective 7: Social Inclusion**.

4.62 Option 5 proposes all the growth to the market towns offering the best accessibility to existing services and facilities. There may also be the opportunity to alleviate pressures on town centre services by providing services and facilities to the north of Market Harborough where most development is likely to be located. However, opportunities to support the viability of services within rural areas (medium villages, small villages and other settlements) will be lost through this option. Overall, mixed effects (significant positive and minor negative) have been identified for the medium and high growth options and a significant positive effect for the low growth option against **SA Objective 8: Services, Facilities and Education**.

4.63 The high level of housing growth should provide good opportunities for delivering a range of housing types and tenures. Option 5 would see almost all the growth at the market towns meaning that there would be little growth within other settlements and housing growth will be concentrated to the market towns. This option will unlikely provide enough housing to meet the need in more rural areas such as medium villages, small villages and other settlements. This option will significantly impact on the level of housing growth across Harborough District. It would also be challenging to deliver the medium and high scales of growth by 2041 at the market towns. The medium and high growth options would deliver significantly more homes within Harborough District to meet the local housing need and contribute towards Leicester's unmet housing need and therefore, both options would therefore have mixed effects (significant positive and minor negative) against **SA Objective 9: Housing**. The low growth option would result in mixed effects (minor positive and minor negative) as it would only deliver enough homes to reflect the Council's local housing need against **SA Objective 9: Housing**.

4.64 Focusing a large proportion of growth within the market towns will mean residents may not have to commute as far to access employment opportunities. However, within the market towns there are few potential employment sites to accompany the scale of housing growth proposed through this option. This could result in an imbalance of housing growth and employment growth. There

will be opportunities to make use of sustainable forms of transport such as public transport to travel. Therefore, a minor positive effect is expected for the low growth option and mixed effects (minor positive and minor negative) for the medium and high growth options against **SA Objective 10: Economic Growth**.

4.65 Option 5 focuses growth in mainly Flood Zone 1 and outside the areas highly vulnerable to flood risk. Parts of Market Harborough centre are at medium to high risk of surface water flooding which is mainly associated with the River Welland. As there is the potential for the majority of growth to be proposed in the market town of Market Harborough, there is a chance that development could increase the chances of surface water flooding. However, it is dependent on the exact location of the sites. Therefore, a potential but uncertain minor negative effect is identified for all growth options against **SA Objective 12: Flood Risk**.

4.66 The delivery of growth through Option 5 offers the potential to promote and deliver active travel alongside development. Focusing all the growth within the market towns could lead to higher levels of congestion within these towns. There is also the potential for negative impacts on the A6 which runs past Market Harborough towards Leicester. However, Market Harborough does have a train station providing links to Leicester and London but proposing a very high level of growth towards Market Harborough could see public transport links going over capacity. There may be the potential to promote and deliver active travel alongside development. However, it would be difficult to achieve sustainable transport options between new sites on the edge of settlements and the existing town centres. Overall, mixed effects (positive and negative) are expected for all growth options against **SA Objective 13: Sustainable Travel**.

4.67 As much of the development would be on the outskirts of the market towns there is the potential for negative effects on the character of nearby villages and increasing the risk of settlement coalescence. In particular, the Separation Area defined within the Lubenham Neighbourhood Plan is at risk as well as Separation Areas between Magna Park and Bitteswell near Lutterworth and between Market Harborough and Great Bowden. This could have a detrimental impact on the local landscape. Therefore, a minor negative effect is expected

from the low growth option with the medium and high growth options likely to result in significant negative effects against **SA Objective 14: Landscape**.

Option 6: Large Village Focus

Table 4.7: Summary of SA findings for Distribution Option 6 under each of the three growth options

SA Objective	Low	Medium	High
SA1: Climatic Factors	-		
SA2: Biodiversity and Geodiversity	-?	?	?
SA3: Resources	-?	?	?
SA4: Cultural Heritage	-?	-?	-?
SA5: Air	-		
SA6: Health and Wellbeing	+/	+/	+/ ?
SA7: Social Inclusion	+/0	+	+
SA8: Services, Facilities and Education	+/	+/	+/
SA9: Housing	+/	++/-	++/-
SA10: Economic Growth	-	-	
SA11: Waste	-	-	
SA12: Flood Risk	-?	-?	-?
SA13: Sustainable Travel	+/	--/+	--/+
SA14: Landscape	-?	?	?

4.68 Option 6 proposes to deliver growth within the large villages, which are in less sustainable locations and likely to involve reliance on the private car which could increase greenhouse gas emissions. Therefore, significant negative effects are likely for the medium and high growth options against **SA1: Climatic Factors**. The low growth option is expected to have minor negative effects against **SA1: Climatic Factors**.

4.69 The low growth option would result in less housing being delivered and so would involve the least amount of land take up. Providing a higher level of growth through the medium and high growth options would involve more land take up and increase the likelihood of negative effects on biodiversity. There are a number of Local Wildlife Sites within and around Broughton Astley which could be negatively affected by development through this option. A potential minor negative effect is identified for the low growth option, while potential significant negative effects are identified for the medium and high growth options against . However, the effects are uncertain until the specific sites are known.

4.70 Through Option 6, development would likely be delivered in the large villages. Due to the high concentration of historical assets within Kibworth which is regarded as a large village, particularly Listed Buildings, this distribution of development could have a negative effect on these assets and the historic character of Kibworth. However, historical assets are more limited within the other large villages which could see development through this option. Therefore, all the growth options will result in a minor negative effect against **SA Objective 4: Cultural Heritage**, although effects will be uncertain depending on where development is located and how it is designed.

4.71 Option 6 proposes to deliver development within the large villages. Concentrating development in the large villages could increase the reliance on private vehicles due to public transport options being likely to be more limited within the large villages. Therefore, minor negative effects are identified for the low growth option, while the medium and high growth options are likely to have significant negative effects in relation to **SA Objective 5: Air**.

4.72 The growth proposed under Option 6 would continue to support the viability of existing healthcare related facilities, by focusing new development in the large villages. The high level of growth proposed within the large villages will help support the services within these areas. This is particularly important as the large villages act as a service centre for lower order settlements. However, due to the size of large villages, the availability of services and facilities will likely not be as extensive as within market towns. Therefore, mixed (minor positive and minor negative) effects are expected for all three levels of growth against **SA Objective 6: Health and Wellbeing** although there is uncertainty attached to the higher growth option as there is more potential for existing facilities to risk being overloaded.

4.73 Development within in the main urban centres will have a positive effect on these areas by offering good quality housing, regeneration opportunities and lowering levels of deprivation. All growth options would meet at least the minimum level of housing need in Harborough District and should help to reduce housing-related deprivation and ensure people have the opportunity to live in the area. However, the low growth option will not provide the level of housing required to meet Leicester's unmet need. Therefore, minor positive effects are expected for the medium and high growth options and a mixed (minor positive and negligible) effect for the low growth option against **SA Objective 7: Social Inclusion**.

4.74 Option 6 proposes growth within the large villages. This will offer accessibility to existing services and facilities and also support the delivery of new services and facilities within sustainable locations. The high level of growth proposed within the large villages will help support the services within these areas. This is particularly important as the large villages act as a service centre for lower order settlements. However, due to the size of large villages, the scale and variety of services and facilities available will be less than within market towns. Overall, mixed (minor positive and minor negative) effects have been identified for all growth options against **SA Objective 8: Services, Facilities and Education**.

4.75 The medium and high growth options would represent a significant amount of new homes within Harborough District. The higher level of housing growth

under either of these options should provide good opportunities for delivering a range of housing types and tenures but both options are considered to have significant positive effects as they would both deliver at least the minimum level of housing required. Option 6 would broaden the type and tenure of houses in large villages. However, this option will mean that there would be little growth within other settlements and housing growth will be concentrated to large villages. This option offers a low spread of growth. The medium and high growth options would deliver enough homes to meet the local housing need and contribute towards Leicester's unmet housing need and therefore, both options would have mixed (significant positive and minor negative) effects against **SA Objective 9: Housing**. The low growth option would result in mixed (minor positive and minor negative) effect against **SA Objective 9: Housing** as it is will only deliver enough homes to reflect the Council's local housing need.

4.76 Focusing growth within the large villages could result in limited access to employment opportunities and there is not likely to be the economic growth to match housing growth. This will result in a higher level of commuting, likely relying on the private car. Overall, minor negative effects are expected for the low and medium growth options against **SA Objective 10: Economic Growth**. The high growth option will likely result in a minor negative effect against **SA Objective 10: Economic Growth**.

4.77 Option 6 focuses growth in areas that fall within Flood Zone 1 and are outside of the areas that are more vulnerable to flood risk. Parts of the large villages of Broughton Astley and Kibworth are at medium to high risk of surface water flooding. In particular, there is a large area at risk of surface water flooding to the south east of Kibworth. Given that all of the growth through Option 6 is likely at the large villages there is a potential for development to increase levels of surface water flooding. However, it is dependent on the exact location of the sites. Therefore, a potential but uncertain minor negative effect is identified for all three growth options in relation to **SA Objective 12: Flood Risk**.

4.78 Option 6 could increase congestion within the large villages and demand on public transport networks. However, there are bus routes through the large villages but generally public transport is more limited than within the market

towns. A high level of growth within the large villages, means that growth in these areas is likely to be heavily reliant on the private car particularly due to the increased travel distances to higher order services in Market Towns and Leicester City. The high growth option could result in more private vehicles using the roads and out commuting for jobs. The low and medium growth options should mean that housing growth will align better with economic growth and so shouldn't result in significant levels of in or out commuting via car. Overall, mixed effects (positive and negative) are expected for the three levels of growth against **SA Objective 13: Sustainable Travel**. Due to the higher level of growth proposed under the medium and high growth option, the negative effect is expected to be significant.

4.79 As much of the development would be on the outskirts of the large villages, there is the potential for negative effects on the character of nearby villages and increasing the risk of settlement coalescence. This could have a detrimental impact on the local landscape particularly due to the higher level of growth proposed in rural areas. Therefore, a minor negative effect is expected from the low growth option against **SA Objective 14: Landscape**. The medium and high growth options will likely result in significant negative effects against **SA Objective 14: Landscape**. All effects are uncertain depending on where development is located and its design.

Summary

SA Objective 1: Climatic Factors

4.80 Options 3-6 promote growth within the most sustainable locations where development is more likely to be located close to public transport and employment opportunities. The high growth option will likely result in more people using private vehicles and development is more likely to be orientated away from town centres to deliver the number of houses that are required under this growth option. Options 1, 2 and 5 are all expected to have negative effects on this SA objective as they could result in the reliance of the private vehicles which could increase transport related emissions. Option 6 performs most

poorly as this option proposes a high level of growth within the large villages which have limited access to public transport and so could result in a higher reliance on private vehicles.

SA Objective 2: Biodiversity and Geodiversity

4.81 Development proposed through all the growth options will likely result in the development of greenfield land which could negatively impact local biodiversity and geodiversity. Option 4 performs best and will likely result in mixed effects because the delivery of strategic sites at the south and east of Leicester could lead to potential opportunities for mitigation.

SA Objective 3: Resources

4.82 Overall, all the options are expected to have negative effects on this SA Objective. This is due to the lack of brownfield land available to be developed meaning that the majority of the growth proposed through each option will result in a high level of greenfield development particularly on the outskirts of towns, villages and settlements.

SA Objective 4: Cultural Heritage

4.83 Overall, the majority of the options are expected to have negative effects due to the high concentration of historical assets across Harborough District, particularly Listed Buildings. Option 4 proposes development through strategic sites and therefore, performs the best due to a lower concentration of historical assets within the south and east of Leicester that are less likely to be impacted by development.

SA Objective 5: Air

4.84 Options 1, 2, 3, 4 and 5 would locate a high level of growth within the most sustainable locations; however significant levels of development are proposed within market towns, settlements adjoining Leicester urban area and strategic sites at the south and east of Leicester which could have negative impacts on local air quality within these densely populated areas. Option 6 performs the most poorly as it proposes a large portion of growth within large villages which have limited access to public transport and so is likely to increase reliance on the private vehicle. This could have negative effects on air quality.

SA Objective 6: Health and Wellbeing

4.85 Option 1 performs the best as it would provide a spread of growth in locations where health services are easily available without overcrowding these services. This spread of growth through this option will prevent health services becoming overcrowded in specific locations. Options 3, 4 and 5 will also perform well as they support development through strategic sites and within market towns and settlements adjoining Leicester urban area where there is access to a large variety of health services, particularly sites in close proximity to Leicester city. Option 6 performs the least well as it proposes a high level of growth at large villages where there is likely to be less good access to services and facilities that support health and wellbeing. Therefore, there could be a lack of health services to meet demand.

SA Objective 7: Social Inclusion

4.86 Option 4 performs the best as it supports the most growth within Market Harborough where the highest levels of deprivation are concentrated. However, the low growth option may not provide enough growth to support the achievement of this objective.

SA Objective 8: Services, Facilities and Education

4.87 All the spatial and growth options will help support the viability and vitality of towns and villages across Harborough District. Option 2 performs most poorly as it proposes the highest level of growth at the rural parts of Harborough District where services and facilities are limited and most likely to be over capacity. Options 4 and 5 propose the most growth within market towns and at the strategic sites at the south and east of Leicester which have the best accessibility to services and facilities. In addition, Option 1 proposes a spread of growth aligning services and facilities with housing growth while reducing the risk of services and facilities becoming overcrowded in certain areas.

SA Objective 9: Housing

4.88 Options 1 and 2 propose development within sustainable locations with a good spread of growth across Harborough. This will provide a greater variety and choice of sites compared to the other spatial options.

SA Objective 10: Economic Growth

4.89 Option 4 performs the best as it proposes development through strategic sites which will likely be located within the south and east of Leicester. These sites will offer the best access to employment opportunities and public transport links. Options 1, 2, 3 and 5 propose high levels of growth within market towns, the large villages and settlements adjoining Leicester urban area. These areas are all located close to employment opportunities, which should reduce the levels of out commuting. Option 6 performs the least well as it proposes the majority of growth at large villages which will result in higher levels of out commuting as there are few employment opportunities available within these villages.

SA Objective 11: Waste

4.90 Negative effects are expected for all growth options as any development will likely increase the total level of household waste generated within the District. However, the high growth option will likely result in a higher level of waste produced. The spatial growth options will not influence this SA objective.

SA Objective 12: Flood Risk

4.91 Option 4 performs the best as it proposes a high level of growth within the strategic sites at the south and east of Leicester which are at a low risk of flooding, including from surface water flooding. The remaining options are expected to have minor negative effects due to the higher levels of growth proposed within market towns and the large villages which are at a medium to high risk of surface water flooding.

SA Objective 13: Sustainable Travel

4.92 Option 4 performs the best against this objective as it proposes development within strategic sites which will be likely located within the south and east of Leicester close to public transport links. There is also the potential for opportunities to enhance active travel routes and the existing public transport network through the development of strategic sites. Option 6 performs the least well as it proposes a high level of growth within the large villages which do not have as good an access to employment opportunities and public transport networks. This could increase the length of journeys made by private vehicle. Options 1, 2, 3, and 4 propose development within sustainable locations which will likely have access to public transport links and therefore, perform positively against this SA objective.

SA Objective 14: Landscape

4.93 All options are expected to perform negatively against this SA objective as they will result in extensive new development. Option 2 performs least well due to the high level of growth proposed within the rural parts (medium villages, small villages and other settlements) of Harborough District and at the large villages which could impact the character of these villages and settlements and risk coalescence of settlements. In terms of the growth options, the medium and high levels of growth are expected to have more significant negative effects due to the likelihood of a higher level of development that could impact the landscape and increase the risk of settlement coalescence.

Summary of SA findings by growth option

4.94 Tables 4.8, 4.9 and 4.10 summarise the SA findings for the housing options by growth option (low, medium and high). The findings are the same as those reported above but are presented for each growth option separately for clarity.

Low Growth option

Table 4.2: Summary of SA findings for the Low Growth option under each of the six distribution options

SA Objective	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
SA1	+/	+/	+	+	+	+/
SA2	-?	-?	-/0?	+/ ?	-?	-?
SA3	-?	-?	-?	-?	-?	-?

SA Objective	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
SA4	-?	-?	-?	-?	-?	-?
SA5	+/	+/	+/	+/	+/	+/
SA6	++	+/	++/-	++/-	++/-	++
SA7	+/0	+/0	+/0	+	+/0	+/0
SA8	+	+/	+/	++/-	++	+
SA9	+	+	+	+/	+/	+
SA10	+/	+/	+	+	+	+/
SA11	-	-	-	-	-	-
SA12	-?	-?	-?	0?	-?	-?
SA13	+/	+/	++/-	++	+/	+/
SA14	-?	?	-?	-?	-?	-?

4.95 New development will generate new demands for energy which could lead to an increase in greenhouse gas emissions. The low growth option will result in negative effects as a result of increased greenhouse emissions under all distribution options, but this is likely to be less significant than under the medium and high growth options.

4.96 The low growth option is expected to result in the least take up of greenfield land due to less housing being delivered. However, some negative effects on biodiversity and local landscape are expected due to the development of greenfield land. Due to the high concentration of historical assets within Market Harborough and Lutterworth in particular, there could be negative effects from all of the distribution options. However, the negative effects are not expected to be as significant as under the medium and high growth scenarios, due to the lower level of housing delivery.

4.97 The low growth option will not provide the level of housing required to meet Leicester's unmet need. This could impact on the ability to provide a wider variety of homes to meet needs within Harborough District. Therefore, the low growth option is likely to result in less significant positive effects on the social SA objectives than the medium and high growth options. However, the low growth option is likely to better align with economic growth and therefore could reduce the potential for commuting longer distances in and out of Harborough. This minimises the negative effects associated with Options 3 and 4 which propose growth near the main centres in Harborough District and Leicester City.

4.98 New development at any scale will likely increase the use of the private vehicle and congestion levels. Due to the lower level of growth proposed this is not likely to be as significant under the low growth option compared to the medium and high growth options. All six spatial options propose some level of growth within the main centres in Harborough District, offering the opportunity to take advantage of sustainable transport modes. Option 3 and 4 offer the best opportunities to take advantage of sustainable transport modes by supporting development near the main centres and Leicester City. The low growth option is likely to burden public transport the least, in relation to all spatial options, compared to the medium and high growth options.

4.99 The low growth option is also likely to burden services and facilities the least. However, the low growth option may not support enough housing growth to help sustain services, particularly within rural areas. This has the potential to result in negative effects for spatial options 2 and 3 in particular, due to the distribution of growth proposed.

4.100 New development will result in the generation of waste, both during construction and operation. The low growth option involves the lowest delivery of housing, however, development will result in some level of waste generation. This is not expected to be significant for the low growth option under any of the spatial options.

4.101 The majority of Harborough District falls within Flood Zone 1 but there are some areas of Flood Zone 2 and 3. The lower level of growth could still increase

the level of surface water run off through development, but this is not likely to be significant. Option 4 is expected to have the least negative effects under the low growth option as the majority of growth is proposed on land that falls within Flood Zone 1.

Medium Growth option

Table 4.3: Summary of SA findings for the Medium Growth Option under each of the six distribution options

SA Objective	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
SA1	--/+	--/+	+	+	+/	--/+
SA2	?	?	-?	+/ ?	-?	?
SA3	?	?	?	?	?	?
SA4	?	?	?	-?	?	?
SA5	--/+	--/+	--/+	--/+	--/+	--/+
SA6	++	--/+	++/-	++/-	++/-	++
SA7	+	+	+	++	+	+
SA8	+	--/+	+/	++/-	++/-	+
SA9	++	++	++	++/-	++/-	++
SA10	+/	+/	+/	+	+/	+/
SA11		-	-	-	-	
SA12	-?	-?	-?	0?	-?	-?
SA13	+/	--/+	++/-	++	+/	+/
SA14	?	?	?	?	?	?

4.102 New development will generate new demands for energy which could lead to an increase in greenhouse gas emissions. The medium growth option will likely result in a significant increase in greenhouse gas emissions under all spatial options, as a result of delivering more than the Council's Local Housing Need. This level of growth will also result in the take up of more land than the low growth option. Therefore, the medium growth option could result in more significant negative effects on biodiversity and the local landscape.

4.103 Due to the high concentration of historical assets within Market Harborough and Lutterworth, the medium growth option could have negative effects on these assets and the historic character of Market Harborough and Lutterworth. This is likely to be significant for all six spatial options as they all propose some level of growth within Market Harborough. However, Option 4 proposes the least growth in Market Harborough and therefore the negative effects are likely to be less significant.

4.104 The medium growth option proposes to deliver more than the Council's Local Housing Need which will likely significantly increase the use of the private vehicles and congestion levels. All six spatial options propose some level of growth within the main centres in Harborough District, offering the opportunity to take advantage of sustainable transport modes. Proposing a slightly lower level of growth than the high growth option will likely put less burden on public transport compared to that option, but more compared to the low growth option. However, the medium growth option is likely to result in significant negative effects for Option 2 due to the spread of growth proposed.

4.105 The medium growth option is likely to deliver the level of housing required which could support regeneration and offer a wider variety of good quality homes. However, the medium growth option could result in the delivery of too much housing that does not align with economic growth but this is not expected to be as significant as the high growth option. Spatial options 1, 2 and 6 propose the largest spread of growth and therefore there is the potential for negative effects due to higher commuting levels.

4.106 The medium growth option could add significant pressure onto existing services and facilities. On the other hand, a good level of growth may help sustain struggling services particularly in rural areas. The dispersed nature of the growth proposed through Option 2 could make it more challenging to support increased capacity at services and facilities as a result of the medium growth option.

4.107 New development will result in the generation of waste, both during construction and operation. The medium growth option supports the lowest delivery in housing, however, development will result in some level of waste generation. This is not expected to be significant for the medium growth option.

4.108 The majority of Harborough District falls within Flood Zone 1 but there are some areas of Flood Zone 2 and 3. The medium level of growth could increase the level of surface water run off through development but this is not likely to be significant. Option 4 is expected to have the least negative effects under the medium growth option as the majority of growth is proposed on land that falls within Flood Zone 1.

High growth option

Table 4.4: Summary of SA Findings for the Low Growth option under each of the six distribution options

SA Objective	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
SA1	--/+	--/+	+	+	+/	--/+
SA2	?	?	?	--/+?	?	?
SA3	?	?	?	?	?	?
SA4	?	?	?	-?	?	?
SA5	--/+	--/+	--/+	--/+	--/+	--/+

SA Objective	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
SA6	++?	--/+	++/-	++/-	++/-	++?
SA7	+	+	+	++	+	+
SA8	+/	--/+	+/	++/-	++/-	+/
SA9	++	++	++	++/-	++/-	++
SA10	--/+	--/+	+/	+	+/	--/+
SA11						
SA12	-?	-?	-?	0?	-?	-?
SA13	--/+	--/+	++/-	++	+/	--/+
SA14	?	?	?	?	?	?

4.109 New development will generate new demands for energy which could lead to an increase in greenhouse gas emissions. The high growth option is likely to result in the most significant increase in greenhouse gas emissions by proposing a higher level of housing delivery, consequently, having a negative effect under all six spatial options. Significant negative effects are also expected in relation to biodiversity, resources and landscape. The high growth option will result in the highest take up of land through the delivery of more housing. Given the rural nature of Harborough District this could result in a greater loss of greenfield land, impacting local landscape and biodiversity.

4.110 Due to the high concentration of historical assets within Market Harborough and Lutterworth, the high growth option could have a significant effect on these assets and the historic character of Market Harborough and Lutterworth. This is likely to be significant for all six spatial options as they all propose some level of growth within Market Harborough and areas with a high concentration of historical assets. However, Option 4 proposes the least growth in Market Harborough and therefore the negative effects are likely to be less significant.

4.111 The high growth option proposes to deliver a significant level of housing which will likely significantly increase the use of private vehicles and congestion levels. All six spatial options propose some level of growth within the main centres in Harborough District, offering the opportunity to take advantage of sustainable transport modes. However, the high growth option is likely to result in significant negative effects for Option 1, 2 and 6 where a spread of growth is proposed, and there may be fewer opportunities to take advantage of sustainable modes of transport.

4.112 The high growth option offers the potential for investment into services and facilities to support the increased demand from new housing. The high growth option could have a significant impact under Option 2 as a higher level of growth is proposed within rural areas which could overburden limited services. A high level of growth proposed through Options 3-5 may not be significant enough to support rural services and facilities.

4.113 The high growth option would deliver the level of housing required which could support regeneration and offer a wider variety of good quality homes. However, the high growth option could result in the delivery of too much housing that does not align with economic growth. This would be most significant under Options 1, 2 and 6 where there is a larger spread of growth and more growth in rural areas which could increase commuting levels.

4.114 New development will result in the generation of waste, both during construction and operation. The high growth option supports the delivery of more housing and therefore will result in a larger quantity of waste being produced under all spatial options.

4.115 The majority of Harborough District falls within Flood Zone 1 but there are some areas of Flood Zone 2 and 3. The high level of growth could increase the level of surface water run off from development, but this is not likely to be significant. Option 4 is expected to have the least negative effects under the high growth option as the majority of growth is proposed on land that falls within Flood Zone 1.

SA Findings for the Employment Options

Employment Options

4.116 Three broad options for the distribution of the employment growth have been appraised:

- Option 1: Intensifying the density of employment uses in existing employment areas, in appropriate and sustainable locations. This option focuses on making more efficient use of land and recognises the marginal viability of employment development in Harborough District.
- Option 2: Continue with the current approach of focusing new employment land in the District's main economic centres (Market Harborough/Lutterworth) and larger sustainable settlements. This would concentrate growth in our most sustainable settlements which accommodate or are most accessible to the resident workforce.
- Option 3: Align new employment land provision with areas of significant housing growth. This would achieve a balance of jobs and homes in areas of significant growth, be that settlements or strategic sites.

4.117 Each of these three options has been considered in the context of two alternative levels of growth:

- Option B – Medium Growth: Adopt a longer-term approach and allocate additional land for employment to maintain a flexible supply and support sustainable development.
- Option C – High Growth: Plan for greater growth to meet any enhanced economic aspirations or regeneration priorities for the District.

4.118 The following employment growth option was considered separately to the distribution options, as the option proposed to make no allocations.

- Option A – Low Growth: Make no additional allocations of employment land in Harborough District.

4.119 The options perform similarly in relation to a number of the SA objectives and these effects are summarised below. The specific effects of the options are then described below.

4.120 Providing employment growth under the medium and high growth options will help lower levels of deprivation, in particular income and employment, through providing more employment opportunities. The high growth option, which plans for greater growth, will offer the largest variety of job opportunities and will also encourage people to work and live within Harborough District. Therefore, a minor positive effect is expected for the medium growth option and significant positive effect for the high growth option for all spatial options against **SA Objective 7: Social Inclusion**.

4.121 Commercial and industrial uses can generate significant levels of waste, depending on the nature of operations. The medium and high growth options propose to increase employment growth and therefore will likely result in a higher level of waste produced. However, a higher level of employment growth may support investment in recycling capacity. Overall a minor negative effect is likely for the medium and high growth options for **SA Objective 11: Waste**.

4.122 Negligible effects are expected against **SA Objective 6: Health and Wellbeing**, **SA Objective 8: Services, Facilities and Education** and **SA Objective 9: Housing** for all spatial options.

Option 1: Intensifying the Density of Employment Uses in Existing Employment Areas, in Appropriate and Sustainable Locations

Table 4.11: Summary of SA findings for Option 1 under medium and high growth options

SA Objective	Medium	High
SA1: Climatic Factors	+/ ?	+/ ?
SA2: Biodiversity and Geodiversity	0	0
SA3: Resources	-	-
SA4: Cultural Heritage	0?	0?
SA5: Air	-?	-?
SA6: Health and Wellbeing	0	0
SA7: Social Inclusion	+	++
SA8: Services, Facilities and Education	0	0
SA9: Housing	0	0
SA10: Economic Growth	+	+
SA11: Waste	-	-
SA12: Flood Risk	-?	-?
SA13: Sustainable Travel	+/ ?	+/ ?
SA14: Landscape	0	0

4.123 Option 1 will focus employment provision within existing employment areas that are appropriate and within sustainable locations. The existing employment areas will likely be in established industrial and business parks and may have existing transport links which could include public transport. However, the growth proposed through the medium and high growth options will likely result in increased car use for commuting. Therefore, mixed effects (minor positive and minor negative) are expected for the medium and high growth options against **SA Objective 1: Climatic Factors**. The effects are uncertain until the specific sites and the employment areas are known.

4.124 Any growth proposed through the medium and high growth options is unlikely to result in the take up of greenfield land as development would be accommodated within existing employment areas. However, accommodating growth within existing employment areas could be challenging particularly through the medium and high growth options. The construction and operation of new employment generating uses will increase the demand for water, raw materials and energy in Harborough. The medium and high growth options will result in minor negative effects against **SA Objective 3: Resources** due to the use of resources in construction.

4.125 Any growth proposed through the medium and high growth options is unlikely to result in negative impacts on historical assets as development would be accommodated within existing employment areas. Negligible effects are therefore also expected for the medium and high growth options against **SA Objective 4: Cultural Heritage**. However, effects are uncertain until the location of sites is known.

4.126 There is potential for the construction and operation of employment uses (depending on the type of use) to impact negatively on air quality. Uses that generate a significant number of trips by both cars and HGVs, will result in localised air quality impacts. However, providing employment opportunities within existing employment areas and in sustainable locations may result in new employment uses complementing existing uses and allow maximise opportunities for public transport to be used for commuting where possible. Minor negative effects are expected for the medium and high growth options against **SA Objective 5: Air**. Effects are to some extent uncertain as they will

depend on the particular location of employment sites and their proximity to existing areas of poor air quality and the AQMA.

4.127 Employment-creating uses have potential to result in negative effects on people's health and wellbeing during the construction stages of development, with increased traffic congestion and increased air pollution, as well as construction dust, noise and odour. Some employment uses may also generate noise and odour problems. However, such effects will depend on the location of specific sites and it is assumed that sites would be built using good construction techniques. Therefore, negligible effects are expected for the two options against **SA Objective 6: Health and Wellbeing**.

4.128 Option 1 will ensure employment is provided within appropriate and sustainable locations. There may also be the opportunity for existing employment uses to complement new employment uses. The medium and high growth options support the allocation of employment land, providing opportunities for new jobs and supporting economic growth within Harborough. The high growth option plans for greater growth and would provide the largest variety of employment opportunities and so is likely to have a significant positive effect against **SA Objective 10: Economic Growth**. The medium growth option would also have a minor positive effect against **SA Objective 10: Economic Growth**.

4.129 The majority of Harborough District falls within Flood Zone 1. It is unclear which existing employment areas may be intensified, although the majority of large employment areas are located near Market Harborough and Lutterworth. Parts of the employment areas around Market Harborough are at medium to high risk of surface water flooding which is mainly associated with the River Welland. Therefore, there is a chance that development could increase the chances of surface water flooding. However, it is dependent on the exact location of the sites. Therefore, a potential but uncertain minor negative effect is identified for the medium and high growth options in relation to **SA Objective 12: Flood Risk**.

4.130 Depending on the location of existing employment sites, the workforce may be able to take advantage of sustainable transport options reducing the pressure on roads within Harborough District. Given that the medium and high growth options propose to allocate additional land for employment, they are likely to have an impact on the road network and potential mixed effects (minor positive and minor negative) are identified for those options against **SA Objective 13: Sustainable Travel**. However, the effects are uncertain until the location of the sites is known.

4.131 Negligible effects are expected against **SA Objective 2: Biodiversity and Geodiversity** and **SA Objective 14: Landscape**.

Option 2: Continue with the Current Approach of Focusing New Employment Land in the District's Main Economic Centres (Market Harborough/Lutterworth) and Larger Sustainable Settlements

Table 4.12: Summary of SA findings for Option 2 under medium and high growth options

SA Objective	Medium	High
SA1: Climatic Factors	+/ ?	+/ ?
SA2: Biodiversity and Geodiversity	-?	-?
SA3: Resources	-	-
SA4: Cultural Heritage	-?	-?
SA5: Air	-?	-?

SA Objective	Medium	High
SA6: Health and Wellbeing	0	0
SA7: Social Inclusion	+	++
SA8: Services, Facilities and Education	0	0
SA9: Housing	0	0
SA10: Economic Growth	+	+
SA11: Waste	-	-
SA12: Flood Risk	-?	-?
SA13: Sustainable Travel	+	+
SA14: Landscape	-?	-?

4.132 Option 2 provides most growth within sustainable locations where there should be good access to sustainable transport links and requiring lower levels of car use. However, the unless the growth is proposed within the central parts of these towns then development will likely be on the outskirts which is further from the town centres and could still lead to higher reliance on cars, if development is on the outskirts. Therefore, mixed effects (minor positive and minor negative) are expected for the medium and high growth options against **SA Objective 1: Climatic Factors**. The effects are uncertain until the specific sites and the employment areas are known.

4.133 Option 2 is likely to require the take up of additional land for development in those areas. Any growth proposed through Options B and C could result in negative impacts on biodiversity or wildlife habitats as a result of new development. Misterton Marshes SSSI could be further impacted by development around Lutterworth as well as a LNR which could be negatively affected by development. There is also potential for negative impacts on Great Bowden Borrowpit SSSI. Therefore, minor negative effects are expected for the medium and high growth options in relation to **SA Objective 2: Biodiversity and Geodiversity**. These effects are uncertain as they are dependent on the location of new development.

4.134 Option 2 will would focus employment land in the main economic centres (Market Harborough and Lutterworth) and larger sustainable settlements. Therefore, this option is likely to require the take up of additional land for development which could include greenfield land. There may be some opportunities for the take up of brownfield land in Market Harborough but given the limited brownfield sites available this is not considered likely. Any growth proposed through the medium and high growth options is likely to result in the loss of greenfield land to new development. The construction and operation of new employment generating uses will also increase the demand for water, raw materials and energy in Harborough. The medium and high growth options will therefore result in minor negative effects against **SA Objective 3: Resources**.

4.135 Due to the high concentration of historical assets within Market Harborough and, Lutterworth, particularly Listed Buildings, this distribution of development could have a negative effect on these assets and the historic character of Market Harborough and Lutterworth. Therefore, any growth proposed through the medium and high growth options is likely to result in minor negative effects against **SA Objective 4: Cultural Heritage**. However, the effects are is uncertain until the location of the sites are known.

4.136 There is potential for the construction and operation of employment uses (depending on the type of use) to impact negatively on air quality. Uses that generate a significant number of trips by both cars and HGVs, will result in localised air quality impacts. However, providing employment opportunities within main economic centres and in larger sustainable settlements may result in new employment uses complementing existing uses and allow opportunities for greater use of public transport to be used where possible. Minor negative effects are therefore expected for the medium and high growth options in relation to **SA Objective 5: Air**. Effects are to some extent uncertain as they will depend on the particular location of employment sites and their proximity to existing areas of poor air quality.

4.137 Employment generating uses have potential to result in negative effects on people's health and wellbeing during the construction stages of development, with increased traffic congestion and increased air pollution, as well as construction dust, noise and odour. Some employment uses may also

generate noise and odour problems. However, such effects will depend on the location of specific sites and it is assumed that sites would be built using good construction techniques. Therefore, negligible effects are expected for the two options against **SA Objective 6: Health and Wellbeing**.

4.138 Option 2 proposes to focus new employment land within the main economic centres and larger sustainable settlements. This will provide employment opportunities in more accessible locations. The medium and high growth options support the allocation of employment land providing opportunities for new jobs and supporting economic growth within Harborough. The high growth option plans for greater growth and would provide the largest variety of employment opportunities and so is likely to have a significant positive effect against **SA Objective 10: Economic Growth**. The medium growth option would also have a significant minor positive effect against **SA Objective 10: Economic Growth**.

4.139 Option 2 focuses new employment land in Market Harborough and Lutterworth and larger sustainable settlements. The majority of these areas fall within Flood Zone 1 and outside the areas highly vulnerable to flood risk. Parts of Market Harborough centre are at medium to high risk of surface water flooding which is mainly associated with the River Welland. Therefore, there is a chance that development could increase the chances of surface water flooding. However, it is dependent on the exact location of the sites. Therefore, a potential but uncertain minor negative effect is identified for growth both the medium and high growth options in relation to **SA Objective 12: Flood Risk**.

4.140 Option 2 will focus employment growth to at the most sustainable locations where there is access to public transport links. Market Harborough has a train station with links to Leicester and London. Lutterworth also has a variety of bus routes passing through the town. The medium and high growth options propose to allocate additional land for employment. Therefore, minor positive effects are expected for the medium and high growth options against **SA Objective 13: Sustainable Travel**.

4.141 Allocating employment land growth sites through the medium and high growth options could result in adverse effects on local landscape character and the quality of landscape. Depending on the scale of development and the specific location of employment sites, effects could be relatively localised or much further reaching. Therefore, there is a degree of uncertainty until the employment site locations are known. Uncertain minor negative effects are therefore identified for the medium and high growth options against **SA Objective 14: Landscape**.

Option 3: Align New Employment Land Provision with Areas of Significant Housing Growth

Table 4.13: Summary of SA findings for Option 3 under medium and high growth options

SA Objective	Medium	High
SA1: Climatic Factors	+/ ?	+/ ?
SA2: Biodiversity and Geodiversity	-?	-?
SA3: Resources	-?	-?
SA4: Cultural Heritage	-?	-?
SA5: Air	+/ ?	+/ ?
SA6: Health and Wellbeing	0	0
SA7: Social Inclusion	+	++
SA8: Services, Facilities and Education	0	0
SA9: Housing	0	0
SA10: Economic Growth	+	++

SA Objective	Medium	High
SA11: Waste	-	-
SA12: Flood Risk	-?	-?
SA13: Sustainable Travel	+/?	+/?
SA14: Landscape	-?	-?

4.142 Option 3 will would align employment land provision with areas of significant housing growth. This approach would will help reduce commuting journey times and reliance on the car for commuting, allowing more people to walk or cycle shorter distances to work. In addition, there may be opportunities for public sustainable transport link enhancements through the creation of mixed use development. However, the growth proposed through the medium and high growth options will likely result in some level of increased car use. Therefore, mixed effects (minor positive and minor negative) are expected for the medium and high growth option against **SA Objective 1: Climatic Factors**. The effects are uncertain until the specific sites and the employment areas are known.

4.143 Option 3 would likely to require the take up of additional land for development. Any growth proposed through the medium and high growth option could result in negative impacts on biodiversity or wildlife habitats as a result of new development. Therefore, minor negative effects are expected for the medium and high growth options against **SA Objective 2: Biodiversity and Geodiversity**. These effects are uncertain as they are dependent on the location of new development. Any growth proposed through the medium and high growth options is likely to result in the loss of greenfield land to new development, which may be high quality agricultural land. The construction and operation of new employment generating uses will also increase the demand for water, raw materials and energy in Harborough. The medium and high growth options will therefore result in uncertain minor negative effects for **SA Objective 3: Resources**.

4.144 Option 3 would result in negative impacts on historical assets due to the high concentration of these assets across Harborough. Therefore, any growth proposed through the medium and high growth options could likely to result in negative impacts effects on historical assets resulting in minor negative effects against **SA Objective 4: Cultural Heritage**. However, the effects are uncertain until the location of the sites are known.

4.145 Aligning employment land provision with areas of significant housing growth could reduce commuting distances, lowering car vehicle-related emissions. Mixed (minor positive and minor negative) effects are therefore expected for the medium and high growth options against **SA Objective 5: Air**. Effects are to some extent uncertain as they will depend on the particular location of employment sites and their proximity to existing areas of poor air quality.

4.146 Employment-creating uses have potential to result in negative effects on people's health and wellbeing during the construction stages of development, with increased traffic congestion and increased air pollution, as well as construction dust, noise and odour. Some employment uses may also generate noise and odour problems. However, such effects will depend on the location of specific sites and it is assumed that sites would be built using good construction techniques. Therefore, negligible effects are expected for the two growth options against **SA Objective 6: Services, Facilities and Education**.

4.147 Option 3 proposes to align employment land provision with areas of significant housing growth. This will reduce commuting times and provide employment opportunities that align with housing growth, offering opportunities for those living within an area. The medium and high growth options support the allocation of employment land providing opportunities for new jobs and supporting economic growth within Harborough. The high growth option plans for greater growth and would provide the largest variety of employment opportunities and so is likely to have a significant positive effect against **SA Objective 10: Economic Growth**. The medium growth option would have a minor positive effect against **SA Objective 10: Economic Growth**.

4.148 Large parts of Harborough District are at medium to high risk of surface water flooding which is mainly associated with the River Welland. Therefore, there is a chance that development could increase the chances of surface water flooding. However, it is dependent on the exact location of the sites. Therefore, a potential but uncertain minor negative and negligible effect is identified for both the medium and high growth options against **SA Objective 12: Flood Risk**.

4.149 Option 3 will reduce commuting distances and there may be opportunities for improving public sustainable transport links through the creation of mixed use development. Given that the medium and high growth options propose to allocate additional land for employment, they are still likely to have an impact on the road network. Therefore, mixed effects (minor positive and minor negative) are identified for those options in relation to **SA Objective 13: Sustainable Travel**. However, the effects are uncertain until the location of the sites is known.

4.150 Allocating employment land growth through the medium and high growth options could result in adverse effects on local landscape character and the quality of landscape. Depending on the scale of development and the specific location of employment sites, effects could be relatively localised or much further reaching. Therefore, there is a degree of uncertainty until the employment site locations are known. Potential but uncertain minor negative effects are identified in relation to the medium and high growth options against **SA Objective 14: Landscape**.

Low Growth Option: Make No Additional Allocations of Employment Land in Harborough District

4.151 The low growth option proposes to make no employment allocations and therefore negligible effects are expected against the SA Objectives. This option has been considered as a potential growth option as the adopted Harborough

Local Plan is currently delivering enough employment land up to 2041, exceeding the expected forecast.

Summary

4.152 The low growth option proposes to make no employment allocations and therefore, is likely to result in negligible effects against the SA objectives. The high growth option performs the best as it plans for greater growth and would provide the largest variety of employment opportunities. The medium and high growth options would result in an equal number of negative effects as a result of employment-related development; however the larger scale of development that would occur under the high growth option could mean that these negative effects are more likely to occur.

4.153 Large parts of Harborough District are at medium to high risk of surface water flooding which is mainly associated with the River Welland. Therefore, development through Options 1-3 could increase the chances of surface water flooding. Options 1-3 are also all expected to generate significant amounts of waste as a result of the potential for commercial and industrial use. All three options are expected to provide opportunities for new jobs and support economic growth within Harborough District. In addition, the three options are expected to help lower levels of deprivation through providing employment opportunities.

4.154 Option 1 has the least negative effects as it supports intensifying the density of existing employment uses. This will minimise the take up of new land for development, which could include greenfield land, and the impact on local biodiversity and landscape. Option 1 also offers the opportunity to take advantage of existing sustainable transport options by locating development within the most sustainable locations.

4.155 Option 2 supports the development of land for employment use which could result in the loss of greenfield land. Therefore, negative effects are expected against a number of SA objectives due to the potential impact as a

result of take up of greenfield land. However, Option 2 focuses employment development to the main economic centres which includes Market Harborough/Lutterworth and larger sustainable settlements. These locations are the most sustainable and therefore could offer opportunities to take advantage of sustainable transport options. Market Harborough and Lutterworth, in particular, have good public transport links. Overall, Option 2 has the highest number of negative effects, only slightly more than Option 3, due to the potential take up of greenfield land and the impact of employment development on local air quality due to the potential generation of a significant number of vehicle trips.

4.156 Option 3 supports the development of land for employment use which could result in the loss of greenfield land. Therefore, negative effects are expected against a number of SA objectives due to the potential impact as a result of take up of greenfield land. Aligning employment development with areas of significant housing growth could help to minimise commuting distances and offer opportunities for residents take up active travel opportunities to commute to work.

Chapter 5

Sustainability Appraisal of the Refined Housing Distribution Options

5.1 This chapter presents the SA findings for the refined options for housing distribution (RO1-RO3) that have been identified by Harborough District Council.

5.2 As described in Chapter 2 and Chapter 4 of this report, six broad distribution options and three growth options were initially considered, and these were appraised in November 2023 with the findings later presented in Chapter 4 of the Issues and Options SA Report and again in Chapter 4 of this SA report. The initial distribution and growth options were then reviewed by the Council taking into account the SA findings, and were developed into three refined options for the level and distribution of housing.

5.3 The SA of the initial six broad distribution options highlighted the sustainability benefits of large strategic sites, but also the potential for issues in relation to deliverability. Therefore, the Council has taken this into account and included no more than two large strategic sites in any refined option. Initial Option 4 relied on large strategic sites and therefore was only partially taken forward for further consideration as part of the refining of the options. The large strategic sites to be taken forward have been assessed through the Council's Draft Development Strategy and Site Selection Paper, Strategic Housing and Economic Land Availability Assessment 2024 and through the SA. The Council concluded that Land South of Gartree Road which adjoins the Urban Area at Oadby, and Land South of A4303 Lutterworth which adjoins the Market Town of Lutterworth, were considered appropriate large strategic sites. These large strategic sites were therefore taken forward for further testing through the refined options (along with Lutterworth East which is an existing commitment).

5.4 In addition, Initial Option 3: Urban Area Focus and Initial Option 5: Market Towns Focus also demonstrated sustainability benefits when assessed through the SA. Given the potential sustainability benefits of development at Large Strategic Sites, followed by development at the Leicester Urban Area and Market Towns, the two selected large strategic sites were combined into a new Refined Urban Area Spatial Option (RO1), and a new Refined Market Towns Spatial Option (RO2) (as one site adjoins the Urban Area and the other adjoins the Market Town of Lutterworth). A third refined option (RO3) was also developed which was a combination (or hybrid) of the refined Urban Area and Market Towns options. Initial Option 1: Local Plan Strategy, Initial Option 2: Proportionate Growth and Initial Option 6: Large Villages did not perform as well and had fewer sustainability benefits identified through the SA. Initial Option 2 had a high number of homes at the lower tiers of the settlement hierarchy and was therefore the least sustainable option.

5.5 The three refined housing distribution options are:

- Refined Option 1 (RO1): Market Towns Focus (including new Strategic Site adjoining Lutterworth). This option focusses high levels of growth towards Lutterworth and Market Harborough, including a new strategic site at Lutterworth. Most of the remaining growth will be within the Large Villages. A low level of growth is proposed to the Leicester Urban Area.
- Refined Option 2 (RO2): Urban Area Focus (including new Strategic Site adjoining Oadby). This option proposes high levels of growth towards the Leicester Urban Area, including a new strategic site adjoining Oadby. Low levels of growth are proposed to Market Harborough and Lutterworth and the Large Villages.
- Refined Option 3 (RO3): Urban Area and Market Towns Focus (including Strategic Site at Oadby). This option is a combination of Refined Options 1 and 2. It focusses medium levels of growth towards the Leicester Urban Area (including a new strategic site at Oadby), market towns and the Large Villages. This option proposes a high level of growth at Market Harborough and a low level of growth Lutterworth.

5.6 The three refined housing distribution options have been appraised at a single scale of growth, Refined Option B: Medium Growth. This option would

provide land to accommodate 14,715 homes over the plan period. This growth option is based on Option B: Medium growth which was defined within the Issues and Options Consultation Document but has subsequently been refined since the Issues and Options Consultation in January 2024 by removing any contribution to unmet need post 2036, applying a 15% buffer and not applying the buffer to homes already built. However, the overall residual requirement for the medium option remains relatively unchanged. Initial Option A: Low growth and Initial Option C: High growth were discounted based on local housing need assumptions calculated using the standard method; assumptions around Leicester’s unmet needs and the difficulties in planning for this; assumptions in relation to housing supply buffers; and existing housing completions and commitments.

SA findings for the Refined Housing Distribution Options

5.7 Table 5.1 illustrates the SA effects identified for the three refined housing options, using colour-coded symbols to distinguish between significant or minor, positive and negative effects (see Table 2.2 for a key). An explanation of the effects identified for the three options in relation to each SA objective is provided below the table, with a final summary of overall findings presented at the end of this chapter.

Table 5.1: Summary of the SA findings for the refined options

SA Objective	Refined Option 1	Refined Option 2	Refined Option 3
SA1: Climatic Factors	--/+	+/	+/
SA2: Biodiversity and Geodiversity	--/+?	--/+?	--/+?
SA3: Resources	?	?	?

SA Objective	Refined Option 1	Refined Option 2	Refined Option 3
SA4: Cultural Heritage	?	?	?
SA5: Air	?	--/+?	--/+?
SA6: Climatic Factors	++	++/-	++/-
SA7: Social Inclusion	+	+	+
SA8: Services, Facilities and Education	+/	++/-	++/-
SA9: Housing	++/-	++/-	++
SA10: Economic Growth	+/	+	+
SA11: Waste	-	-	-
SA12: Flood Risk	-?	-?	-?
SA13: Sustainable Travel	+/	++/-	++/-
SA14: Landscape	?	?	?

SA Objective 1: Climatic Factors

5.8 New development will generate new demands for energy and, consequently, this will lead to increased greenhouse gas emissions. The extent of emissions from built development itself is dependent on the proposed scale of growth as well as the design of individual buildings and is unlikely to be significantly affected by the overall spatial strategy. However, the location of development will affect levels of transport-related greenhouse gas emissions, by affecting residents' access to sustainable modes of transport and a range of services within walking or cycling distance.

5.9 Refined Option 1 directs development mainly towards the market towns of Lutterworth and Market Harborough. Market Harborough has a railway station and rail links with Leicester and Northampton, as well as local bus links.

Lutterworth is significantly smaller than Market Harborough and does not have a railway station however it has existing bus links. Directing the majority of development to these two towns should therefore provide good access to sustainable transport links, as well as jobs, services and facilities within close proximity, requiring lower levels of car use. However, it may be challenging to orientate growth to existing settlement forms, delivering growth further away from town centres which could lead to a higher reliance on cars. Additionally, although the two market towns are at the same tier of the Settlement Hierarchy, Lutterworth is significantly smaller in size and there are some differences in terms of sustainability. It is likely that residents of Lutterworth may have to travel to meet many of their needs, potentially involving higher reliance on private vehicles. Refined Option 1 also directs a higher quantum of development to the District's large villages (Broughton Astley, Fleckney, Great Glen and Kibworth) than Refined Options 2 and 3. Bringing forward a reasonably high proportion of development in the District's smaller settlements is likely to involve higher reliance on the private car which could increase greenhouse gas emissions. Overall, mixed effects (significant negative / minor positive) are identified for Refined Option 1 in relation to **SA Objective 1: Climatic Factors**.

5.10 Refined Option 2 would direct the majority of development towards the Leicester Urban Area (Scraptoft/Thurnby/Bushby) and strategic scale development on the fringe of Oadby. Therefore, the main focus of development is within the most sustainable locations where there should be good access to sustainable transport links, as well as jobs, services and facilities within closer proximity and requiring lower levels of car use. Development at the settlement edge, on the urban fringe of Leicester, may deliver growth further away from local centres which could lead a higher reliance on cars. However, the scale of development proposed at these sites would likely incorporate new sustainable transport services, as well as services, facilities and some jobs within close proximity. A small proportion of overall development is proposed at the District's market towns and smaller settlements under this Option, which are in locations more likely to encourage reliance on private vehicles. However, as a lower level of growth is proposed at the market towns, it is likely that this level of growth could be delivered at the existing settlement edges of the market towns. An overall mixed effect (minor positive / minor negative) is identified in relation to **SA Objective 1: Climatic Factors**.

5.11 Refined Option 3 incorporates elements of Refined Options 1 and 2. Significant additional growth is directed towards Market Harborough with low growth at Lutterworth, reflecting the relative difference in size and services of the two market towns. As set out above, Market Harborough has existing sustainable transport connections including a train station with links to Leicester and London. This option also directs a considerable quantum of growth towards the Leicester Urban Area (Scraptoft / Thurnby / Bushby) and strategic scale development on the fringe of Oadby. These are considered to be the most sustainable locations for development in the District, close to sustainable transport links, jobs, services and facilities, reducing the need to travel. A small proportion of overall development is proposed at the District's market towns and smaller settlements under this Option, which are in locations more likely to encourage reliance on private vehicles. An overall mixed effect (minor positive / minor negative) is identified in relation to **SA Objective 1: Climatic Factors** for Refined Option 3.

SA Objective 2: Biodiversity and Geodiversity

5.12 There are no European designated nature conservation sites within Harborough District. There are 14 SSSIs, two Local Nature Reserves (LNR) and 11 priority habitats in Harborough District.

5.13 Refined Option 1 directs the majority of development towards Lutterworth and Market Harborough, and also proposes moderate growth at the District's larger villages. Development towards the south of the District would fall within a SSSI Impact Risk Zones (IRZ), with the presence of a number of designated sites including Great Bowden Borrowpit SSSI (near Market Harborough), Saddington Reservoir SSSI (near Saddington), Misterton Marches SSSI (near Lutterworth) and the Kilby-Foxton Canal SSSI. Refined Option 1 focuses most development within these areas. There are also a number of Local Wildlife Sites (LWS) around Market Harborough and Lutterworth, as well as Kibworth, Broughton Astley, Fleckney and Great Glen. These biodiversity sites could be adversely affected by the scale of development proposed and the amount of greenfield land take. Development of a strategic site at Lutterworth, may offer better opportunities to incorporate mitigation through habitat creation and

biodiversity enhancements than more piecemeal development. Overall, an uncertain mixed effect (significant negative / minor positive) effect is identified in relation to **SA Objective 2: Biodiversity and Geodiversity**. Effects are uncertain until the specific development sites are known.

5.14 Refined Option 2 directs the majority of development to the north-west of the District, outside of the IRZ for SSSIs. However, there are a number of LWSs in the area, as well Scaptoft Local Nature Reserve which could be adversely affected by the scale of development proposed and the amount of greenfield land take. The strategic site on the fringe of Oadby contains a number of small LWSs and is partly in the Kilby-Foxton Canal SSSI IRZ for residential development of such a scale. Development of strategic sites, such as at Oadby, may offer better opportunities to incorporate mitigation through habitat creation and biodiversity enhancements than more piecemeal development. This option proposes limited development at the District's market towns and smaller settlements, ensuring less rural and dispersed development which could reduce the potential for negative effects on biodiversity. Overall, an uncertain mixed effect (significant negative / minor positive) is identified in relation to **SA Objective 2: Biodiversity and Geodiversity**. Effects are uncertain until the specific development sites are known.

5.15 Refined Option 3 incorporates elements of Options 1 and 2, directing majority of development towards Market Harborough, Leicester Urban area and strategic scale development on the fringe of Oadby. For the reasons set out above, an uncertain mixed effect (significant negative and minor positive) is also identified for Option 3.

SA Objective 3: Resources

5.16 The majority of land in Harborough District is Grade 3 agricultural land (although the split between Grade 3a and 3b is unknown), with smaller areas of Grade 2 and Grade 4 land. Grade 2 agricultural land is present in small pockets between the A47 and A6 and to the east and south of Lutterworth. All three options propose the overall same quantum of development and will involve the

take up of significant areas of greenfield land on the outskirts of the District's settlements. There may be some opportunities for the take up of derelict and brownfield land within existing settlements but given the limited brownfield sites available this is not likely. New development can result in the use of raw materials and water, both during construction and operation. Therefore, significant negative effects are expected for Refined Options 1, 2 and 3. There is uncertainty attached as effects are dependent on the location of sites, and whether soils are Grade 3a or 3b.

SA Objective 4: Cultural Heritage

5.17 In Harborough District, there are 1,355 Listed Buildings. Of these, 22 are Grade I listed, 1,157 are Grade II listed, and 105 are Grade II* listed. There are also 63 Conservation Areas, plus the Grand Union Canal Conservation Area which passes through the District, 65 Scheduled Monuments and six Parks and Gardens.

5.18 Refined Option 1 focuses the majority of development at Market Harborough and Lutterworth. Due to the high concentration of historical assets within Market Harborough, Lutterworth and the Kibworths, particularly listed buildings, this level of development could have a significant impact on these assets and the character of Market Harborough, Lutterworth and the Kibworths.

5.19 Refined Option 2 directs most development towards the Leicester Urban Area. There are concentrations of historic assets within Scraptoft, Thurnby and Bushby, including two Conservation Areas and a number of listed buildings. This refined option also proposes strategic scale development on the fringe of Oadby, which contains a scheduled monument: Stretton Magna deserted village, two fishponds and moated site and a number of listed buildings in the eastern part of the site and at Stretton which could be adversely affected by development.

5.20 Refined Option 3 includes high levels of development at the Leicester Urban Area, strategic scale development on the fringe of Oadby and at Market

Harborough and Lutterworth. As set out above, there are a number of historic assets which could be adversely affected by development.

5.21 Overall, uncertain significant negative effects are identified for all three refined options. Effects for all options are uncertain as they depend on exactly where development is located and how it is designed.

SA Objective 5: Air

5.22 There is currently one Air Quality Management Area (AQMA) within Harborough District. Kibworth AQMA was declared in 2017 for exceedances of the annual mean Air Quality Objective for Nitrogen Dioxide (NO₂). As the primary source of pollution in the AQMA is from road traffic, housing growth within Harborough District could exacerbate air quality issues. It is likely that new development under any of the refined options will increase some use of the private car and cause increased congestion on key routes in Harborough District with associated emissions. The impacts of new housing in Harborough District in relation to reducing the need to travel, encouraging modal shift and reducing congestion will depend largely on the location of new development in relation to sustainable transport links, services and facilities and employment.

5.23 Refined Option 1 directs a high quantum of growth towards Lutterworth which would potentially increase traffic emissions. Refined Option 1 also directs a higher proportion of growth to the District's smaller settlements (i.e. the larger villages of Broughton Astley, Fleckney, Great Glen and Kibworth) than Refined Options 2 and 3. Kibworth has an AQMA and therefore additional development and increased volumes of traffic in this area could further exacerbate these issues. Additionally, more dispersed growth in the District's rural areas generally is more likely to increase reliance on private vehicles and associated traffic emissions. As such, a significant negative effect is identified for Refined Option 1 in relation to **SA Objective 5: Air**.

5.24 Refined Option 2 focuses a low proportion of overall growth towards Lutterworth and a low amount of growth at Kibworth. As such, the potential to

exacerbate local air quality issues associated with the existing AQMA is considerably lower than Refined Option 1. Refined Option 2 directs most growth towards the Leicester Urban Area. This concentrates new development in areas of the District that are already more densely populated, with the potential to increase traffic emissions, having a detrimental impact on air quality. However, concentrating most development in the Leicester Urban Area has the potential to reduce reliance on private vehicles, by giving residents greater choice of sustainable modes of transport. This option would deliver very limited development in rural areas where car dependency is likely to be highest. Overall, a mixed effect (significant negative / minor positive) is identified for Option 2 in relation to **SA Objective 5: Air**.

5.25 Refined Option 3 directs a small proportion of overall growth towards Lutterworth and Kibworth, reducing the potential to exacerbate local air quality issues associated with the existing AQMA. Refined Option 3 directs most growth towards the Leicester Urban Area and Market Harborough. As above, this has the potential to increase traffic emissions and congestions in the District's most densely populated areas. However, these locations are considered to be the most sustainable in reducing the need to travel and reliance on private vehicles. This option would deliver very limited development in rural areas where car dependency is likely to be highest. Overall, a mixed effect (significant negative / minor positive) is identified for Option 3 in relation to **SA Objective 5: Air**.

SA Objective 6: Health and Wellbeing

5.26 The effects of the housing growth options on health will depend largely on whether new healthcare-related infrastructure is provided to meet growing need, particularly as this could result in particular pressure on existing facilities in certain areas. However, it is also possible that a higher level of housing growth may provide investment to support the enhancement or provision of new healthcare infrastructure in response to demand. Proximity to open spaces and the opportunity to access services and facilities by active travel means can also have a positive impact on health and wellbeing.

5.27 The distribution of growth proposed under Refined Option 1 will continue to support the viability of existing services and facilities, including healthcare related facilities, by focusing new development in Market Harborough and Lutterworth. There will be some development in the more rural parts of Harborough District; however, Market Harborough and Lutterworth which provide good access to healthcare facilities and open space would see the most growth. Open spaces can have a positive impact on health and wellbeing and these market towns may offer good opportunities for walking and cycling day to day. In addition, providing some growth within larger rural villages will help support the viability of the health services in these areas. Overall, significant positive effect is expected for Refined Option 1 in relation to **SA Objective 6: Health and wellbeing**.

5.28 The distribution of growth proposed under Refined Option 2 will continue to support the viability of existing services and facilities, including healthcare related facilities. The scale of growth proposed in the Leicester Urban Area (Scraptoft / Thurnby / Bushby) and strategic scale development on the fringe of Oadby will likely introduce new healthcare infrastructure into these urban extensions. These areas provide access to existing open space and opportunities for walking and cycling. However, this option will limit the potential for supporting healthcare services in rural areas such as the larger villages, potentially exacerbating health inequalities in rural areas. Overall, a mixed effect (minor negative / significant positive) is expected for Refined Option 1 in relation to SA6: Health and wellbeing.

5.29 Similarly, the distribution of growth proposed under Refined Option 3 will continue to support the viability of existing services and facilities, including healthcare related facilities, by focusing development at Market Harborough and in the Leicester Urban Area. The scale of growth proposed at Market Harborough, in the Leicester Urban Area (Scraptoft / Thurnby / Bushby) and through strategic scale development on the fringe of Oadby will likely introduce new healthcare infrastructure. These areas provide access to existing open space and opportunities for walking and cycling. However, this option will limit the potential for supporting healthcare services in rural areas such as the large villages, potentially exacerbating health inequalities in rural areas. Overall, a

mixed effect (minor negative / significant positive) is expected for Refined Option 3 in relation to **SA Objective 6: Health and Wellbeing**.

SA Objective 7: Social Inclusion

5.30 In 2019, only one LSOA in Harborough fell within the 30% most deprived areas nationally. The highest levels of deprivation are concentrated within the centre of Market Harborough and the rural village of Lubenham. New development offers the opportunity to achieve regeneration as well as enhancement to local service provision. Therefore, development within the District will have a positive effect by offering good quality housing, regeneration, new services and facilities, and lowering levels of deprivation. Refined Option 1 and Refined Option 3 focus a significant proportion of growth to Market Harborough, offering the potential to achieve regeneration as well as enhancement to local service provision within this settlement. Refined Option 2 directs most growth to the Leicester Urban Area (Scraptoft / Thurnby / Bushby) and strategic scale development on the fringe of Oadby, adjoining areas of Leicester City which fall within the 30% most deprived nationally.

5.31 All spatial options would meet at least the minimum level of housing need in Harborough District and should help to reduce housing-related deprivation and ensure people have the opportunity to live in the area. Overall, minor positive effects are identified for all options in relation to **SA Objective 7: Social Inclusion**.

SA Objective 8: Services, Facilities and Education

5.32 New housing growth could help sustain the viability of existing services and facilities but could also increase pressures on existing services, with greater likelihood of adverse impacts on service quality if appropriate provision is not made alongside new development.

5.33 Refined Option 1 directs most development towards Market Harborough and Lutterworth, providing good access to existing services and facilities within the market towns, including schools. The scale of development proposed in these locations is likely to introduce new facilities. Additionally, medium growth at the District's large villages will support existing services and facilities, potentially stimulating some service provision in the District's rural areas. However, less growth is directed towards the Leicester Urban Area, which are considered to be the most sustainable in terms of access to existing services and facilities. Overall, a mixed effect (minor positive / minor negative) is identified in relation to SA8: Services, facilities and education.

5.34 For Refined Option 2, the Leicester Urban Area offer the best accessibility to existing services and facilities. The scale of development focused in the Leicester Urban Area and strategic scale development on the fringe of Oadby is likely to incorporate new local services and facilities, ensuring good access for new and existing residents at the urban edge of Leicester. Limited growth is directed to other areas of the District, such as market towns and rural settlements. While this may be positive in terms of maximising access that new residents have to existing services, it also means that opportunities to stimulate service provision in the District's rural areas are limited. Overall, mixed effects (significant positive / minor negative) are expected for SA8: Services, facilities and education.

5.35 Refined Option 3 ensures that the majority of development is directed towards Market Harborough and the Leicester Urban Area, which offer the best accessibility to existing services and facilities. The scale of development focused in these areas is also likely to incorporate new local services and facilities. While this refined option is also positive in ensuring access to existing services, it also limits opportunities to stimulate service provision in the District's rural areas. Overall, mixed effects (significant positive / minor negative) are expected for Option 3 in relation to **SA Objective 8: Services, facilities and Education**.

SA Objective 9: Housing

5.36 All three Refined Options propose the same overall quantum of growth over the plan period. A broader distribution of houses across the District is more likely to sustain a steady continuum of housing supply in more locations than very large-scale growth focused in one or two locations. However, a more even spread of housing growth may not maximise the capacity and opportunities for development in the main settlements and the most sustainable locations. There may also be an impact on affordable housing delivery due to a broader spread of growth.

5.37 Refined Option 1 would see almost all the growth at the market towns of Market Harborough and Lutterworth, as well as medium growth at the District's larger villages (Broughton Astley, Fleckney, Great Glen and Kibworth). Limited growth is proposed for the Leicester Urban Area. This refined option would result in some dispersed housing growth across the District, but it would not maximise capacity and opportunities for development at the urban edge of Leicester, potentially one of the most sustainable locations in the District. It would also be challenging to deliver the scale of growth by 2041 at the two market towns. However, all options would meet Harborough's housing need and contribute to Leicester's unmet housing need up to 2036. Overall, a mixed effect (significant positive and minor negative) is identified for Option 1 in relation to **SA Objective 9: Housing**.

5.38 Refined Option 2 focuses the majority of development at the Leicester Urban Area and strategic scale development on the fringe of Oadby. A smaller scale of growth is proposed at Lutterworth and Market Harborough. Most new development would be focused within two locations in the north-west of the District and it may be difficult to sustain a steady continuum of housing supply and deliver the scale of growth. However, a large quantum of development would be focused within one of the most sustainable locations in the District and all options would meet Harborough's housing need and contribute to Leicester's unmet housing need up to 2036. An overall mixed effect (significant positive / minor negative) is therefore identified for Refined Option 2 in relation to **SA Objective 9: Housing**.

5.39 Refined Option 3 combines elements of Option 1 and 2, directing majority of growth to the Leicester Urban Area, strategic scale development on the fringe of Oadby and at Market Harborough. This option would result in a more evenly distributed spread of growth across the District's largest and most sustainable settlements. All options would meet Harborough's housing need and contribute to Leicester's unmet housing need up to 2036. An overall significant positive effect is identified for Refined Option 3 in relation to **SA Objective 9: Housing**.

SA Objective 10: Economic Growth

5.40 Constructing new housing will have some benefits for growth of the economy in Harborough District through all three distribution options. However, the location of new housing will have different impacts on the local economy depending on how close the new housing development is to existing or new employment opportunities and how accessible these opportunities are.

5.41 For Refined Option 1, focusing a large proportion of growth within Market Harborough and Lutterworth will mean residents may not have to commute as far to access employment opportunities. However, within the market towns there are few employment sites to accompany the scale of housing growth proposed through this refined option. This could result in an imbalance of housing growth and employment growth. There will be opportunities to make use of sustainable forms of transport such as public transport to travel to work, however Lutterworth does not have a train station, and this refined option also proposes a considerable scale of growth at the District's larger villages which are more dispersed. Therefore, a mixed effect (minor positive / minor negative) is identified in relation to **SA Objective 10: Economic Growth**.

5.42 Refined Option 2 focuses the majority of development to the Leicester Urban Area and strategic scale development on the fringe of Oadby, meaning residents will not have to commute as far to access employment opportunities within Leicester City. Allocating a good proportion of growth to the south and east of Leicester will provide housing within close proximity of Leicester City with a larger variety of employment opportunities. There will also be more

opportunities to make use of sustainable forms of transport such as public transport to travel to work. Overall, a minor positive effect is identified for this refined option in relation to **SA Objective 10: Economic Growth**.

5.43 Refined Option 3 directs development to the Leicester Urban Area, strategic scale development on the fringe of Oadby and Market Harborough which has existing employment opportunities and rail links with Leicester and Nottingham. For the reasons set out above, a minor positive effect is also identified for this option in relation to **SA Objective 10: Economic Growth**.

SA Objective 11: Waste

5.44 New development will result in the generation of waste, both during construction and occupation of the buildings, but the level of waste generation is unlikely to be influenced by the overall spatial strategy. All refined options are likely to increase the total level of household waste generated within the District although it is possible that the delivery of housing could use sustainable construction techniques that reduce the amount of waste produced, and facilitate recycling through well-designed storage and collection areas. Minor negative effects have been identified for all three Refined Options in relation to **SA Objective 11: Waste**.

SA Objective 12: Flood Risk

5.45 The majority of Harborough District falls within Flood Zone 1. There are some areas higher flood risk (Flood Zone 2 and 3) which are mainly associated with the watercourses in the District. Most of the areas proposed for development fall within Flood Zone 1 and outside of areas highly vulnerable to flood risk. Parts of Market Harborough centre, Lutterworth, Broughton Ashely and Kibworth are at medium to high risk of flooding. The River Sence runs along the eastern edge of the Strategic Site on the fringe of Oadby with which falls within Flood Zone 2 and 3. However, the areas of flood risk are generally confined to the course of the river.

5.46 All three refined options will result in greenfield land take which will likely increase impermeable surfaces across the District and potentially exacerbate risk of flooding. However, this is dependent on the exact location and design of new development, which can incorporate sustainable drainage systems (SuDS) and natural flood risk management measures. Overall, uncertain minor negative effects are identified for all three Refined Options in relation to **SA Objective 12: Flood Risk**.

SA Objective 13: Sustainable Travel

5.47 Increasing development across Harborough District will likely result in a higher number of vehicle movements and add pressure to the road network within Harborough District. However, it is expected that new housing delivery will result in an increase in investment to help offset some of these impacts, particularly if larger scale housing development occurs.

5.48 Refined Option 1 directs the majority of growth to Market Harborough and Lutterworth. As set out above, Market Harborough does have a train station providing links to Leicester and London. There are also bus routes through the large villages. However, Lutterworth is considerably smaller in scale with fewer existing sustainable transport links, local services and facilities. This refined option also proposes a greater quantum of development at the District's larger villages than Refined Options 2 and 3. Dispersed growth within rural parts of Harborough District with the poorest access to sustainable transport is likely to encourage the need to travel and reliance on private vehicles. In addition, the dispersed nature of growth may mean that there are fewer opportunities to improve active travel networks than a more coordinated strategic approach. However, the scale of development proposed at Market Harborough and Lutterworth could incorporate local improvements. For example, there may be the potential to promote and deliver active travel routes within and alongside new development. However, it would be more difficult to deliver new sustainable transport opportunities between new sites on the edge of settlements and the existing town centres. As such, an overall mixed effect (minor negative / minor positive) is identified for Option 1 in relation to **SA Objective 13: Sustainable Travel**.

5.49 Refined Option 2 focuses the majority of new development at the Leicester Urban Area, in the north-west of the District which are considered to be the most sustainable locations for access to existing jobs, services and facilities. The scale of growth focused in this area also offers the potential to promote and deliver strategic active travel and sustainable transport alongside development. There may be opportunities to generate sustainable transport improvements to Leicester City through this refined option. While new local services and facilities are likely to be incorporated into strategic urban expansions, development at the urban edge may encourage private vehicle use. Only a small proportion of growth is proposed within the District's smaller settlements and rural areas, where residents are likely to be highly reliant on the private car. Overall, a mixed effect (significant positive / minor negative) is identified for Refined Option 2 in relation to **SA Objective 13: Sustainable Travel**.

5.50 Similarly, Refined Option 3 focuses the majority of growth at the Leicester Urban Area, strategic scale development on the fringe of Oadby and at Market Harborough, with limited development at Lutterworth and smaller settlements. Therefore, this option directs development to the most sustainable locations in the District in terms of access to existing sustainable transport networks, jobs, services and facilities. The scale of urban expansion proposed is also likely to generate sustainable transport improvements and promote and deliver active travel to Leicester City and within Market Harborough. However, it would be difficult to achieve sustainable transport options between new sites on the edge of settlements and the existing town centres. Only a small proportion of growth is proposed within the District's smaller settlements and rural areas, where residents are likely to be highly reliant on the private car. Overall, a mixed effect (significant positive / minor negative) is identified for Refined Option 3 in relation to **SA Objective 13: Sustainable Travel**.

SA Objective 14: Landscape

5.51 There are no National Parks or National Landscapes (previously known as Areas of Outstanding Natural Beauty) in Harborough. All three Refined Options propose significant growth at the outskirts of existing settlements within the District, through large urban extensions. There is potential for negative effects

on the character of nearby villages and increased risk of settlement coalescence. Development at the urban edge could have negative impacts on locally defined Green Wedges and Areas of Separation. For example, the Separation Area between Market Harborough and Great Bowden is at risk, with a high quantum of development proposed in Market Harborough for all refined options. This could have a detrimental impact on the local landscape. However, options which limit rural development (Refined Option 2) may provide some protection to local rural character and reduce the impacts on the countryside.

5.52 Nevertheless, uncertain significant negative effects are identified for Refined Option 1, 2 and 3 in relation to **SA Objective 14: Landscape**. Effects for all options are uncertain as they are dependent on where development is located and the quality of design of new housing developments.

Summary

5.53 In summary, it is considered that Refined Option 3 performs slightly better overall when considered against all SA Objectives.

5.54 This option combines elements of Refined Option 1 and Refined Option 2, directing the majority of development towards the Leicester Urban Area (Scraptoft / Thurnby / Bushby), strategic scale development on the fringe of Oadby, and the market town of Market Harborough, promoting development at the District's largest and most sustainable settlements. Limited growth is proposed at Lutterworth and within the District's smaller settlements.

5.55 Option 3 performs similarly to Refined Option 2 when considered against the majority of SA objectives, largely due to the equal scale of overall growth and similar environmental sensitivities at the proposed development locations. However, Refined Option 3 is considered to perform better against SA Objective 9: Housing by spreading development more evenly across the District. This refined option also ensures that opportunities to maximise the potential of Market Harborough as a sustainable settlement in terms of access to public transport connections, local jobs and employment, services and facilities, are

Chapter 5 Sustainability Appraisal of the Refined Housing Distribution Options

pursued. It also provides opportunities to deliver good quality housing, new services and regeneration in an area of the District with the highest levels of deprivation (SA Objective 7: Social Inclusion).

Chapter 6

Sustainability Appraisal Findings for the Site Options

6.1 This chapter summarises the SA findings for the reasonable alternative site options that have been considered for allocation in the Harborough Local Plan. Site options were originally subject to SA in October/November 2023 with the findings published in the January 2024 SA Report for the Issues and Options Consultation Document. In parallel with the Issues and Options Consultation, an additional Call for Sites was held and as a result, further alternative site options have been identified and appraised. In addition, a number of the previously considered site options have been re-appraised following a change of proposed use, change in site boundary and/or change in site capacity. A total of 291 residential site options, 54 mixed use site options, 38 employment site options, three retail site options, two Gypsy and Traveller site options and one energy infrastructure site option have now been appraised and the SA findings for all of the site options are presented together in this chapter. Appendix E contains the Council's reasonings for which site options have been identified for allocation. The locations of the site options are mapped in Appendix F. This site option appraisal work will sit alongside the Strategic Housing and Economic Land Availability Assessment (SHELAA). The Council's Site Selection Methodology is also available online.

6.2 The likely effects of each site option are presented at the end of this chapter in Table 6.1 for residential sites, Table 6.2 for mixed use sites, Table 6.3 for employment sites, Table 6.4 for retail sites, Table 6.5 for energy infrastructure sites and Table 6.6 for Gypsy and Traveller sites. Justification for the identified effects is summarised by each SA objective below.

SA Objective 1: Minimise greenhouse gas emissions and develop a managed response to the effects of climate change

6.3 SA objective 1 was scoped out of the appraisal of residential, mixed use, Gypsy and Traveller, employment site options and retail site options. The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the Harborough Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport in place of cars is considered separately under SA objective 13, while proximity to services and facilities, which will also influence levels of car use, is considered under SA objective 8. The likely effects of all residential, mixed use and employment site options on this objective are therefore negligible.

6.4 The one energy infrastructure site option is expected to have significant positive effect as the type of development that would come forward on these sites can help mitigate the effects of climate change and lower greenhouse gas emissions by generating renewable energy.

SA Objective 2: Protect, enhance and manage biodiversity and geodiversity

6.5 There are no European designated nature conservation sites within Harborough; however, there are 207 Local Wildlife Sites (LWSs) and one Local Nature Reserve (North Kilworth LNR). There are 13 Sites of Special Scientific Interest (SSSIs) that fall either wholly or partially within the District, including one geological SSSI. These largely fall within the east of the District. This

concentration of biodiversity sites has resulted in the majority of residential, mixed use and employment sites being found to have likely negative effects (either minor or significant) on SA objective 2 because of their proximity to locally or nationally designated biodiversity or geodiversity sites.

6.6 Ten of the residential site options (21/8034, 21/8075, 21/8132, 21/8149, 24/10304, 24/10612, 24/12202, 24/12215, 24/12222, 24/9111), six of the mixed use site options (21/8150, 21/8217, 21/8242, 24/10117, 24/10251, 24/12210) and two employment site options (21/8169 and 24/12226) could have significant negative effects as they contain all or part of a LWS, and some are also within 250m of national biodiversity designations. All of these site options contain a portion and/or the whole LWS:

- Mill on the Soar, Broughton Astley
- Marshy Grassland adjacent to Brook
- Langton hedgerow
- River Welland
- Triangle Grassland and Ash trees
- Willow Pond Grassland 1
- Grassland south of Fleckney Road
- Arable Field Ash Trees
- Wilfrid's Close Ash
- Kibworth Beauchamp
- Scraptoft Netherhall veteran ash 1 and 2
- Scraptoft, Netherhall veteran oak
- Scraptoft LNR
- Scraptoft, golf-course Ash 1, 2 and 3
- Scraptoft golf course crab-apple
- The Causeway grassland

- Mature ash tree (TN7 pLWS C)
- Bushby Spinney
- Willoughby Waterleys headland & Ash
- Willoughby Waterleys Meadow
- Whetstone Gorse Farm West hedgerow
- Grassland south of Fleckney Road
- Arable Field Ash Trees
- Scraptoft golf-course double hedge
- Scraptoft Golf-course toad ponds
- Bushby Spinney
- Mature ash tree (TN7 pLWS C)
- Shawell pits,
- Shawell Pit extension hedges
- Green Lane Spinney Hedgerows

6.7 In addition, to the list above, the development of a large mixed use site through site option 24/12210 could result in the loss/damage or partial loss/damage of approximately 19 LWSs.

6.8 A further 177 of the residential site options, 41 of the mixed use site options, 21 of the employment site options, three retail and one energy infrastructure site options could have minor negative effects as they are within 250m of a LWS or are within 250m-1km of a nationally designated biodiversity or geodiversity site. LWSs are spread relatively evenly across Harborough District. Lutterworth is the most constrained settlement when considering the distribution of LWSs. Kibworth (comprising the parishes of Kibworth Beauchamp and Kibworth Harcourt) also has a high density of small LWSs that could be impacted by the high number of site options that surround the outskirts of the village. In addition, The Grand Union Canal Harborough Arm LWS to the North of Market Harborough is the most potentially affected site, being close to nine site options.

6.9 While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects. In addition, the potential impacts on biodiversity present on each site cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application. If any of the sites for which likely significant negative effects have been identified are allocated in the Harborough Local Plan, it is recommended that particular consideration is given to whether biodiversity assets can be conserved or enhanced as part of the proposed new development, or whether alternative provision can be made nearby.

SA Objective 3: To support efficient use of resources, including soils

6.10 The majority of land in Harborough is Grade 3 agricultural land (although the split between Grade 3a and 3b is unknown), with smaller areas of both Grade 2 and Grade 4 land. Grade 2 agricultural land is present in small areas between the A47 and A6 and to the east and south of Lutterworth.

6.11 Due to the rural nature of Harborough District, 268 residential, 53 mixed use, 35 employment, two Gypsy and Traveller and a retail and energy infrastructure site options are expected to have significant negative effects on this SA objective as they are greenfield land and contain a significant proportion ($\geq 25\%$) of Grade 1, 2 and/or 3 agricultural land. Only three residential site option (21/8177, 24/9016 and 24/9639) located to the east of Leicester is expected to have minor negative effect as it is a greenfield site that contains less than a significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land. The site option falls within land classified as urban under the Agricultural Land Classification. However, 20 residential, one mixed use, two retail and three employment site options are expected to have significant positive effects as they comprise brownfield land, the redevelopment of which represents more efficient use of land in comparison to the development of greenfield sites. These sites are relatively spread across the District with some of the sites located

within Market Harborough, Billesdon, Shawell, East Langton, Magna Park, Thurnby/Busby, Broughton Astley, Kilworth and Foxton.

6.12 A total of 85 residential, 27 mixed use, one retail, 12 employment and one Gypsy and Traveller site options are located within a Mineral Safeguarding Area (MSA) and are therefore expected to have a minor negative effect due to the potential to sterilise minerals resources. All other residential and mixed use sites are expected to have negligible effects with regards to minerals as the sites do not fall within a MSA, resulting in mixed effects on the SA objective overall.

6.13 Negative effects associated with the loss of high quality agricultural land will be long-term and permanent and cannot be mitigated. Given the nature of Harborough and the lack of brownfield site options, significant effects on this objective may be unavoidable.

SA Objective 4: To conserve and enhance the historic environment including the setting of heritage features

6.14 All of the residential, mixed use, employment, Gypsy and Traveller and renewable energy generation site options are expected to have negative effects on SA objective 4 (minor or significant) due to being within at least 1km of a heritage asset. This is not surprising as Harborough District possesses a wealth of historic assets both within the market towns of Harborough and Lutterworth and in the more rural parts of the District. There is a particularly high number of Listed Buildings within Harborough, approximately 1,352, as well as 62 Conservation Areas.

6.15 The majority of the Listed Buildings in Harborough are located within the existing built up areas of Market Harborough and Lutterworth. The majority of the site options located near Market Harborough and Lutterworth are on the towns' outskirts. This means the majority of the site options are located away from the highest concentration of designated heritage assets. There is also a high number of Listed Buildings within Great Bowden which also contains a Conservation Area. A total of 11 site options are located around Great Bowden. There are also eight residential and four mixed use sites proposed around Kibworth which has three Conservation Areas and a high concentration of Listed Buildings. Out of the 62 Conservation Areas in Harborough District, Ullesthorpe, Bitteswell, Catthorpe, Swinford, Husbands Boworth, Lubenham, Great Bowden, Foxton, Bruntingthorpe, Church Langton, Carlton Curlieu, Illston on the Hill, Stoughton, Hungarton, Slawston, Hallaton and Tugby Conservation Areas have site options falling within them.

6.16 The potential negative effects on this SA objective are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development and nearby heritage assets.

SA Objective 5: Protect and improve air quality

6.17 The majority of the site options are expected to have negligible effects on SA objective 5, as they are not within 100m of the Air Quality Management Area (AQMA) that has been declared in Kibworth. Only two housing sites (24/10501 and 24/9639), one mixed use site (21/8060) and one employment (21/8073) site are expected to have significant negative effects as they are within 100m of the Kibworth AQMA and Rugby AQMA which lies outside of Harborough District within Rugby Borough. One of the housing sites (24/9639) lies in close proximity to the AQMA that covers the majority of Leicester City along Uppingham Road. This AQMA lies outside of Harborough District within Leicester City. If either of those site options are allocated, it will be particularly important to give

consideration to the incorporation of sustainable transport infrastructure to reduce the effects of increased vehicle traffic in areas of already poor air quality.

6.18 The location of energy infrastructure site options is not considered likely to affect this objective; therefore the likely effects of both of those site options are negligible.

SA Objective 6: Safeguard and improve community health, safety and wellbeing

6.19 Housing sites that are within walking distance of existing health services and facilities will ensure that residents have good access to healthcare, while close proximity to open spaces and footpaths and cycle routes may encourage residents to lead more active lifestyles. While proximity to healthcare facilities is less relevant when considering employment sites, proximity to open spaces and active travel routes will have positive effects on health.

6.20 All the site options perform positively against SA objective 6. This is not surprising as Harborough District has an extensive cycle network, including the National Cycle Network, and a Public Rights of Way network covering almost the whole of the District. A total of 69 residential and 12 mixed use site options are likely to have significant positive effects as they are within 720m of a healthcare facility, an area of open space and at least one footpath/cycle path. These site options are spread across Harborough District, located specifically in or near Fleckney, Great Bowden, Billesdon, Ullesthorpe, Husbands Bosworth, Broughton Astley, Kibworth, Great Glen, Busby, Thurnby and a small number of sites at Market Harborough.

6.21 Similarly, 29 employment sites and three retail sites are likely to have significant positive effects due to their proximity to open spaces and footpaths or cycle routes. These sites are located in or near Broughton Astley, East Langton, Ullesthorpe, Shawell, Lutterworth, Fleckney and Market Harborough.

6.22 The remaining sites are likely to have minor positive effects against this SA objective as they are within 720m of some but not all of these assets. The majority of these sites are located on the outskirts of Market Harborough, Lutterworth, smaller rural villages and strategic sites to the south east of Leicester.

6.23 The location of energy infrastructure site options is not considered likely to affect this objective; therefore the effects for both of those site options are negligible.

SA Objective 7: Achieve social inclusion and equality for all

6.24 SA objective 7 was scoped out of the appraisal of residential, mixed use, employment, Gypsy and Traveller, retail and renewable energy generation site options. The location of new development will affect social inclusion by influencing how easily people are able to access job opportunities, services and facilities etc. However, these factors are assessed under other SA objectives. The likely effects of all site options on this objective are therefore negligible.

SA Objective 8: To provide access to services, facilities and education

6.25 The Market towns of Market Harborough and Lutterworth are the main focus of services and facilities within Harborough District, although the large villages also provide services and facilities and act as service centres for lower order settlements. Harborough District also borders Leicester City which provides a large variety of services and facilities. Only 28 residential, six mixed use, nine employment and one retail site option are expected to have significant positive effects as they lie within 720m of the built up area of Market Harborough. These sites are expected to have the best access to services and

facilities. The relatively small number of sites with significant positive effects on this SA objective reflects the rural nature of Harborough District.

6.26 An additional 39 residential, 11 mixed use and nine employment site options are within 720m of the built-up area of Lutterworth or Broughton Astley and therefore are likely to have minor positive effects on this SA objective.

6.27 A large number of the site options are not located within 720m of the built-up area of Market Harborough, Lutterworth, Broughton Astley, Ullesthorpe, Husbands Bosworth, Fleckney, Kibworth, Great Glen, Houghton on the Hill or Billesdon and so will have minor negative effects. This includes 135 residential, 21 mixed use, 16 employment site options and one retail and one Gypsy and Traveller site option.

6.28 The remaining site options that are within 720m of the built-up area of Ullesthorpe, Husbands Bosworth, Fleckney, Kibworth, Great Glen, Houghton on the Hill and Billesdon are likely to have negligible effects - this includes 89 residential sites, 16 mixed use sites, one Gypsy and Traveller, four employment and one energy infrastructure site option.

6.29 In relation to schools, the residential and mixed use site options were considered in relation to their proximity to pre-schools, primary schools, secondary schools or colleges. A total of 157 residential and 27 mixed site options are within 600m of one of either a primary or secondary school or a college and therefore are likely to have minor positive effects. The majority of these sites are located within the more rural parts of Harborough District, Kibworth, Broughton Astley, Fleckney or within the outskirts of Market Harborough, Lutterworth and south east Leicester. Some of the site options within the smaller settlements such as Church Langton and Billesdon have good access to either a primary or secondary school.

6.30 Only fifteen residential and two of the mixed use site options are expected to have significant positive effects due to being located within 600m of at least two of either a pre-school, a primary school, a secondary school or a college. These site options are located within or near to Broughton Astley, Great

Bowden, Lutterworth, Market Harborough and within the strategic development proposed to the south east Leicester. The majority of the site options are not located within close proximity to a school or college. This includes 119 residential and 26 mixed use site options.

6.31 This has resulted in the residential and mixed use site options having mixed effects overall. Only nine residential (21/8052, 21/8168, 21/8172, 21/8173, 21/8175, 21/8258, 24/12204, 24/12208 and 24/12218) and one mixed use (24/10711) have significant positive effects overall. These sites are all located within Market Harborough, with good access to services, facilities and schools. In contrast, 76 residential site options and 14 mixed use site options are likely to have minor negative effects overall. The majority of these sites are located to the outskirts of Market Harborough and Lutterworth and also within more rural parts of Harborough District and within the strategic development in south east Leicester.

6.32 The location of energy infrastructure site options is not considered likely to affect this objective; therefore the effects of both renewable energy generation site options are negligible.

SA Objective 9: Provide affordable, sustainable, good-quality housing for all

6.33 Minor positive effects are expected for 272 residential site options and 21 mixed use site options, as they would deliver fewer than 500 homes, therefore making some, but not an individually significant, contribution to the total housing requirement of Harborough District. The location of site options will not influence the mix of housing that is provided onsite – this will instead be determined by Harborough Local Plan policies. A total of 33 mixed use and 19 residential site options are expected to have significant positive effects, as they would all deliver 500 homes or more. It is expected that these large mixed use sites will be able to offer a wide mix of housing, including affordable housing, as well as making a good contribution towards local housing needs. There is a large

number of mixed use sites to the south east of Leicester as part of strategic development proposed within this area. There are also a number of mixed use sites around Broughton Astley, Kibworth and Lutterworth. The two Gypsy and Traveller site options are expected to have significant positive effects as they will result in the delivery of Gypsy and Traveller pitches and plots, meeting the needs of these groups.

6.34 The location of employment, retail and energy infrastructure site options is not considered likely to affect this objective; therefore the effects of all those site options are negligible.

SA Objective 10: Support the sustainable growth of the economy and provide good employment opportunities

6.35 The majority of the residential site options (220) are located within 600m of either public transport links or key and general employment areas and/or major employment sites and so will have minor positive effects on this SA objective. A total of 45 residential site options are within 600m of public transport links as well as one or more key and general employment area and/or major employment site. These sites provide the best accessibility to employment opportunities and therefore are likely to have significant positive effects. The majority of these best performing residential sites are located near Market Harborough, Lutterworth, Broughton Astley and Fleckney where there are a number of industrial estates and business parks. Market Harborough and Lutterworth have the highest concentration of employment areas and offer the best accessibility to employment opportunities.

6.36 Only 16 residential site options and one Gypsy and Traveller site option are not within 600m of either public transport links or one or more key and general employment area and/or major employment sites and so would have minor negative effects.

6.37 The provision of new employment sites is likely to have a positive effect on this objective by ensuring that new job opportunities are provided. Therefore, all employment site options will have positive effects. A total of 19 employment site options are likely to have significant positive effects as they are considered to be larger sites, over 10 hectares. The majority of employment site options are located around Lutterworth including Magna Park with a small number of smaller sites located within Market Harborough. All the mixed use sites are found to have potential but uncertain minor positive effects as there will likely be an element of employment growth through the development of these sites but the proportion is not yet known. There is one retail site option which is expected to result in some level of employment provision. Therefore, this site was assessed as having a potential but uncertain minor positive effect.

6.38 The location of energy infrastructure site options is not considered likely to affect this objective; therefore the effects of both of those site options are negligible.

SA Objective 11: Reduce waste generation and increase levels of reuse and recycling

6.39 SA objective 11 was scoped out of the appraisal of residential, mixed use, employment, Gypsy and Traveller, retail and renewable energy generation site options. The location of development will not affect the achievement of this objective as effects will depend largely on factors such as the incorporation of waste management systems and recycling within development site options which would be influenced by policies and details submitted at planning application stage. The likely effects of all site options on this objective are therefore negligible.

SA Objective 12: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

6.40 The majority of Harborough District falls within Flood Zone 1. There are some areas of Flood Zone 2 and 3 which are mainly associated with the watercourses in the District. Therefore, the majority of site options fall within Flood Zone 1 and are at a low risk of flooding. However, the higher levels of surface water flood risk in Harborough have resulted in the majority of site options being found to have a likely significant negative effect. A total of 144 residential, 46 mixed use, 31 employment, two retail, two Gypsy and Traveller and the one energy infrastructure site option are likely to have a significant negative effect as they fall within a 1 in 30 year risk of surface water flooding. These site options lie within Market Harborough, Great Bowden, Kibworth, Broughton Astley, Lutterworth and at south east Leicester. A number of smaller sites lie near the River Welland, which runs through Market Harborough, with associated flood risk. Forty residential, one mixed use and one employment site option fall within a 1 in 100 year risk of surface water flooding and therefore are likely to have a minor negative effect.

6.41 The relatively low overall flood risk across Harborough District is reflected in the fact that 107 residential, seven mixed use, one retail and six employment site option are likely to have a negligible effect overall against SA objective 12.

6.42 None of the site options are located within Source Protection Zones, and only a small number of sites contain a water body or watercourse. This is the case for eight residential, two employment and one mixed use site options. These sites are located within more rural parts of Harborough District with some of the sites in Kibworth and Market Harborough. If any of the sites with potential significant negative effects associated with flood risk are taken forwards for allocation in the Harborough Local Plan it is recommended that mitigation

requirements are built into any associated site allocation policies, for example the incorporation of SuDS. Where only part of a site is in an area of higher flood risk, consideration should be given to whether built development can be directed to other parts of the site, with the area of higher flood risk remaining as open space, for example.

SA Objective 13: Promote sustainable transport and active travel use

6.43 The majority of the residential, mixed use, employment and retail site options are expected to have positive effects on SA objective 13. The majority of positive effects are minor as the site options are located within either 1.8km of a railway station or 450m of a bus stop or cycle path, but not both. This is the case for 256 residential, 43 mixed use, 27 employment, one Gypsy and Traveller and one retail site option. A total of 25 residential, five mixed use and six employment and two retail site options are likely to have significant positive effects as they are located within 1.8km of a railway station and are within 450m of at least one of either a bus stop or a cycle path. These site options are all located within or near Market Harborough and are therefore in close proximity to Market Harborough train station. Only 10 residential, six mixed use and five employment and one Gypsy and Traveller site option are likely to have minor negative effects on this objective as they are located more than 1.8km from a railway station and more than 450m from a bus stop and a cycle route. These site options are generally located further away from town and village centres, in the more rural areas of Harborough District.

6.44 The location of energy infrastructure site option is not considered likely to affect this objective; therefore a negligible effect was identified for both of those site options.

SA Objective 14: To conserve and enhance the character and distinctiveness of the landscape

6.45 There are no National Parks or National Landscapes in Harborough District. The likely effects of the options on the landscape have been assessed based on whether the site options fall within the countryside and are on greenfield land. Reflecting the fact that Harborough is a predominately rural District with the majority of the District being countryside, 232 residential and 46 mixed use site options are on greenfield land. Of these, 18 residential and 33 mixed use site options will compromise of more than 500 homes. The remaining sites fall within the countryside and will be developed for fewer than 500 homes. These site options are likely to have significant negative effects. A total of 38 residential and seven mixed use site options would contain fewer than 500 dwellings and are outside of the countryside but are on greenfield land and so are likely to have minor negative effects.

6.46 A total of 30 employment site options are over 10ha in size or are between 2-10ha and are in the countryside and on greenfield land. These site options are likely to have a significant negative effect on the landscape. Only five employment and one retail site option is between 2-10ha in size and outside of the countryside but is on greenfield land, resulting in a minor negative effect. A total of 19 residential site, one mixed use and three employment site options were found to have negligible effects as they comprise of previously developed land.

6.47 The one energy infrastructure site option falls within the countryside and is on greenfield land. Therefore, this site is likely to have significant negative effect. However, the effect on the landscape are uncertain until the specific design of development is known.

Summary

6.48 In terms of the most and least sustainable site options, looking across the suite of SA objectives there are no sites that stand out as being overwhelmingly more or less sustainable than other options.

6.49 Eight site options are expected to have significant negative effects across five or more SA objectives (21/8169, 24/12210, 24/10117, 21/8150, 24/10251, 21/8217, 24/9111 and 24/1222). If any of these site options are taken forward in the Harborough Local Plan, particular consideration should be given to mitigation. This is largely due to the high level of greenfield development, historic assets and Local Wildlife Sites in Harborough district. Of these sites, one site (24/9111) is not expected to have any significant positive effects and so are the most poorly performing sites overall.

6.50 Nine residential site options, and one employment site option are expected to have significant positive effects across four or more SA objectives and therefore perform very well (21/8121, 21/8157, 24/10249, 24/10249, 24/12215, 24/12204, 24/12208, 24/10680, 24/12218 and 24/9419). Of these, one site option (24/12208) currently has the most significant positive effects and is therefore the best performing site overall.

6.51 However, the majority of the site options perform negatively against SA objective 4 due to the high number of heritage assets in Harborough. Only five site options (21/8248, 24/10219, 24/10241, 24/12233 and 24/10470) are expected to have a negligible effect due to their distance from a heritage asset. In addition, the majority of sites perform negatively against SA objective 3 due to the high level of greenfield development and the limited number of previously developed land available. However, a total of 26 site options are located on previously developed land and are therefore expected to perform positively. Due to the high level of greenfield development, the majority of site options are also expected to have negative effects on SA objective 14 (Landscape).

Table 6.1: Summary of SA findings for the Residential Site Options

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
21/8040	Ashby Magna	West (Grid 5)	Land to east of Gilmorton Road	0	0?	?/0	?	0	+	0	-/-?	+	+	0	0	+	?
24/12181	Ashby Magna	West (Grid 5)	Land adjacent to Church Farm, Gilmorton Road, Ashby Magna, Leicestershire situated between (and including part of) Church Farm and 22 Gilmorton Road	0	0?	?/0	?	0	+	0	-/-?	+	+	0	0	+	?
21/8155	Billesdon	North (Grid 1/ 2)	Land at Gaulby Road	0	-?	?/0	?	0	++	0	0/+?	+	+	0	/0	+	?
21/8171	Billesdon	North (Grid 2)	Land south of Uppingham Road	0	-?	?/0	?	0	++	0	0/+?	+	+	0	/0	+	?
21/8190	Billesdon	North (Grid 2)	Billesdon Depot, South of Gaulby Road	0	-?	++/0	-?	0	++	0	0/-?	+	+	0	0	+	0?
21/8202	Billesdon	North (Grid 2)	Former Lorry Park, Gaulby Road	0	-?	++/0	?	0	++	0	0/+?	+	+	0	0	+	0?
21/8210	Billesdon	North (Grid 2)	Land north of Leicester Road	0	-?	?/0	?	0	++	0	0/+?	+	+	0	0	+	?
21/8215	Billesdon	North (Grid 2)	Land south of Leicester Road	0	-?	?/0	?	0	++	0	0/+?	+	+	0	/0	+	?
21/8266	Billesdon	North (Grid 2)	Land west of Rolleston Road	0	-?	?/0	?	0	++	0	0/+?	+	+	0	/0	+	?
24/12184	Billesdon	North (Grid 2)	Land North of High Acres	0	-?	?/0	?	0	++	0	0/+?	+	+	0	0	+	?
24/9521	Billesdon	North (Grid 2)	Land north of Rolleston Road	0	0?	?/0	?	0	++	0	0/+?	+	+	0	/0	+	?
24/9714	Billesdon	North (Grid 2)	Land to the east of Coplow Lane	0	-?	?/0	?	0	++	0	0/-?	+	+	0	0	+	?
21/8033	Bitteswell	South west (Grid 8)	Land off Ullesthorpe Road	0	0?	?/0	?	0	+	0	+/+?	+	+	0	-/0	+	?
21/8036	Bitteswell	South west (Grid 8)	Land at rear of The Brambles, Ashby Lane	0	-?	?/0	?	0	+	0	+/+?	+	+	0	0	+	?
21/8046	Bitteswell	South west (Grid 8)	Land south of Bitteswell Farm, Ashby Lane	0	-?	?/0	-?	0	+	0	+/+?	+	+	0	0	+	?
21/8219	Bitteswell	South west (Grid 8)	Land off Manor Road	0	-?	?/0	?	0	+	0	+/+?	+	+	0	0	+	?

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
21/8246	Bitteswell	South west (Grid 8)	Land east of Ashby Lane	0	-?	?/0	?	0	+	0	+/+?	+	+	0	/0	+	?
21/8045	Broughton Astley	West (Grid 5)	Land to the east of Broughton Chase	0	-?	?/ ?	-?	0	+	0	+/+?	+	+	0	/0	+	?
21/8096	Broughton Astley	West (Grid 5)	Land to the east of Stemborough Mill	0	0?	?/ ?	?	0	+	0	+/ ?	+	+	0	-/0	+	?
21/8134	Broughton Astley	West (Grid 5)	Old Mill Road	0	-?	?/0	?	0	+	0	+/+?	+	++	0	/0	+	?
21/8144	Broughton Astley	West (Grid 5)	Land north of Cottage Lane	0	-?	?/0	-?	0	+	0	+/+?	+	++	0	/0	+	?
21/8154	Broughton Astley	West (Grid 5)	Land off Frolesworth Road	0	-?	?/0	-?	0	++	0	+/+?	+	+	0	/0	+	?
21/8158	Broughton Astley	West (Grid 5)	Land off Crowfoot Way	0	-?	?/ ?	-?	0	+	0	+/+?	+	+	0	/0	+	?
21/8218	Broughton Astley	West (Grid 5)	Land east of Frolesworth Road	0	-?	?/0	?	0	++	0	+/+?	+	++	0	/0	+	?
21/8251	Broughton Astley	West (Grid 5)	Land east of Dunton Road	0	-?	?/0	-?	0	+	0	+/ ?	+	++	0	/0	+	?
21/8252	Broughton Astley	West (Grid 5)	Land east of Dunton Road	0	-?	?/0	-?	0	+	0	+/ ?	++	++	0	/0	+	?
21/8220	Broughton Astley	West (Grid 5)	Land at Witham Villa, Broughton Road	0	-?	?/0	-?	0	++	0	+/+?	+	++	0	/0	+	?
21/8223	Broughton Astley	West (Grid 5)	"Land south of Dunton Road"	0	-?	?/ ?	?	0	+	0	+/+?	+	+	0	/0	+	?
21/8226	Broughton Astley	West (Grid 5)	Sutton Hill Farm, Coventry Road	0	-?	?/ ?	?	0	+	0	/+?	+	+	0	/0	+	?
21/8263	Broughton Astley	West (Grid 5)	Land west of Frolesworth Road	0	-?	?/0	-?	0	+	0	+/+?	+	+	0	/0	+	?
21/8248	Broughton Astley	West (Grid 5)	Land East of Dunton Road (option 1)	0	-?	?/0	0?	0	+	0	+/ ?	+	++	0	/0	+	?
21/8249	Broughton Astley	West (Grid 5)	Land East of Dunton Road (Option 2)	0	-?	?/0	-?	0	+	0	+/ ?	+	++	0	/0	+	?

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
21/8250	Broughton Astley	West (Grid 5)	Land east of Dunton Road (Option 4)	0	-?	?/0	-?	0	+	0	+/?	++	++	0	/0	+	?
21/8159	Broughton Astley	West (Grid 5)	Land off Crowfoot Way (north)	0	-?	?/0	-?	0	+	0	+/+?	+	+	0	0	+	-?
24/10012	Broughton Astley	West (Grid 5)	Land at Witham Villa, Broughton Road	0	-?	?/0	-?	0	++	0	+/+?	+	++	0	/0	+	?
24/10135	Broughton Astley	West (Grid 5)	Land south of Coventry Road	0	-?	?/0	-?	0	++	0	+/+?	+	+	0	-/0	+	?
24/10175	Broughton Astley	West (Grid 5)	Land off Crowfoot Way	0	-?	?/?	-?	0	+	0	+/+?	+	+	0	/0	+	?
24/10554	Broughton Astley	West (Grid 5)	Land off Frolesworth Road	0	-?	?/0	-?	0	++	0	+/+++?	++	+	0	/0	+	?
24/12209	Broughton Astley	West (Grid 5)	Land south of Dunton Road	0	-?	?/?	?	0	+	0	+/+?	+	+	0	/0	+	?
24/12216	Broughton Astley	West (Grid 5)	Garden Centre Adjacent 80 Dunton Road	0	0?	++/-?	-?	0	+	0	+/?	+	+	0	/0	+	0?
21/8265	Bruntingthorpe	West (Grid 6)	Land north of Peatling Parva Road	0	0?	?/0	?	0	+	0	-/-?	+	+	0	0	+	?
24/10241	Bruntingthorpe	West (Grid 6)	Land south of Mere Lane, Upper Bruntingthorpe	0	0?	?/0	0?	0	+	0	-/-?	+	+	0	-/0	+	?
21/8091	Carlton Curlieu	North (Grid 1)	Farmyard at Manor Farm	0	0?	?/0	?	0	+	0	-/-?	+	-	0	0	+	?
21/8066	Catthorpe	South west (Grid 8)	Land South of Main Street	0	-?	?/0	?	0	+	0	-/-?	+	+	0	0	+	?
21/8068	Catthorpe	South west (Grid 8)	Land off Lilbourne Lane	0	-?	/0	?	0	+	0	-/-?	+	+	0	0	+	?
21/8070	Catthorpe	South west (Grid 8)	Land north of Lilbourne Lane	0	-?	/0	?	0	+	0	-/-?	+	+	0	0	+	?
21/8077	Catthorpe	South west (Grid 8)	Land off Main Street	0	0?	?/0	?	0	+	0	-/-?	+	+	0	0	+	?
21/8078	Catthorpe	South west (Grid 8)	Land north of Lilbourne Lane (east)	0	-?	?/0	?	0	+	0	-/-?	+	+	0	0	+	?
21/8075	Church Langton	Centre (Grid 3)	Land North of Home Farm, Main Street	0	?	?/0	?	0	+	0	/+?	+	+	0	-/0	+	?

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
21/8115	Church Langton	Centre (Grid 3)	Land rear of the Hanbury Centre, Stonton Road	0	-?	?/0	?	0	+	0	/+?	+	+	0	0	+	?
21/8128	Church Langton	Centre (Grid 3)	Land East of Church Causeway	0	-?	?/0	?	0	+	0	/+?	+	+	0	/0	+	?
24/10486	Church Langton	Centre (Grid 3)	Land to the East of Stonton Road and West of Church Causeway	0	-?	?/0	?	0	+	0	/+?	+	+	0	/0	+	?
24/9111	Church Langton	Centre (Grid 3)	Land north, west and east of The Causeway, Church Causeway	0	?	?/0	?	0	+	0	/+?	+	+	0	/0	+	?
21/8030	Claybrooke Magna	West (Grid 5)	Land north of Frolesworth Lane	0	0?	?/ ?	?	0	+	0	-/-?	+	+	0	0	+	?
21/8130	Claybrooke Magna	West (Grid 5)	Land at Hallaton Road	0	0?	?/0	?	0	+	0	-/-?	+	+	0	/0	+	?
21/8142	Claybrooke Magna	West (Grid 5)	Land north west of Frolesworth Lane	0	0?	?/ ?	?	0	+	0	-/-?	+	+	0	/0	+	?
21/8125	Craneoe	East (Grid 4)	South of Langton Road	0	-?	?/0	?	0	+	0	-/-?	+	+	0	0	+	?
21/8083	Dunton Bassett	West (Grid 5)	Land off Lutterworth Road	0	-?	?/ ?	-?	0	+	0	-/-?	+	+	0	0	+	?
21/8188	Dunton Bassett	West (Grid 5)	Land at Leire Lane	0	-?	?/ ?	?	0	+	0	/+?	+	+	0	0	+	?
24/10081	Dunton Bassett	West (Grid 5)	Land to the west of Lutterworth Road	0	-?	?/ ?	?	0	+	0	/+?	+	+	0	0	+	?
24/10304	Dunton Bassett	West (Grid 5)	Ellwells Farm, Coopers Lane	0	?	?/0	?	0	+	0	-/-?	+	+	0	0	+	?
21/8160	East Langton	Centre (Grid 3)	Land south of Back Lane	0	-?	?/0	?	0	+	0	-/-?	+	+	0	/0	-	?
21/8161	East Langton	Centre (Grid 3)	Land fronting Back Lane	0	-?	?/0	?	0	+	0	-/-?	+	+	0	/0	-	?
24/10274	East Langton	Centre (Grid 3)	Langton View Stables, Thorpe Langton Road	0	-?	?/0	?	0	+	0	/+?	+	+	0	/0	+	?
24/12199	East Langton	Centre (Grid 3)	Land east of Back Lane	0	-?	?/0	?	0	+	0	-/-?	+	+	0	/0	+	?
21/8055	Fleckney	Centre (Grid 3)	Land to the West of the Longgrey	0	-?	?/0	-?	0	+	0	0/+?	+	+	0	0	+	?
21/8076	Fleckney	Centre (Grid 3)	Land lying north-west of Kibworth Road	0	0?	?/0	-?	0	+	0	0/-?	+	++	0	0	+	?
21/8086	Fleckney	Centre (Grid 3)	Land south of Kilby Road (east)	0	-?	?/0	-?	0	++	0	0/+?	+	+	0	-/0	+	?
21/8087	Fleckney	Centre (Grid 3)	Land North of Kilby Road	0	-?	?/0	-?	0	+	0	0/+?	+	+	0	-/0	+	?

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21/8088	Fleckney	Centre (Grid 3)	Land to the east of Fleckney Meadows	0	0?	?/0	?	0	++	0	0/+?	+	++	0	0	+	?
21/8101	Fleckney	Centre (Grid 3)	Land west of Leicester Road	0	-?	?/0	-?	0	+	0	0/+?	+	+	0	0	+	?
21/8166	Fleckney	Centre (Grid 3)	Land to the east of Fleckney Road	0	0?	?/0	-?	0	+	0	0/-?	+	++	0	/0	+	?
21/8174	Fleckney	Centre (Grid 3)	Land Off Burton Way	0	0?	?/0	?	0	++	0	0/+?	+	++	0	/ ?	+	?
21/8205	Fleckney	Centre (Grid 3)	Land south of Bird Cage Cottage, Arnesby Road	0	-?	?/0	-?	0	+	0	0/-?	+	++	0	/0	+	?
21/8216	Fleckney	Centre (Grid 3)	Land South of Kilby Road (west)	0	-?	?/0	-?	0	+	0	0/+?	+	+	0	0	+	?
24/10042	Fleckney	Centre (Grid 3)	Land North of Fleckney Fields	0	-?	?/0	-?	0	+	0	0/+?	+	+	0	0	+	?
24/10140	Fleckney	Centre (Grid 3)	Land off Fleckney Road	0	0?	?/0	-?	0	+	0	0/-?	+	++	0	/0	+	?
21/8072	Foxton	South (Grid 7)	The Market Garden, Langton Road	0	0?	++/0	?	0	+	0	-/-?	+	+	0	/0	+	0?
21/8112	Foxton	South (Grid 7)	Land off North Lane	0	0?	?/0	?	0	+	0	-/-?	+	+	0	/0	+	?
24/8986	Foxton	South (Grid 7)	Land off North Lane	0	0?	?/0	?	0	+	0	-/-?	+	+	0	-/0	+	?
24/10597	Gartree	West (Grid 5)	Land off Gallow Field Road	0	-?	?/0	?	0	+	0	-/-?	++	++	0	/0	+	?
24/10295	Gilmorton	West (Grid 5)	Land off Ullesthorpe Road	0	0?	?/0	?	0	+	0	/+?	+	+	0	0	+	?
24/10513	Gilmorton	West (Grid 5)	Land off Lutterworth Road	0	0?	?/0	?	0	+	0	/+?	+	+	0	0	+	?
21/8127	Glooston	East (Grid 4)	Land off Main Street	0	0?	?/0	?	0	+	0	-/-?	+	+	0	/0	+	?
21/8054	Great Bowden	South (Grid 7)	Land off Dingley Road and Nether Green	0	-?	?/ ?	?	0	++	0	++/+?	+	+	0	/0	++	-?
21/8052	Great Bowden	South (Grid 7)	Land off Bankfield Drive	0	0?	?/ ?	-?	0	+	0	++/++ ?	+	++	0	0	++	-?
21/8029	Great Bowden	South (Grid 7)	Land west of Langton Road	0	-?	?/0	?	0	++	0	/+?	+	+	0	0	++	-?
21/8114	Great Bowden	South (Grid 7)	Land off Welham Lane	0	-?	?/ ?	?	0	++	0	/+?	+	+	0	/0	+	-?
21/8126	Great Bowden	South (Grid 7)	Land south of Dingley Road	0	-?	?/ ?	?	0	++	0	++/+?	+	++	0	/0	++	-?
21/8141	Great Bowden	South (Grid 7)	Land north of Leicester Lane	0	-?	?/0	?	0	+	0	++/-	+	+	0	-/0	++	-?

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
21/8151	Great Bowden	South (Grid 7)	Land north of Dingley Road	0	-?	?/ ?	?	0	++	0	++/+?	+	+	0	0	++	-?
21/8172	Great Bowden	South (Grid 7)	Land south of Main Street	0	-?	?/0	?	0	++	0	++/++ ?	+	+	0	0	++	-?
21/8173	Great Bowden	South (Grid 7)	Land to the rear of the former Top Yard Farm, off Burnmill Road	0	-?	?/0	?	0	++	0	++/++ ?	+	+	0	/0	++	-?
21/8175	Great Bowden	South (Grid 7)	Land off Leicester Lane	0	-?	?/0	?	0	+	0	++/+?	+	+	0	0	++	-?
21/8258	Great Bowden	South (Grid 7)	Land off Bankfield Drive	0	0?	?/ ?	-?	0	+	0	++/+?	+	++	0	0	++	-?
24/10487	Great Bowden	South (Grid 7)	Land off Leicester Lane	0	-?	?/0	?	0	++	0	++/+?	+	+	0	/0	++	-?
24/9425	Great Bowden	South (Grid 7)	Land North of Dingley Road	0	-?	?/ ?	?	0	++	0	++/+?	+	+	0	0	++	-?
21/8028	Great Easton	East (Grid 4)	Paddock behind 22 Broadgate	0	0?	?/0	?	0	+	0	/+?	+	+	0	/0	+	?
21/8051	Great Easton	East (Grid 4)	Land West of Stockerston Lane	0	0?	?/0	?	0	+	0	/+?	+	+	0	/0	+	?
21/8082	Great Easton	East (Grid 4)	Land off Clarkesdale	0	0?	?/0	?	0	+	0	/+?	+	+	0	-/0	+	?
24/10134	Great Easton	East (Grid 4)	Land at Barnsdale, Great Easton	0	0?	?/ ?	?	0	+	0	/+?	+	+	0	/0	+	?
24/12188	Great Easton	East (Grid 4)	Land rear of 2 High Street	0	0?	?/ ?	?	0	+	0	-/-?	+	+	0	/0	+	0?
24/12232	Great Easton	East (Grid 4)	Old Station Yard, Rockingham Road, Great Easton Former Site	0	-?	++/-?	?	0	+	0	-/-?	+	+	0	0	+	0?
21/8044	Great Glen	North (Grid 1)	Land south of London Road	0	-?	?/0	?	0	++	0	0/-?	+	+	0	/0	+	?
21/8131	Great Glen	North (Grid 1)	Land to the north of Great Glen	0	-?	?/0	-?	0	+	0	0/+?	+	-	0	/0	+	?
21/8194	Great Glen	North (Grid 1)	South of London Road and west of Station Road	0	-?	?/0	?	0	++	0	0/-?	+	+	0	/0	+	?
21/8230	Great Glen	North (Grid 1)	Land to the North of London Road and east of Leicester Grammar School	0	-?	?/0	?	0	++	0	0/+?	+	+	0	/0	+	?
21/8232	Great Glen	North (Grid 1)	Land to the North of London Road	0	-?	?/0	?	0	++	0	0/+?	+	+	0	/0	+	?
21/8235	Great Glen	North (Grid 1)	Land North of London Road, East of Leicester Grammar School	0	-?	?/0	?	0	++	0	0/+?	+	+	0	/0	+	?

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
21/8244	Great Glen	North (Grid 1)	Land to the West of Bridgewater Drive and Heron Close	0	-?	?/0	-?	0	++	0	0/+?	+	+	0	/0	+	?
24/12189	Great Glen	North (Grid 1)	Land to the north of Great Glen	0	-?	?/0	-?	0	+	0	0/+?	+	+	0	/0	+	?
24/12190	Great Glen	North (Grid 1)	Land North of Glen House	0	-?	?/0	?	0	++	0	0/-?	+	+	0	0	+	?
21/8176	Great Glen	North (Grid 1)	Land off Old A6 London Road	0	-?	?/0	?	0	++	0	0/-?	+	+	0	0	+	?
24/10277	Great Glen	North (Grid 1)	Land off London Road	0	-?	?/0	?	0	++	0	0/-?	+	+	0	/0	+	?
24/10368	Great Glen	North (Grid 1)	Land off London Road	0	-?	?/0	-?	0	++	0	0/-?	+	+	0	/0	+	?
24/9581	Great Glen	North (Grid 1)	Land lying to the East of Sycamore Close, Stretton Hall	0	-?	?/0	?	0	+	0	-/-?	+	-	0	0	-	?
24/8627	Great Glen	North (Grid 1)	Paddock to the rear of 2 Orchard Lane	0	-?	?/0	?	0	++	0	0/-?	+	+	0	/0	+	?
24/12228	Great Glen	North (Grid 1)	Land on the west side of Stretton Road Great Glen	0	-?	?/0	-?	0	+	0	0/+?	+	-	0	/0	+	?
21/8023	Hallaton	East (Grid 4)	Land at Medbourne Road	0	0?	?/0	?	0	+	0	/+?	+	+	0	/0	+	?
21/8119	Hallaton	East (Grid 4)	Corner of Hunts Lane and North End	0	0?	?/0	?	0	+	0	/+?	+	+	0	0	+	?
21/8253	Hallaton	East (Grid 4)	Land at Cow Close	0	0?	?/0	?	0	+	0	/+?	+	+	0	/0	+	?
21/8255	Hallaton	East (Grid 4)	Land north of Churchgate	0	-?	?/0	?	0	+	0	/+?	+	+	0	0	+	?
21/8256	Hallaton	East (Grid 4)	Land North of Goadby Road	0	0?	?/0	?	0	+	0	/+?	+	+	0	0	+	?
24/9754	Hallaton	East (Grid 4)	Medbourne Road	0	0?	?/0	?	0	+	0	-/-?	+	+	0	/0	+	?
21/8109	Halstead	North (Grid 2)	Land south of Oakham Road	0	0?	?/ ?	?	0	+	0	-/-?	+	+	0	0	+	?
21/8170	Hungarton	North (Grid 1)	Land to the east of Main Street	0	-?	?/0	?	0	+	0	-/-?	+	+	0	0	+	?
21/8198	Hungarton	North (Grid 1)	Land south of Church Paddock, Church Lane	0	-?	?/0	?	0	+	0	-/-?	+	+	0	0	+	?
21/8200	Hungarton	North (Grid 1)	Land to the east of Barley Leas	0	-?	?/0	?	0	+	0	-/-?	+	+	0	-/0	+	?
21/8025	Houghton on the Hill	North (Grid 1)	Land North of Uppingham Road (west)	0	0?	?/0	-?	0	+	0	0/-?	+	+	0	0	+	?

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21/8047	Houghton on the Hill	North (Grid 1)	South of Uppingham Road	0	0?	?/ ?	-?	0	+	0	0/+?	+	+	0	/0	+	?
21/8135	Houghton on the Hill	North (Grid 1)	Land North of Stretton Lane	0	-?	?/ ?	?	0	+	0	0/+?	+	+	0	0	+	?
21/8148	Houghton on the Hill	North (Grid 1)	Land south of the A47 Uppingham Road, west of Houghton On The Hill	0	0?	?/0	-?	0	+	0	0/-?	+	+	0	-/0	+	?
21/8195	Houghton on the Hill	North (Grid 1)	North of Uppingham Road (east)	0	-?	?/ ?	?	0	+	0	0/-?	+	+	0	/0	+	?
21/8206	Houghton on the Hill	North (Grid 1)	Land to the north of Uppingham Road	0	0?	?/ ?	?	0	+	0	0/-?	+	+	0	-/0	+	?
24/9355	Houghton on the Hill	North (Grid 1)	Land east of Houghton on the Hill, north of A47	0	-?	?/ ?	?	0	+	0	0/-?	+	+	0	/0	+	?
24/9356	Houghton on the Hill	North (Grid 1)	Land east of Houghton on the Hill, south of A47	0	-?	?/0	?	0	+	0	0/-?	+	+	0	/0	+	?
24/9357	Houghton on the Hill	North (Grid 1)	Land east of Houghton on the Hill, north and south of the A47	0	-?	?/ ?	?	0	+	0	0/-?	+	+	0	/0	+	?
24/10480	Houghton on the Hill	North (Grid 1)	Land South of Uppingham Road	0	0?	?/ ?	?	0	+	0	0/+?	+	+	0	/0	+	?
24/9633	Houghton on the Hill	North (Grid 1)	Land south of Uppingham Road, west of Houghton on the Hill	0	-?	?/ ?	-?	0	+	0	0/+?	+	+	0	/0	+	?
24/12224	Houghton on the Hill	North (Grid 1)	Rear of the Old Black Horse, Main Street, Houghton on the Hill	0	0?	?/ ?	?	0	+	0	0/+?	+	+	0	-/0	+	?
21/8064	Husbands Bosworth	South west (Grid 8)	Land east of Welford Road	0	-?	/ ?	?	0	++	0	0/+?	+	+	0	-/0	+	?
21/8181	Husbands Bosworth	South west (Grid 8)	Land west of Welford Road	0	0?	/0	?	0	++	0	0/+?	+	+	0	-/0	+	?
21/8187	Husbands Bosworth	South west (Grid 8)	Husbands Bosworth School Field, Land east of Welford Road	0	-?	?/0	?	0	++	0	0/+?	+	+	0	0	+	?
21/8259	Husbands Bosworth	South west (Grid 8)	Land at Honeypot Lane	0	-?	?/0	?	0	++	0	0/+?	+	+	0	0	+	?
24/9406	Husbands Bosworth	South west (Grid 8)	Land west of Bell Lane and north of Kilworth Road	0	0?	?/0	?	0	++	0	0/+?	+	+	0	0	+	?

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
24/9895	Husbands Bosworth	South west (Grid 8)	Land East of Welford Road	0	-?	?/ ?	?	0	++	0	0/+?	+	+	0	/0	+	?
24/8999	Husbands Bosworth	South west (Grid 8)	Land North West Theddingworth Road	0	-?	?/0	?	0	++	0	0/+?	+	+	0	-/0	+	?
21/8079	Illston on the Hill	North (Grid 1)	Land off Main Street (opposite Straun Cottage)	0	-?	?/0	?	0	+	0	-/-?	+	+	0	0	+	?
21/8050	Keyham	North (Grid 1)	Snows Lane	0	-?	?/0	-?	0	+	0	-/-?	+	+	0	/0	+	?
21/8042	Kibworth	Centre (Grid 3)	Land south of Harborough Road/A6	0	-?	?/0	-?	0	++	0	0/+?	+	++	0	/0	+	?
21/8061	Kibworth	Centre (Grid 3)	Land west of Smeeton Road	0	-?	?/0	?	0	++	0	0/++?	+	+	0	/0	+	?
21/8113	Kibworth	Centre (Grid 3)	Land adjacent to The Hollies, Fleckney Road	0	-?	?/0	-?	0	+	0	0/-?	+	+	0	0	+	-?
21/8145	Kibworth	Centre (Grid 3)	Land at Birdie Close	0	-?	?/0	-?	0	++	0	0/+?	+	++	0	/0	+	?
21/8149	Kibworth	Centre (Grid 3)	Land off Fleckney Road/Warwick Road	0	?	?/0	-?	0	+	0	0/-?	+	+	0	-/0	+	-?
21/8224	Kibworth	Centre (Grid 3)	Land off Fleckney Road	0	-?	?/0	-?	0	+	0	0/+?	+	+	0	0/ ?	+	-?
21/8237	Kibworth	Centre (Grid 3)	Land north of Wistow Road and west of A6	0	-?	?/0	?	0	+	0	0/+?	++	+	0	/0	+	?
21/8238	Kibworth	Centre (Grid 3)	Land west of Leicester Road	0	-?	?/0	?	0	+	0	0/+?	+	+	0	0	+	?
21/8247	Kibworth	Centre (Grid 3)	Land west of Warwick Road and south of Priory Business Park	0	-?	?/0	?	0	+	0	0/+?	++	+	0	/0	+	?
24/12186	Kibworth	Centre (Grid 3)	Land to the north of Wistow Road	0	0?	?/0	?	0	+	0	0/+?	+	+	0	-/0	+	?
24/12187	Kibworth	Centre (Grid 3)	Land north of Wistow Road	0	-?	?/0	?	0	+	0	0/+?	++	+	0	/0	+	?
21/8123	Kibworth	Centre (Grid 3)	Land North of Wentworth Close	0	-?	?/0	-?	0	++	0	0/+?	+	++	0	-/0	+	?
24/10478	Kibworth	Centre (Grid 3)	Land at Wentworth Close	0	0?	?/ ?	-?	0	+	0	0/+?	++	++	0	/ ?	+	?
24/10519	Kibworth	Centre (Grid 3)	Land north of Wistow Road	0	-?	?/0	?	0	+	0	0/+?	++	+	0	/0	+	?
21/8199	Kibworth	Centre (Grid 3)	Land off Carlton Road	0	-?	?/0	?	0	+	0	0/+?	+	+	0	-/0	+	?
24/10612	Kibworth	Centre (Grid 3)	Land South of Fleckney Road	0	?	?/0	-?	0	+	0	0/+?	+	+	0	-/0	+	?

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
24/10501	Kibworth	Centre (Grid 3)	Land adjacent to Westfield House, Leicester Road	0	0?	?/0	?		+	0	0/+?	+	+	0	0	+	?
24/12202	Kibworth	Centre (Grid 3)	Land at St Wilfrids Close	0	?	?/0	?	0	++	0	0/++?	+	+	0	/ ?	+	-?
24/12220	Kibworth	Centre (Grid 3)	Clarkes of Great Glen Ltd, New Road	0	-?	++/0	-?	0	++	0	0/+?	+	++	0	/0	+	0?
24/12223	Kibworth	Centre (Grid 3)	The Nurseries, Flackney Road	0	-?	++/0	-?	0	+	0	0/+?	+	+	0	0	+	0?
24/10594	Kibworth	Centre (Grid 3)	Land North West of Warwick Road	0	-?	?/0	?	0	+	0	0/+?	+	+	0	/0	+	?
21/8186	Laughton	West (Grid 6)	Land at Church Farm	0	0?	?/0	?	0	+	0	-/-?	+	+	0	-/0	+	?
21/8037	Leire	West (Grid 5)	Land to the south of Frolesworth Road	0	-?	?/ ?	?	0	+	0	-/-?	+	+	0	-/0	+	?
21/8062	Leire	West (Grid 5)	Land to rear of Orchard Cottage, Main Street	0	-?	?/ ?	?	0	+	0	-/-?	+	+	0	0	+	?
21/8097	Leire	West (Grid 5)	South Leicestershire Riding Establishment, Frolesworth Road	0	-?	++/-?	?	0	+	0	-/-?	+	+	0	0	+	0?
21/8262	Leire	West (Grid 5)	Land at Dunton Road	0	0?	?/ ?	?	0	+	0	-/-?	+	+	0	0	+	?
24/12191	Leire	West (Grid 5)	Land off Main Street	0	-?	++/-?	?	0	+	0	-/-?	+	+	0	0	+	0?
21/8057	Little Stretton	North (Grid 1)	Land between Church Farm and Leicester Airport	0	0?	?/0	?	0	+	0	-/-?	+	-	0	-/0	-	?
21/8017	Lubenham	South (Grade 7)	Land south of Laughton Road	0	-?	?/ ?	?	0	+	0	/+?	+	+	0	/ ?	+	?
21/8018	Lubenham	South (Grade 7)	Land east of Theddingworth Road	0	0?	?/ ?	?	0	+	0	/+?	+	+	0	/0	+	?
21/8020	Lubenham	South (Grade 7)	Papillon Hall Farm, Theddingworth Road	0	0?	?/ ?	?	0	+	0	-/-?	+	+	0	/0	+	?
21/8118	Lubenham	South (Grade 7)	Land off The Green	0	-?	?/ ?	?	0	+	0	/+?	+	+	0	/0	+	?
21/8260	Lubenham	South (Grade 7)	Land east of Foxton Road	0	-?	?/ ?	?	0	+	0	-/-?	+	+	0	0	+	?
24/9180	Lubenham	South (Grade 7)	Land to the west of Lubenham	0	0?	?/ ?	?	0	+	0	-/-?	++	+	0	/0	+	?
24/10080	Lubenham	South (Grade 7)	Land south of Laughton Road	0	-?	?/ ?	?	0	+	0	-/-?	+	+	0	/0	+	?
24/12193	Lubenham	South (Grade 7)	Land north of Foxton Road	0	-?	?/ ?	?	0	+	0	/+?	+	+	0	-/0	+	?

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
24/9318	Lutterworth	South West (Grid 8)	Land to the west of Moorbarns Lane	0	0?	?/ ?	-?	0	+	0	+/+?	+	+	0	/0	+	?
21/8034	Lutterworth	South West (Grid 8)	Land off Bitteswell Road	0	?	?/0	?	0	+	0	+/+++?	+	++	0	/0	+	?
21/8111	Lutterworth	South West (Grid 8)	Land south of Woodby Lane	0	0?	?/0	-?	0	+	0	+/+?	++	++	0	/0	+	?
21/8104	Lutterworth	South West (Grid 8)	Land at M1 Junction 20/Swinford Road	0	0?	/ ?	-?	0	+	0	+/ ?	+	++	0	0	+	?
21/8107	Lutterworth	South West (Grid 8)	Land North West of Walcote	0	-?	/ ?	-?	0	+	0	-/-?	+	-	0	/0	+	?
21/8133	Lutterworth	South West (Grid 8)	Land at Moorbarns Lane	0	0?	?/ ?	-?	0	+	0	+/ ?	+	-	0	0	+	?
21/8167	Lutterworth	South West (Grid 8)	Land off Leicester Road	0	-?	?/0	-?	0	+	0	+/+?	+	++	0	/0	+	?
24/10257	Lutterworth	South West (Grid 8)	Land west of Leicester Road	0	-?	?/0	-?	0	+	0	+/ ?	+	++	0	/0	+	?
24/12203	Lutterworth	South West (Grid 8)	Allotments, De Verdon Road	0	0?	?/0	?	0	+	0	+/+++?	+	+	0	0	+	-?
24/9005	Lutterworth	South West (Grid 8)	Spring Farm, Moorebarns Lane	0	0?	?/ ?	-?	0	+	0	+/+?	+	-	0	/0	+	?
24/10332	Lutterworth	South West (Grid 8)	Land off Moorbarns Road	0	0?	?/0	?	0	+	0	+/ ?	++	-	0	/0	+	?
21/8022	Market Harborough	South (Grid 7)	Peatling Lodge Farm	0	-?	?/0	?	0	+	0	-/-?	+	+	0	/ ?	+	?
21/8095	Market Harborough	South (Grid 7)	Land east of Leicester Road	0	-?	?/0	?	0	+	0	++/+?	+	++	0	/0	+	-?
21/8121	Market Harborough	South (Grid 7)	Rockingham Road Industrial Estate (Plot 13)	0	-?	++/-?	?	0	+	0	++/+?	+	++	0	/0	++	0?
21/8132	Market Harborough	South (Grid 7)	Land south of Farndale View	0	?	?/ ?	?	0	+	0	++/-?	+	++	0	/0	+	-?
21/8143	Market Harborough	South (Grid 7)	Land east of Leicester Road and south of Grand Union canal	0	-?	?/0	?	0	+	0	++/+?	+	++	0	/0	++	-?

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21/8157	Market Harbourough	South (Grid 7)	Land south west of Braybrooke Road	0	-?	?/0	?	0	++	0	++/+?	+	++	0	/ ?	++	-?
21/8168	Market Harbourough	South (Grid 7)	Land north of 54 The Ridgeway, Market Harbourough	0	0?	?/0	-?	0	+	0	++/++ ?	+	++	0	0	++	-?
21/8222	Market Harbourough	South (Grid 7)	Land north of Gallow Field Road	0	-?	?/0	?	0	+	0	-/-?	++	++	0	/0	+	?
21/8209	Market Harbourough	South (Grid 7)	Land south of A6, north of the canal	0	-?	?/0	?	0	+	0	-/-?	++	++	0	/0	+	?
21/8019	Market Harbourough	South (Grid 7)	Land west of Harbourough Road	0	-?	?/0	?	0	+	0	-/-?	+	++	0	/0	+	?
24/10242	Market Harbourough	South (Grid 7)	Harbourough Road	0	-?	?/0	?	0	+	0	++/-?	+	++	0	/0	+	?
24/10249	Market Harbourough	South (Grid 7)	Land off Compass Way and Eady Drive	0	0?	?/0	-?	0	++	0	++/-?	+	++	0	/0	++	-?
24/12215	Market Harbourough	South (Grid 7)	Former Harboro' Rubber Site	0	?	++/0	?	0	+	0	++/+?	+	++	0	/0	++	0?
24/12204	Market Harbourough	South (Grid 7)	39, 40, 40a High Street	0	0?	++/0	?	0	++	0	++/+ +?	+	+	0	0	++	0?
24/12208	Market Harbourough	South (Grid 7)	Naseby Square	0	0?	++/0	-?	0	++	0	++/+ +?	+	++	0	/0	++	0?
24/10098	Market Harbourough	South (Grid 7)	Gallow Field Road, due east of HM Gartree Prison	0	-?	?/0	?	0	+	0	-/-?	+	+	0	-/0	+	?
24/10170	Market Harbourough	South (Grid 7)	Land to the South of Braybrooke Road	0	-?	?/0	-?	0	+	0	++/+?	+	+	0	/0	++	-?
24/10219	Market Harbourough	South (Grid 7)	Land to the South of Harbourough Road / South East of Kettering Road	0	-?	?/0	0?	0	+	0	++/-?	+	-	0	/0	++	-?
24/10489	Market Harbourough	South (Grid 7)	West of Market Harbourough	0	0?	?/ ?	-?	0	+	0	++/-?	++	+	0	/0	+	?
24/10680	Market Harbourough	South (Grid 7)	Land east of Dunmore Road	0	0?	?/0	?	0	++	0	++/+?	+	++	0	/0	++	-?
24/12218	Market Harbourough	South (Grid 7)	20 Abbey Street	0	0?	++/0	?	0	++	0	++/+ +?	+	+	0	0	++	0?

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24/9419	Market Harborough	South (Grid 7)	Land to the east of Dunmore Road	0	0?	?/0	?	0	++	0	++/+?	+	++	0	/0	++	-?
24/12194	Medbourne	East (Grid 4)	Land west of Hallaton Road	0	0?	?/ ?	?	0	+	0	-/-?	+	+	0	0	+	?
24/12195	Medbourne	East (Grid 4)	Land north of Ashley Road	0	0?	?/ ?	?	0	+	0	-/-?	+	+	0	0	+	?
24/12196	Medbourne	East (Grid 4)	Station House, Livery Yard, Main Street	0	0?	?/0	?	0	+	0	-/-?	+	+	0	/0	+	0?
24/10351	Medbourne	East (Grid 4)	Land off B664 Uppingham Road and south of road to Blaston (Field Road)	0	-?	++/-?	?	0	+	0	-/-?	+	-	0	/0	+	?
21/8185	Mowsley	West (Grid 6)	Land at Dag Lane	0	0?	?/0	?	0	+	0	-/-?	+	+	0	0	+	?
21/8084	North Kilworth	South West (Grid 8)	Land south of A4304 Station Road	0	-?	?/0	?	0	+	0	/+?	+	+	0	/0	+	?
21/8063	North Kilworth	South West (Grid 8)	Land north of Station Road	0	0?	?/0	?	0	+	0	-/-?	+	+	0	0	+	?
21/8081	North Kilworth	South West (Grid 8)	Greenfields, Land east of South Kilworth Road	0	-?	?/0	?	0	+	0	/+?	+	+	0	-/0	+	?
21/8261	North Kilworth	South West (Grid 8)	Land at Dag Lane	0	-?	?/0	?	0	+	0	/+?	+	+	0	-/0	+	?
24/10483	North Kilworth	South West (Grid 8)	Land to the south of A4303 Lutterworth Road/Station Road	0	-?	?/0	?	0	+	0	/+?	+	+	0	/0	+	?
24/10567	North Kilworth	South West (Grid 8)	Land to the South of Station Road (Easting: 462231, Northing: 283472)	0	0?	?/0	?	0	+	0	/+?	+	+	0	/0	+	?
24/12198	North Kilworth	South west (Grid 8)	Abattoir site, north of Church Lane	0	0?	++/-?	?	0	+	0	/+?	+	+	0	-/0	+	0?
21/8264	Peatling Parva	West (Grid 6)	Land north of Ashby Road	0	-?	?/0	?	0	+	0	-/-?	+	+	0	0	+	?
24/10305	Peatling Parva	West (Grid 6)	Land off Ashby Road	0	0?	?/ ?	-?	0	+	0	+/ ?	+	+	0	0	+	?
21/8089	Scraptoft	North (Grid 1)	Land north and south of Covert Lane	0	-?	?/ ?	?	0	+	0	-/-?	+	+	0	/0	-	-?
21/8137	Scraptoft	North (Grid 1)	Land north of Covert Lane	0	-?	?/0	-?	0	+	0	-/-?	+	-	0	/0	-	-?
21/8147	Scraptoft	North (Grid 1)	Land north of Covert Lane (east)	0	-?	?/0	-?	0	+	0	-/-?	++	-	0	/0	-	?

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21/8196	Scraptoft	North (Grid 1)	North of Covert Lane (west)	0	-?	?/ ?	?	0	+	0	-/-?	+	+	0	-/0	+	-?
24/10365	Scraptoft	North (Grid 1)	North of Covert Lane, Scraptoft (land west of St James RFC)	0	-?	++/-?	?	0	++	0	0/-?	+	+	0	-/0	+	0?
24/12222	Scraptoft	North (Grid 1)	Land west of Beeby Road (Scraptoft Golf Club), and land east and west of Hamilton Lane	0	?	?/ ?	?	0	++	0	-/++?	++	+	0	/0	+	?
21/8227	Scraptoft	North (Grid 1)	Land between Scraptoft and Bushby	0	-?	?/ ?	?	0	+	0	-/++?	++	+	0	/0	+	?
21/8090	Scraptoft	North (Grid 1)	Land to the east of Beeby Road	0	-?	?/ ?	-?	0	+	0	-/-?	++	+	0	-/0	-	?
21/8043	Skeffington	North (Grid 2)	The Grange, Rolleston Road	0	0?	?/ ?	?	0	+	0	-/-?	+	+	0	0	+	?
21/8129	Slawston	East (Grid 4)	Land off Welham Lane	0	0?	?/0	?	0	+	0	-/-?	+	+	0	0	+	?
21/8041	Smeeton Westerby	Centre (Grid 3)	Land east of Main Street	0	-?	?/0	?	0	++	0	0/+?	+	+	0	0	+	?
21/8184	Sutton in the Elms	West (Grid 5)	Land at Sutton Lane	0	0?	?/0	?	0	+	0	+/ ?	+	+	0	0	+	?
21/8098	Swinford	South West (Grid 8)	Avon Valley Farm, Stanford Road	0	-?	?/0	?	0	+	0	/+?	+	+	0	0	+	?
21/8099	Swinford	South West (Grid 8)	Avon Valley Farm (west), Land off Stanford Road	0	-?	?/0	?	0	+	0	/+?	+	+	0	/0	+	?
21/8100	Swinford	South West (Grid 8)	Avon Valley Farm (north), Stanford Road	0	-?	?/0	?	0	+	0	/+?	+	+	0	/0	+	?
21/8116	Swinford	South West (Grid 8)	Land off Rugby Road (rear of Playground)	0	-?	?/0	?	0	+	0	/+?	+	+	0	/0	+	?
21/8117	Swinford	South West (Grid 8)	Land south of Rugby Road	0	-?	?/0	?	0	+	0	/+?	+	+	0	0	+	?
21/8165	Swinford	South West (Grid 8)	Land at Shawell Road	0	-?	?/0	?	0	+	0	/+?	+	+	0	0	+	?
21/8203	Swinford	South West (Grid 8)	Land to the south of Shawell Road	0	-?	?/0	?	0	+	0	/+?	+	+	0	0	+	?
21/8204	Swinford	South West (Grid 8)	Land to the south of Kilworth Road	0	0?	?/0	?	0	+	0	/+?	+	+	0	0	+	?

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24/8585	Swinford	South West (Grid 8)	Land to the west of Lutterworth Road / North of Springfield House	0	0?	?/0	?	0	+	0	/+?	+	+	0	0	+	?
21/8177	Thurnby/Bushby	North (Grid 1)	Land rear of Firs Farm, The Square	0	0?	-/0	?	0	++	0	/+?	+	+	0	0	+	-?
21/8241	Thurnby/Bushby	North (Grid 1)	Land north of the A47, east of Zouche Way	0	-?	?/ ?	-?	0	+	0	-/-?	+	+	0	/0	+	-?
21/8243	Thurnby/Bushby	North (Grid 1)	Charles' Field, Land North of Thurnby Brook	0	-?	?/0	-?	0	+	0	/+?	+	+	0	/0	+	-?
24/12217	Thurnby/Bushby	North (Grid 1)	Telford Way Garages, Telford Way	0	-?	++/0	-?	0	+	0	-/+++?	+	+	0	0	+	0?
24/12219	Thurnby/Bushby	North (Grid 1)	787 Uppingham Road	0	0?	++/0	?	0	++	0	/+?	+	+	0	/0	+	0?
24/9016	Thurnby/Bushby	North (Grid 1)	Land rear of Firs Farm	0	0?	-/0	?	0	++	0	/+?	+	+	0	0	+	-?
24/9639	Thurnby/Bushby	North (Grid 1)	Land adjacent to Wintersdale Road	0	-?	-/0	-?		+	0	/+?	+	+	0	-/0	+	-?
24/12225	Thurnby/Bushby	North (Grid 1)	Rear of Rose & Crown, Main Street, Thurnby	0	-?	?/0	?	0	++	0	/+?	+	+	0	/0	+	-?
21/8059	Tilton on the Hill	North (Grid 2)	Windy Ridge, Loddington Road	0	0?	?/0	?	0	+	0	-/-?	+	-	0	/0	-	?
21/8035	Tilton on the Hill	North (Grid 2)	Land West of Melton Road	0	0?	?/ ?	?	0	+	0	-/-?	+	+	0	0	+	?
24/10504	Tilton on the Hill	North (Grid 2)	Land North West of Manor Farm Walk	0	0?	?/ ?	?	0	+	0	-/-?	+	+	0	0	+	?
21/8267	Tugby & Keythorpe	North (Grid 2)	Land south of Uppingham Road	0	0?	?/0	?	0	+	0	/+?	+	+	0	0	+	?
21/8156	Tugby & Keythorpe	North (Grid 2)	Land west of Main Street	0	0?	?/ ?	?	0	+	0	/+?	+	+	0	0	+	?
21/8024	Tugby & Keythorpe	North (Grid 2)	Land off Wood Lane	0	0?	?/0	?	0	+	0	/+?	+	+	0	/0	+	?
21/8026	Tugby & Keythorpe	North (Grid 2)	Land at Hallaton Road	0	0?	?/ ?	?	0	+	0	/+?	+	+	0	0	+	?
24/12200	Tugby & Keythorpe	North (Grid 2)	Harbrook Farm, Tugby	0	0?	++/-?	?	0	+	0	/+?	+	+	0	0	+	0?
24/9612	Tugby & Keythorpe	North (Grid 2)	Land & building on the West Side of Main Street	0	0?	?/ ?	?	0	+	0	/+?	+	+	0	0	+	?

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
21/8094	Ullesthorpe	West (Grid 5)	Land to the rear of South Avenue	0	0?	?/ ?	?	0	+	0	0/+?	+	+	0	0	+	?
21/8102	Ullesthorpe	West (Grid 5)	Land south of Main Street	0	0?	?/ ?	?	0	+	0	0/+?	+	+	0	-/0	+	?
21/8228	Ullesthorpe	West (Grid 5)	Land North of Hall Lane	0	-?	?/ ?	?	0	+	0	0/+?	+	+	0	0	+	?
21/8231	Ullesthorpe	West (Grid 5)	Land off Frolesworth Road	0	0?	?/ ?	?	0	+	0	0/+?	+	+	0	0	+	?
21/8245	Ullesthorpe	West (Grid 5)	Land off Hall Road	0	-?	?/ ?	?	0	+	0	0/+?	+	+	0	-/0	+	?
21/8031	Ullesthorpe	West (Grid 5)	Land off Manor Road	0	0?	?/ ?	?	0	+	0	0/+?	+	+	0	0	+	?
21/8032	Ullesthorpe	West (Grid 5)	Land south of Field View	0	0?	?/0	?	0	++	0	0/+?	+	+	0	0	+	?
21/8180	Ullesthorpe	West (Grid 5)	Land north of Ashby Road	0	-?	?/ ?	?	0	++	0	0/+?	+	+	0	0	+	?
24/12179	Ullesthorpe	West (Grid 5)	Land to the north of Hall Lane	0	-?	?/0	?	0	+	0	0/+?	+	+	0	/0	+	?
24/12180	Ullesthorpe	West (Grid 5)	Land to the south of Main Street	0	0?	?/ ?	?	0	+	0	0/+?	+	+	0	-/0	+	?
24/10649	Ullesthorpe	West (Grid 5)	Land South of Ashby Road	0	0?	?/0	?	0	++	0	0/+?	+	+	0	/0	+	?
21/8039	Walcote	West (Grid 8)	Land north of Lutterworth Road	0	0?	?/0	?	0	+	0	-/-?	+	+	0	-/0	+	?
21/8106	Walcote	West (Grid 8)	Field to West of Chapel Lane.	0	-?	?/0	?	0	+	0	-/-?	+	+	0	/0	+	?
21/8140	Walcote	West (Grid 8)	Land north of Lutterworth Road	0	0?	?/0	?	0	+	0	-/-?	+	+	0	-/0	+	?
21/8182	Walton	West (Grid 6/8)	Land at Park Lane	0	-?	?/0	?	0	+	0	-/-?	+	+	0	-/0	+	?
21/8183	Walton	West (Grid 6/8)	Land South of Mere Lane Upper Bruntingthorpe	0	0?	?/0	-?	0	+	0	-/-?	+	+	0	0	+	?
24/9112	West Langton	South (Grid 7)	Land north of West Langton Road and west of B6047	0	-?	?/0	?	0	+	0	/+?	+	+	0	/0	+	?
24/8632	West Langton	South (Grid 7)	Land west of B6047 and north of West Langton Road	0	-?	?/0	?	0	+	0	/+?	+	+	0	/0	+	?
24/10298	Willoughby Waterleys	West (Grid 5)	Land off Church Farm Lane	0	-?	?/0	?	0	+	0	-/-?	+	-	0	0	+	?
24/9611	Willoughby Waterleys	West (Grid 5)	Land to the rear of Orchard Lea, Main Street	0	-?	?/0	?	0	+	0	-/-?	+	-	0	0	+	?

Table 6.2: Summary of SA findings for the Mixed Use Site Options

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
21/8192	Ashby Parva	West (Grid 5)	Land east of Broughton Astley and North of Dunton Bassett and Ashby Magna	0	-?	?/ ?	?	0	+	0	+/+?	++	+	0	/0	+	?
24/12207	Billesdon	North (Grid 2)	BANP BP10 Gaulby Road	0	-?	++/0	-?	0	++	0	0/+?	+	+	0	0	+	0?
24/10004	Broughton Astley	West (Grid 5)	Sutton Hill Farm	0	-?	?/ ?	?	0	+	0	/+?	+	+	0	/0	+	?
21/8139	Bruntingthorpe	West (Grid 6)	Land at Bruntingthorpe	0	0?	?/0	-?	0	+	0	-/-?	+	+	0	0	+	?
24/10498	Dunton Bassett	West (Grid 5)	Land east of Broughton Astley and North of Dunton Bassett and Ashby Magna	0	-?	?/ ?	?	0	+	0	+/+?	++	+	0	/0	+	?
24/10207	Fleckney	Centre (Grid 3)	The Grange, Arnesby Road	0	-?	?/0	-?	0	+	0	0/-?	+	+	0	/ ?	+	?
21/8080	Gilmorton	West (Grid 5/6)	Land north of Mill Lane	0	0?	/0	?	0	+	0	/+?	+	+	0	0	+	?
21/8146	Gilmorton	West (Grid 5/6)	Land south of Mill Lane	0	-?	/0	?	0	+	0	/+?	+	+	0	-/0	+	?
24/10711	Great Bowden	South (Grid 7)	Land to the North of Riverside Industrial Estate	0	-?	?/ ?	?	0	++	0	++/+ +?	+	+	0	/0	++	-?
21/8093	Great Glen	North (Grid 1)	Land at Stretton Hall Farm, Chestnut Drive	0	-?	?/0	?	0	+	0	0/+?	++	+	0	/0	+	?
21/8197	Great Glen	North (Grid 1)	Land east of Stretton Road	0	-?	?/0	-?	0	+	0	0/+?	++	+	0	/0	+	?
24/8631	Great Glen	North (Grid 1)	Land south of Gartree Road and Land at Stretton Hall Farm	0	-?	?/0	?	0	+	0	0/++?	++	+	0	/0	+	?
21/8254	Hallaton	East (Grid 4)	Land south of Horninghold Road	0	0?	?/0	?	0	+	0	-/-?	+	+	0	/0	+	?
24/10484	Houghton on the Hill	North (Grid 2)	Land north of A47,	0	-?	?/ ?	-?	0	+	0	0/-?	+	+	0	/0	+	?
24/10143	Houghton on the Hill	North (Grid 2)	Land north of Uppingham Road	0	-?	?/ ?	?	0	+	0	0/-?	++	+	0	/0	+	?
24/10206	Houghton on the Hill	North (Grid 2)	Land at New Ingarsby Farm, Uppingham Road	0	-?	?/ ?	?	0	+	0	0/-?	++	+	0	/0	+	?
21/8162	Kibworth	Centre (Grid 3)	Land off A6	0	-?	?/0	?	0	++	0	0/+?	++	+	0	/0	+	?

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
21/8060	Kibworth	Centre (Grid 3)	Land north east of Kibworth Harcourt	0	-?	?/0	?		++	0	0/+?	++	+	0	/0	+	?
21/8236	Kibworth	Centre (Grid 3)	Land north-east of Harborough Road	0	-?	?/0	?	0	++	0	0/-?	+	+	0	/0	+	?
21/8242	Kibworth	Centre (Grid 3)	Land South of Fleckney Road	0	?	?/0	-?	0	++	0	0/+?	++	+	0	0	+	?
21/8110	Lutterworth	West (Grid 5)	Land west of Lutterworth	0	-?	?/0	-?	0	+	0	+/+?	+	+	0	/0	+	?
21/8136	Lutterworth	West (Grid 8)	Land off Moorbarns Lane	0	0?	?/ ?	-?	0	+	0	+/+?	+	+	0	/0	+	?
21/8152	Lutterworth	West (Grid 8)	North and South of Gilmorton Road (Extension to Lutterworth East SDA)	0	-?	/ ?	-?	0	+	0	+/ ?	++	+	0	/0	-	?
21/8191	Lutterworth	West (Grid 5)	Land north of Coventry Road	0	-?	?/ ?	-?	0	+	0	+/+?	++	+	0	/0	+	?
21/8221	Lutterworth	West (Grid 5)	Land west of Lutterworth	0	-?	?/ ?	-?	0	+	0	+/ ?	++	+	0	/0	+	?
24/10082	Lutterworth	West (Grid 8)	Land north of the A4303, west of Lutterworth	0	-?	?/ ?	-?	0	+	0	+/ ?	++	+	0	/0	+	?
24/10238	Lutterworth	West (Grid 8)	Land north of the A4303 and west of Lutterworth	0	-?	?/ ?	-?	0	+	0	+/ ?	++	+	0	/0	+	?
24/12210	Lutterworth	West (Grid 8)	L1 Land East of Lutterworth	0	?	?/ ?	?	0	++	0	+/+?	++	+	0	/0	+	?
24/10433	Lutterworth	West (Grid 8)	Land south of A4303	0	-?	?/ ?	?	0	+	0	+/+?	++	+	0	/0	+	?
21/8163	Market Harborough	South (Grid 7)	Land at Gallow Lodge	0	-?	?/0	-?	0	+	0	-/-?	++	+	0	/0	+	?
21/8164	Market Harborough	South (Grid 7)	Land west of Harborough Road, east of Langton Road	0	0?	?/0	-?	0	+	0	-/-?	+	+	0	/0	+	?
21/8122	Market Harborough	South (Grid 7)	Market Harborough North, East of Harborough Road	0	-?	?/0	?	0	+	0	++/+?	++	+	0	/0	+	?
21/8207	Market Harborough	South (Grid 7)	Land south of Braybrooke Road	0	-?	?/0	-?	0	++	0	++/+?	+	+	0	/0	++	-?
21/8211	Market Harborough	South (Grid 7)	Land north of Frolesworth Road	0	-?	?/ ?	?	0	+	0	-/-?	+	+	0	0	+	?
21/8233	Market Harborough	South (Grid 7)	Land east of A6	0	-?	?/0	-?	0	+	0	++/+?	++	+	0	/0	++	?

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
21/8234	Market Harborough	South (Grid 7)	Land south of Gallow Field Road	0	-?	?/0	?	0	+	0	-/-?	++	+	0	/0	+	?
21/8257	Market Harborough	South (Grid 7)	Land at Little Bowden	0	0?	?/0	?	0	++	0	++/+?	+	+	0	/0	++	-?
24/12212	Market Harborough	South (Grid 7)	Land East of A6	0	-?	?/0	-?	0	+	0	++/+?	++	+	0	/0	++	?
21/8178	Newton Harcourt	North (Grid 1/3)	Land at Newton Harcourt (Newton Croft)	0	-?	?/ ?	?	0	+	0	0/-?	++	+	0	/0	+	?
24/10137	Newton Harcourt	North (Grid 1/3)	Land at Newton Harcourt (known as Newton Croft)	0	-?	?/ ?	?	0	+	0	0/-?	++	+	0	/0	+	?
21/8038	Peatling Parva	West (Grid 6)	Prestlands, Ashby Road	0	-?	?/0	?	0	+	0	-/-?	++	+	0	/0	+	?
24/10053	Scraptoft	North (Grid 1)	Land east of Beeby Road	0	-?	?/ ?	?	0	+	0	-/-?	++	+	0	/0	-	?
24/10117	Scraptoft	North (Grid 1)	Land west of Beeby Road (Scraptoft Golf Club), and land east and west of Hamilton Lane	0	?	?/ ?	?	0	+	0	/+?	++	+	0	/0	+	?
24/10169	Scraptoft	North (Grid 1)	Land south of Covert Lane and land north of Wayside Lodge	0	-?	?/ ?	?	0	+	0	-/-?	+	+	0	/0	-	-?
24/10224	Scraptoft	North (Grid 1)	Land north of Covert Lane	0	-?	?/0	?	0	+	0	-/-?	++	+	0	/0	+	?
24/10229	Scraptoft	North (Grid 1)	Land east of The Woodlands, north of Covert Lane	0	-?	?/0	-?	0	+	0	-/-?	+	+	0	/0	-	-?
24/12211	Scraptoft	North (Grid 1)	Land north of Wayside Lodge, Covert Lane	0	0?	?/ ?	-?	0	+	0	-/-?	+	+	0	/0	-	-?
24/12214	Scraptoft	North (Grid 1)	Land south of Covert Lane	0	-?	?/0	?	0	+	0	-/-?	+	+	0	0	-	-?
24/12235	Scraptoft	North (Grid 1)	Land at Beeby Road	0	-?	?/ ?	?	0	+	0	-/-?	+	+	0	/0	-	-?
21/8229	Stoughton	North (Grid 1)	Farmcare Estate	0	-?	?/ ?	?	0	++	0	0/+?	++	+	0	/0	+	?
21/8150	Thurnby/Bushby	North (Grid 1)	Land South of A47 Uppingham Road	0	?	?/ ?	?	0	++	0	/+?	++	+	0	/0	+	?
21/8240	Thurnby/Bushby	North (Grid 1)	Scraptoft Valley, Land north of A47	0	-?	?/ ?	?	0	+	0	/+?	++	+	0	/0	+	?
24/10251	Thurnby/Bushby	North (Grid 1)	Land South of A47 Uppingham Road	0	?	?/ ?	?	0	++	0	/+?	++	+	0	/0	+	?

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
21/8138	Ullesthorpe	West (Grid 5)	Land off Manor Road	0	-?	?/ ?	?	0	+	0	0/+?	+	+	0	0	+	?
21/8217	Willoughby Waterleys	West (Grid 5)	Whetstone Pastures Garden Village	0	?	?/0	?	0	+	0	-/-?	++	+	0	/0	+	?

Table 6.3: Summary of SA findings for the Employment Site Options

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
24/12206	Broughton Astley	West (Grid 5)	Land north of Broughton Way	0	-?	?/0	-?	0	++	0	+	0	+	0	/0	+	?
21/8213	Broughton Astley	West (Grid 5)	Arkwright Hill Business Park, Lutterworth Road	0	0?	?/0	-?	0	+	0	-	0	++	0	/ ?	-	?
24/10536	Catthorpe	South West (Grid 8)	Land north-west of Catthorpe Interchange	0	-?	?/0	-?	0	++	0	-	0	++	0	/0	+	?
24/10522	Cotesbach	South West (Grid 8)	Land Off Rugby Road	0	0?	/ ?	-?	0	++	0	+	0	++	0	/0	+	?
21/8214	East Langton	Centre (Grid 3)	Astley Grange Farm	0	-?	?/0	?	0	++	0	-	0	+	0	/0	-	?
21/8212	Fleckney	Centre (Grid 3)	Land east of Fleckney Road	0	0?	?/0	-?	0	++	0	0	0	+	0	/0	+	?
24/12230	Fleckney	Centre (Grid 3)	Land off Marlborough Drive	0	0?	?/0	-?	0	++	0	0	0	+	0	0	+	?
24/9719	Foxton	South (Grid 7)	The Cattle Market, Foxton Road, Lubenham	0	0?	?/0	-?	0	++	0	-	0	+	0	/0	+	?
21/8053	Great Bowden	South (Grid 7)	Land off Dingley Road	0	-?	?/ ?	?	0	++	0	++	0	+	0	/0	++	-?
24/10642	Kibworth	Centre (Grid 3)	Land South of Priory Business Park	0	0?	?/0	?	0	++	0	0	0	+	0	/0	+	?
21/8105	Lutterworth	South West (Grid 8)	Warren Farm (West)	0	-?	/0	-?	0	++	0	+	0	++	0	/0	+	?
21/8108	Lutterworth	South West (Grid 8)	Warren Farm (East)	0	-?	?/0	-?	0	++	0	+	0	++	0	/0	+	?
21/8179	Lutterworth	South West (Grid 8)	Land south of Lutterworth Road / Coventry Road	0	-?	?/ ?	-?	0	++	0	+	0	+	0	0	+	-?

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
21/8201	Lutterworth	South West (Grid 8)	Land South of George House, Coventry Road	0	-?	?/0	-?	0	+	0	-	0	++	0	/0	+	?
24/10318	Lutterworth	South West (Grid 8)	Land at Gilmorton Road	0	-?	/ ?	-?	0	++	0	+	0	++	0	/0	-	?
24/9301	Lutterworth	South West (Grid 8)	Land to the west of Moorbarns Lane	0	0?	?/ ?	-?	0	++	0	+	0	++	0	/0	+	?
24/10491	Lutterworth	South West (Grid 8)	Moorbarns Farm	0	0?	?/ ?	-?	0	+	0	+	0	++	0	/0	+	?
24/10595	Lutterworth	South West (Grid 8)	Land South of George House, Coventry Road. Land to the South of the A4303	0	-?	?/0	-?	0	+	0	-	0	++	0	/0	+	?
24/12227	Lutterworth	South West (Grid 8)	Land at Mere Lane, Magna Park	0	-?	?/ ?	-?	0	++	0	0	0	++	0	/0	+	?
21/8027	Market Harborough	South (Grid 7)	Land off Leicester Road	0	-?	?/0	?	0	++	0	++	0	+	0	/0	+	-?
21/8124	Market Harborough	South (Grid 7)	Land adjacent to Bowden Business Village	0	0?	?/0	-?	0	+	0	-	0	+	0	0	+	?
21/8189	Market Harborough	South (Grid 7)	Courtyard Workshops, off Bath Street.	0	0?	++/0	-?	0	++	0	++	0	+	0	0	++	0?
21/8193	Market Harborough	South (Grid 7)	Land at Airfield Business Park	0	-?	++/0	?	0	++	0	++	0	+	0	/0	+	0?
24/10248	Market Harborough	South (Grid 7)	Land east of Northampton Road, north of Harborough Enterprise Centre	0	0?	?/0	?	0	++	0	++	0	+	0	/0	++	?
24/10398	Market Harborough	South (Grid 7)	Land west of Rockingham Road	0	-?	?/ ?	-?	0	++	0	++	0	+	0	/0	++	?
24/10470	Market Harborough	South (Grid 7)	Land off Kettering Road	0	-?	?/0	0?	0	++	0	++	0	+	0	0	++	?
24/10481	Market Harborough	South (Grid 7)	Land to the north of the A6 and east of the Melton Road Services	0	-?	?/0	-?	0	+	0	-	0	++	0	/0	+	?
24/12205	Market Harborough	South (Grid 7)	MH4 land at Airfield Farm (Wellington Business Park)	0	-?	?/0	?	0	+	0	-	0	++	0	/0	+	?
24/12213	Market Harborough	South (Grid 7)	Land to the north of the A6 and east of the Melton Road Services	0	0?	?/0	-?	0	+	0	-	0	+	0	/0	+	?

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
24/10253	Market Harborough	South (Grid 7)	Land East of Compass Way and Harborough Enterprise Centre	0	0?	?/0	-?	0	++	0	++	0	++	0	/0	++	-?
24/8737	Market Harborough	South (Grid 7)	Land OS 3073, Leicester Road	0	-?	?/0	?	0	+	0	++	0	+	0	/0	+	-?
24/10508	North Kilworth	South West (Grid 8)	Land to the South of Station Road (Easting: 462395, Northing: 283586)	0	0?	?/0	?	0	++	0	-	0	+	0	/0	+	?
21/8073	Shawell	South West (Grid 8)	Land off Watling Street (A5)	0	-?	?/0	-?		++	0	-	0	++	0	0	-	?
21/8074	Shawell	South West (Grid 8)	Land south of Gibbet Lane	0	-?	?/ ?	-?	0	++	0	-	0	++	0	/0	+	?
21/8169	Shawell	South West (Grid 8)	Land off A426 south of Cotesbach	0	?	?/ ?	?	0	++	0	-	0	++	0	/ ?	+	?
24/10255	Shawell	South West (Grid 8)	Land South of Gibbet Lane	0	-?	++/-?	-?	0	++	0	-	0	++	0	/0	+	0?
24/12226	Sutton in the Elms	West (Grid 5)	Land west of Broughton Astley – Sutton in the Elms, Coventry Road	0	?	?/0	-?	0	++	0	+	0	+	0	/0	-	?
21/8208	Ullesthorpe	West (Grid 5)	Land off A5, north of White House Farm	0	0?	?/ ?	-?	0	++	0	-	0	++	0	-/0	+	?

Table 6.4: SA findings for Retail Site Options

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
24/12231	Market Harborough	South (Grid 7)	Commons Car Park	0	-?	++/0	?	0	++	0	++	0	+	0	/0	++	+
24/10240	Market Harborough	South (Grid 7)	St Mary's Road	0	-?	++/0	?	0	++	0	++/++?	0	+	0	/0	++	+
24/10476	Thurnby/Bushby	North (Grid 1)	Land to the North of Uppingham Road	0	-?	?/ ?	-?	0	++	0	-	0	+	0	0	+	-?

Table 6.5: SA findings for Renewable Energy Generation Site Options

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
21/8071	Catthorpe	South West (Grid 8)	Land adjacent to M1 J19	++	-?	?/0	-?	0	0	0	0	0	0	0	/0	0	?

Table 6.6: SA findings for Gypsy and Traveller Site options

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
24/12233	Gilmorton	South West (Grid 8)	Bonehams Lane, Gilmorton, LE17 5PD	0	0?	?/0	0?	0	+	+	-	++	-	0	/0	-	?
24/12234	Claybrooke Parva	West (Grid 5)	Woodway Lane, Claybrooke Parva	0	0?	?/ ?	?	0	+	0	0	++	+	0	/ ?	+	?

Chapter 7

Sustainability Appraisal Findings for the Proposed Submission Draft Local Plan

7.1 This chapter sets out the SA findings for the Proposed Submission Draft Local Plan, including for the policies individually and then through consideration of the cumulative effects of the Local Plan as a whole.

7.2 The policy appraisals are grouped by section, as they appear in the Proposed Submission Draft Local Plan. Due to the nature of the Plan, effects are considered to be long-term and permanent, unless stated otherwise.

7.3 A number of recommendations were made in a draft version of this SA report, which were considered by the Council when preparing the final version of the document. These are set out at the end of the chapter along with the Council's response.

Vision

7.4 The vision is a high-level statement of what the Local Plan aims to achieve by 2041. The vision supports the delivery of residential and employment development across Harborough District including affordable housing. The vision also supports enhancements to access to local services, community provision which includes healthcare, education and recreational facilities. The vision supports continued engagement and a proactive approach through Neighbourhood Planning to create well-designed and inclusive places. New development should complement the existing townscape and landscape character while minimising adverse impacts on the natural environment and climate change. Therefore, positive effects are expected across the majority of the SA objectives: **SA Objective 1: Climatic Factors, SA Objective 2: Biodiversity and Geodiversity, SA Objective 4: Cultural heritage, SA**

Objective 6: Health and Wellbeing, SA Objective 7: Social Inclusion, SA Objective 8: Services, Facilities and Education, SA Objective 9: Housing, SA Objective 10: Economic Growth and SA Objective 14: Landscape.

Overall development strategy

7.5 This section presents the appraisals of the following Harborough Local Plan policies:

- Policy DS01 Development Strategy: Delivering Homes
- Policy DS02 Development Strategy: Creating jobs and diversifying the economy
- Policy DS03 Development Strategy: Tackling climate change and enhancing the natural environment
- Policy DS04 Development Strategy: Preserving and enhancing our Heritage and Rural Character
- Policy DS05 Development Strategy: Supporting Strategic Infrastructure

7.6 Policy DS01 takes forward Refined Option 3 from the suite of options considered and appraised in Chapter 5. This was considered by the Council to be the most sustainable approach to accommodating the required level of development in Harborough District. The Council considers that this approach minimises the worst impacts of new development and maximises the potential benefits, which is reflected in the SA by the fact that it performed the best of the three options considered. However, the likely effects of Policy DS01 vary slightly from those associated with Refined Option 3 as the policy now includes additional detail which has been taken into account in the appraisal presented below.

7.7 The likely effects of the policies in relation to each SA objective are shown in Table 7.1 and are described below the table.

Table 7.1: Summary of SA findings for the Overall Development Strategy Policies

SA Objectives	Policy DS01	Policy DS02	Policy DS03	Policy DS04	Policy DS05
SA1: Climatic Factors	+/	+/	++	0	+
SA2: Biodiversity and Geodiversity	?	0/-?	++	0	0
SA3: Resources	?	+/	+	0	0
SA4: Cultural Heritage	?	+/ ?	0	++	0
SA5: Air	+/	+/	+	0	+
SA6: Health and Wellbeing	++	+	+	+	+
SA7: Social Inclusion	++	+	+	0	+
SA8: Services, Facilities and Education	++	+	0	0	++
SA9: Housing	++	0	0	0	0
SA10: Economic Growth	0	++	0	0	0
SA11: Waste	-	-	+	0	+
SA12: Flood Risk	-	-	+	0	0
SA13: Sustainable Travel	+	+/	+	0	++
SA14: Landscape	?	0/-?	+	++	0

Policy DS01 Development Strategy: Delivering Homes

7.8 Individual site allocations have been appraised under the Key Development Sites policies, in particular Policy SA01: Site Allocation Schedule, Policy SA02:

Land South of Gartree Road Strategic Development Area and Policy SA03:
North of Market Harborough.

7.9 Policy DS01 Development Strategy: Delivering Homes is expected to have a significant positive effect in relation to **SA Objective 9: Housing**. The policy outlines a plan to provide 13,182 new dwellings across Harborough District between 2020 and 2041, with a minimum of 6,422 new homes to be delivered in addition to existing housing commitments and completions, and the allowance for windfall. These new homes will largely be concentrated within the established settlements in the settlement hierarchy. The largest allocation of new homes (2,450 homes) will be delivered in the Leicester Urban Area, followed by 1,670 homes in the Market Towns. The policy also permits limited residential development in the Large and Medium Villages, Small Villages, which will help to meet local housing need. As such, the policy facilitates development in appropriate locations, which will contribute balanced distribution of housing across the District.

7.10 A mixed effect (minor positive and minor negative) is expected in relation to **SA Objective 1: Climatic Factors** as the policy focuses the delivery of new housing predominately at the Leicester Urban Area and Market Harborough, which are in Tier 1 and 2 of the Settlement Hierarchy. These areas benefit from extensive public transport links and services, and therefore by focusing residential development largely in these areas, the potential for using low carbon modes of travel such as walking and cycling is higher. This could reduce dependency on private vehicles and lower associated greenhouse gas emissions, contributing positively to climate change adaptation and resilience. However, given the overall scale of development proposed there will still likely be an increase in vehicle movements in and around Harborough, with the associated emissions. As such, a mixed effect (minor positive and minor negative) is also expected in relation to **SA Objective 5: Air**. A minor positive effect is also expected in relation to **SA Objective 13: Sustainable Transport** as directing most housing growth to the Tier 1 and 2 settlements will likely result in development being located in close proximity to public transport links.

7.11 The majority of land within Harborough District is classed as being Grade 3 Agricultural Land (although the split between Grade 3a and 3b is unknown).

Therefore, a significant negative effect is expected in relation to **SA Objective 3: Resources** as development proposed through Policy DS01 could result in the take up of greenfield land of which some may be high quality land. The effect is uncertain as it will be dependent on the exact location of new development (which is appraised separately in relation to the relevant policies).

7.12 The policy is expected to have other negative environmental effects as it will likely require land take up of greenfield land, which could cause habitat loss and impact sensitive landscapes. In addition, new development can increase congestion and reduce air quality levels. Poor air quality can have a negative effect on wildlife and the natural environment. Therefore, significant negative effects are expected in relation to **SA Objective 2: Biodiversity and Geodiversity** and **SA Objective 14: Landscape**. There is also the potential for development to have adverse impacts on the setting of heritage assets. Therefore, a significant negative effect is also identified in relation to **SA Objective 4: Cultural Heritage**. There is a degree of uncertainty for the potential effects on biodiversity and geodiversity, landscape and heritage, as effects will be dependent on the exact scale, location and design of any development and any mitigation or enhancement measures included (as above, specific allocation policies have been appraised separately).

7.13 Access to community facilities, services, and healthcare is generally more convenient in urban areas. The policy focuses most new residential development in locations adjoining Leicester Urban Area and at Market Towns and Large Villages, which would likely achieve good levels of access for new residents to existing services and facilities, including public open space. A small number of new homes will be delivered in Medium Villages (452) and Small Villages (350). This would ensure a greater spread of development between these settlements, which are located towards the bottom of the Settlement Hierarchy. This could mean that services and facilities are less likely to become overloaded than if the development was focused in the Leicester Urban Area and Market Towns only, and could increase the viability of existing rural facilities. It may also help reduce inequalities in the more deprived rural areas of the District. Overall, therefore, the development distribution provided for by Policy DS01 is expected to have significant positive effects in relation to **SA**

Objectives 6: Health and Wellbeing, 7: Social Inclusion, and 8: Services, Facilities and Education.

7.14 New development will result in the generation of waste, both during construction and occupation of the buildings, but the level of waste generation is unlikely to be influenced by the overall spatial strategy. Therefore, a minor negative effect is expected in relation to **SA Objective 11: Waste**.

7.15 Harborough District largely falls within Flood Zone 1. However, there are pockets of Flood Zones 2 and 3. A minor negative effect is therefore likely in relation to **SA Objective 12: Flood Risk** as the policy could result in development within areas of higher flood risk. However, it is noted that the allocated sites largely fall outside of these areas of Flood Zone 2 and 3 given that the majority of flood zones within Harborough District are within the centre of Market Harborough and most development is to be located on the edges of towns and villages. The effect identified is uncertain as it will be dependent on the exact location of new development and the proposals for how any residual flood risk is managed, for example the incorporation of SuDS within new developments.

Policy DS02 Development Strategy: Creating jobs and diversifying the Economy

7.16 Note that individual site allocations referred to within this policy have been appraised under the Key Development Sites, in particular Policy SA01: Site Allocation Schedule.

7.17 Policy DS02 Development Strategy: Creating jobs and diversifying the Economy aims to drive job creation and economic diversification in Harborough District by allocating 60 hectares for employment land over the plan period. This requirement will be met through the allocation of at least 16.4 hectares for business uses (offices, light and general industry, and non-strategic storage and distribution) on specific sites, which includes 8.9 hectares in the Market Towns,

5 hectares in the Leicester Urban Area and 3.1 hectares in the Large Villages. In addition, 340,000 sqm of floorspace will be provided for Strategic Distribution for large-scale Warehousing at Magna Park and George House, Coventry Road site. As such, the policy is expected to have a significant positive effect in relation to **SA Objective 10: Economic Growth** by providing an adequate supply of employment land to support economic growth and by promoting the delivery of essential infrastructure to help meet the District's forecast employment needs. Furthermore, the policy supports economic growth within settlements, with a focus on locating major office and leisure development in the District's existing centres, which will enable growth and investment in Town, District and Local Centres, increasing their vitality and viability, and supporting a resilient local economy. The policy also supports leisure development, which will be directed to the Market Towns, District and Local Centres, which helps to boost economic diversity.

7.18 Policy DS02 is expected to have a mixed effects (minor positive and minor negative) in relation to **SA Objective 1: Climatic Factors** as the policy supports investment in existing employment areas, which includes in the District's Market Towns, where most people live, increasing opportunities for employees to walk and cycle to work. This reduces reliance on the private car and associated greenhouse gas emissions, having a positive effect on air quality. However, the policy also refers to Magna Park as a Strategic Distribution Employment Area, and additional provision of 340,000 sqm will be provided at Magna Park, largely due to the strategic road access advantages. The reliance on road-based access at Magna Park may introduce a potential increase in vehicle traffic, and associated greenhouse gas emissions. Therefore, mixed effects (minor positive and minor negative) are also anticipated in relation to **SA Objective 5: Air** and **SA Objective 13: Sustainable Travel**.

7.19 Mixed effects (negligible and minor negative) are expected in relation to **SA Objective 2: Biodiversity and Geodiversity** and **SA Objective 14: Landscape** as the policy directs development to locations in Harborough's market towns and large villages where employment uses are already focussed and where sensitive ecological assets are likely to be avoided. However, the development of any new sites, including at Magna Park has the potential to

adversely impact on local biodiversity and sensitive landscapes. The policy stipulates that the Foxton Locks and Grand Union Canal's roles will be enhanced as tourism and leisure attractions. These are two nationally significant heritage assets, and whilst their enhancement will draw visitors and boost the local economy, the focus on enhancing these heritage assets is likely to help to protect and maintain them. In addition, the majority of employment development is directed towards existing employment areas where there is unlikely to be an abundance of heritage assets. However, any new development has the potential to impact on heritage assets given the high number across Harborough District in particular the market towns where some growth is proposed. As such a mixed effect (minor positive and minor negative) is anticipated in relation to **SA Objective 4: Cultural Heritage**. There is a degree of uncertainty for the identified effects for biodiversity and geodiversity, landscape and heritage, as effects will be dependent on the exact scale, location and design of any development and any mitigation or enhancement measures included (site allocation policies are appraised separately).

7.20 A mixed effect (minor positive and minor negative) is expected in relation to **SA Objective 3: Resources** as the policy supports the reoccupation of vacant units particularly in relation to the delivery of retail and food/beverage establishments, which will regenerate brownfield land. However, the policy will likely still result in the take up of some greenfield land particularly through the proposed development at Magna Park.

7.21 Policy DS02 is expected to have minor positive effects in relation to **SA Objective 6: Health and Wellbeing** and **SA Objective 7: Social Inclusion** as the policy would increase employment opportunities for all, which can have beneficial effects on people's health and wellbeing, in addition to addressing levels of deprivation. The policy allows for Business Uses outside defined employment zones, prioritising major office and leisure development within established centres and supporting rural areas where compliant with other plan policies. This approach aims to foster economic growth and social inclusion across both urban and rural communities.

7.22 The policy is expected to have a minor positive effect in relation to **SA Objective 8: Services, Facilities and Education** as it encourages economic

growth in employment areas in the District's Market Towns, the Leicester Urban Area, and Large Villages, where most services and facilities are located. This will mean that employees will have good access to existing services and facilities during lunch breaks and after work. Economic growth in the area may also support the development of additional services and facilities in the District.

7.23 New development will result in the generation of waste, both during construction and occupation of the buildings, but the level of waste generation is unlikely to be influenced by the overall spatial strategy. Therefore, a minor negative effect is expected in relation to **SA Objective 11: Waste**.

7.24 Harborough District largely falls within Flood Zone 1. However, there are pockets of Flood Zones 2 and 3. A minor negative effect is likely in relation to **SA Objective 12: Flood Risk** as it could result in development within areas of higher flood risk. However, it is noted that the allocated sites largely fall outside of these areas of Flood Zone 2 and 3 given that the majority of land with higher flood risk falls within the centre of Market Harborough and most development is to be located on the edges of towns and villages. The effect identified is uncertain as it will be dependent on the exact location of new development and the proposals for how any residual flood risk is managed, for example the incorporation of SuDS within new developments (as noted above, site allocation policies are appraised separately).

Policy DS03 Development Strategy: Tackling climate change and enhancing the natural environment

7.25 Policy DS03 Development Strategy: Tackling Climate Change and Enhancing the Natural Environment stipulates that development in Harborough should follow a sustainable transport hierarchy, promoting sustainable active travel modes and public transport above use of the private car. This will reduce reliance on fossil fuels and associated greenhouse gas emissions. The policy also supports the creation of multifunctional green and blue infrastructure

networks, that enhance carbon sequestration including through increased tree planting in areas with low tree canopy cover such as Market Harborough. The policy is therefore expected to have a significant positive effect in relation to **SA Objective 1: Climatic Factors**.

7.26 The policy aims to safeguard the District's nationally and locally designated biodiversity and geodiversity sites, as well as retaining and enhancing existing Green and Blue Infrastructure networks. The policy also ensures that development contributes to the delivery of the national Nature Recovery Network and the Leicestershire, Leicester and Rutland Nature Recovery Strategy. As such, the policy is expected to receive a significant positive effect in relation to **SA Objective 2: Biodiversity and Geodiversity**. The policy also supports the retention of existing green and blue infrastructure including woodland, hedgerows and semi-natural habitats which may provide habitats for wildlife. In addition, watercourse restoration projects are supported which will help to create wetland habitats. A minor positive effect is expected in relation to **SA Objective 3: Resources** as safeguarding biodiversity and geodiversity sites will help to preserve valuable natural resources. Also, the creation, retention, and enhancement of green and blue infrastructure networks such as woodlands, hedgerows, and semi-natural habitats will contribute to resilient ecosystems that support soil health and water quality. Further to this, the policy stipulates that development should optimise the use of natural resources, meeting high environmental standards in sustainable design and construction, which will have further positive effects in relation to **SA Objective 3: Resources**.

7.27 Enhancing green infrastructure and preserving natural habitats, the policy can have a beneficial effect on **SA Objective 5: Air Quality**, as vegetation help to filter air pollutants, and reduce particulate matter. Additionally, the prioritisation of sustainable active travel modes will further improve air quality through reduced vehicle emissions.

7.28 The policy is expected to have a minor positive effect in relation to **SA Objective 6: Health and Wellbeing** and **SA Objective 7: Social Inclusion** as safeguarding biodiversity and geodiversity sites, as well as promoting the creation and enhancement of green and blue infrastructure networks fosters

environments in which residents can engage in outdoor activities, supporting physical activity and recreational opportunities. This could also provide increased opportunities for social interaction. Access to natural spaces is linked to improved mental health, and enhanced wellbeing.

7.29 Policy DS03 is also anticipated to have a minor positive effect in relation to **SA Objective 11: Waste** as the policy stipulates that development in the District should meet high environmental standards in design and construction, with particular emphasis on waste management, as well as water efficiency. As such, the policy is also expected to have a minor positive effect in relation to **SA Objective 12: Flood Risk**. Furthermore, the policy seeks to ensure that development supports watercourse restoration projects, which will enhance water resilience, and help to mitigate flood risk.

7.30 The policy embeds a sustainable transport hierarchy, which aims to reduce high carbon travel modes in favour of more sustainable alternatives like walking and cycling. This will help to reduce car dependency resulting in a minor positive effect in relation to **SA Objective 13: Sustainable Travel**. The policy is also expected to have a minor positive effect in relation to **SA Objective 14: Landscape** as safeguarding existing green and blue infrastructure networks and providing new networks will enhance the quality of public realm and open spaces, and hence the quality of the local landscape.

7.31 Negligible effects are expected against the remaining SA objectives.

Policy DS04 Development Strategy: Preserving and enhancing our Heritage and Rural Character

7.32 Policy DS04 Development Strategy: Preserving and enhancing our Heritage and Rural Character focuses on the protection and enhancement of the District's historic character, recognising the strategic significance of heritage assets as integral components of the District's character and identity. The policy

also seeks to avoid the gradual erosion of the historic environment caused by piecemeal or cumulative development that could undermine the integrity of Conservation Areas and other heritage sites. As such, a significant positive effect is expected in relation to **SA Objective 4: Cultural Heritage**.

7.33 The policy seeks to maintain the rural identity of the District. The policy stipulates that development in Areas of Separation must avoid coalescence and preserve the visual and physical separation between neighbouring settlements. This will ensure that towns and villages maintain their unique identity and that the overall landscape character of the area is maintained. The policy also seeks to ensure that the open and undeveloped character of the District's Green Wedges are safeguarded, which will help to retain village identity and settlement separation. A significant positive effect is therefore identified in relation to **SA Objective 14: Landscape**.

7.34 A minor positive effect is expected in relation to **SA Objective 6: Health and Wellbeing** as the safeguarding of Green Wedges is intended to guide development form, while providing access from urban areas into green spaces and open countryside. This access will encourage outdoor recreation and physical activity, contributing to improved mental and physical health. The policy will also positively impact health and well-being by preserving the rural identity and distinct landscape character of the District, thereby helping to foster a strong sense of place for residents.

7.35 Negligible effects are expected against the remaining SA objectives.

Policy DS05 Development Strategy: Supporting Strategic Infrastructure

7.36 Policy DS05 Development Strategy: Supporting Strategic Infrastructure is expected to have a significant positive effect in relation to **SA Objective 8: Services, Facilities and Education** by supporting new infrastructure that aligns with anticipated housing growth and meets community needs. The policy

supports the provision and expansion of essential services, including primary and secondary schools, health, sports, and community facilities, and open spaces. Furthermore, the policy stipulates that developers will be required to either provide direct provision or contribute towards the provision of local and strategic infrastructure, ensuring that developments are well-supported. In doing so, the policy will improve accessibility to key local services and facilities and education across the District.

7.37 A significant positive effect is also expected in relation to **SA Objective 13: Sustainable Transport** as the policy stipulates that new developments should be supported by, and have good access to, infrastructure. In relation to new or extended health provision proposals, these are expected to be well-linked to public transport, cycling and walking routes and be easily accessible to communities they serve. In collaboration with regional authorities, transport impacts of new developments will be addressed through the delivery of Transport Strategies. These strategies, supported by private developers and the public sector, will focus on sustainable travel improvements, such as enhancements to walking, cycling, and public transport, as well as targeted improvements to the Major and Strategic Road Networks respectively. A minor positive effect is anticipated in relation to **SA Objective 1: Climatic Factors** as enhanced infrastructure and emphasis on sustainable transport options are likely to contribute to reduced emissions and help reduce air and noise pollution associated with the use of the private car. Therefore, a minor positive effect is also identified in relation to **SA Objective 5: Air**.

7.38 Minor positive effects are expected in relation to **SA Objectives 6: Health and Wellbeing** and **SA Objective 7: Social Inclusion** as the policy stipulates that developer contributions will be required to secure infrastructure which is necessary to ensure delivery of community infrastructure, open space and healthcare facilities. This will ensure equal access to services and facilities and reduce health inequalities. A minor positive effect is also anticipated in relation to **SA Objective 11: Waste** as the policy requires development proposals to include a strategy for waste management and recycling.

7.39 Negligible effects are expected against the remaining SA objectives.

Key Development Sites

7.40 This section presents the appraisals of the following Harborough Local Plan policies:

- Policy SA01: Sites Allocations
- Policy SA01: Site Allocation Schedule
- Policy SA02: Oadby Strategic Area Development
- Policy SA03: North of Market Harborough Strategic Development Area

7.41 The likely effects of the policies and site allocations in relation to each SA objective are described below. Note that Policy SA01 has been appraised in two parts – initially an appraisal of the policy text i.e. the requirements that will apply to all the site allocations, and then an appraisal of the allocated sites by settlement/area.

Policy SA01: Site Allocations

7.42 The site allocations are appraised under Policy SA01: Site Allocation Schedule and the housing and employment requirements are set out and appraised under Policy DS01 Development Strategy: Delivering Homes and Policy DS02 Development Strategy: Creating Jobs and Diversifying the Economy.

Policy SA01: Site Allocation Schedule

7.43 The sites allocated in the site allocations schedule were originally appraised as options in Chapter 6, taking into account only the site boundaries and not any site-specific proposals or mitigation. Those ‘Policy off’ appraisals of the relevant site options were used as a starting point for the appraisal of this part of Policy SA01 and have been updated to take into account the overarching

policy requirements set out in Policy SA01: Site Allocation Schedule (appraised above) as well as the site-specific policy requirements in the schedule itself and any minor boundary changes and combining of site options into a larger allocation.

7.44 A total of 31 sites have been allocated across 15 areas covering Leicester Urban Area, Market towns and large to medium villages. The likely effects of the site allocations are shown by area in Table 7.2 below.

Table 7.2: Summary of SA findings for Policy SA01 site allocations

SA Objective	SA1: Climatic Factors	SA2: Biodiversity and Geodiversity	SA3: Resources	SA4: Cultural Heritage	SA5: Air	SA6: Health and Wellbeing	SA7: Social Inclusion	SA8: Services, Facilities and Education	SA9: Housing	SA10: Economic Growth	SA11: Waste	SA12: Flood Risk	SA13: Sustainable Travel	SA14: Landscape
Thurnby and Bushby (Leicester Urban Area)	+/	+/		-?	+/	++	++	+/	+	+	0	+/--	+/	-
Scraptoft (Leicester Urban Area)	+/	-		-	+/	++	++	++/-	+	+	0	+/--	+/	-
Market Harborough (Market Town)	+/	-	++/--	-	+/	++	++	++/-	+	++	0	+/--	++/-	-
Lutterworth (Market Town)	+/	+/		-	+/	++	++	+/	+	+	0	+/	+/	-
Broughton Astley (Large Village)	+/	+/		-?	+/	++	++	++	+	+	0	+/--	++/-	-
Fleckney (Large Village)	+/	-		-?	+/	++	++	+	+	+	0	+/	+/	-
Great Glen (Large Village)	+/	+/		-	+/	++	++	+	+	+	+	+/--	++/-	-
Kibworth (Large Village)	+/	+/		-	+/	++	++	+/	+	+	0	+/--	+/	-
Billesdon (Medium Village)	+/	-	++/--	-	+/	++	++	+	+	+	0	+/	+/	-
Great Bowden (Medium Village)	+/	+/		-	+/	++	++	+	+	+	+/0	+/	++/-	-
Houghton on the Hill	+/	-		-	+/	++	++	+	+	+	0	+/	+/	-

SA Objective	SA1: Climatic Factors	SA2: Biodiversity and Geodiversity	SA3: Resources	SA4: Cultural Heritage	SA5: Air	SA6: Health and Wellbeing	SA7: Social Inclusion	SA8: Services, Facilities and Education	SA9: Housing	SA10: Economic Growth	SA11: Waste	SA12: Flood Risk	SA13: Sustainable Travel	SA14: Landscape
(Medium Village)														
Husbands Bosworth (Medium Village)	+/	-		-	+/	++	++	+/	+	+	0	+/--	+/	-
Ullesthorpe (Medium Village)	+/	-			+/	++	++	+	+	+	0	+/	+/	-
Magna Park (Strategic Warehousing)	+/	-		-?	+/	+	+	-	0	++	0	+/	+/	-

Land South of Gartree Road Strategic Development Area

7.45 The appraisal of OA1: Land south of Gartree Road has been addressed through the appraisal of the separate Policy SA02: Land South of Gartree Road Strategic Development Area.

Thurnby and Bushby (Leicester Urban Area)

7.46 The following site allocation is made at Thurnby and Bushby (Leicester Urban Area):

- TB1: Land north of A47 and east of Zouche Way (Site Option 21/8241)

7.47 A mixed effect (minor positive and minor negative) is expected for Land north of A47 and east of Zouche Way in relation to **SA Objective 2: Biodiversity and Geodiversity** as the site is located within 250m of a number of small Local Wildlife Sites which could be impacted by development at the site. However, Policy SA01 specifies for the site that existing hedgerows and associated trees will be retained and reinforced wherever possible, which will aid in protecting and enhancing Harborough's biodiversity.

7.48 Land north of A47 and east of Zouche Way comprises of Grade 3 agricultural land (although the split between Grade 3a and 3b is unknown) and also falls within a Minerals Safeguarding Area. Development on this site would therefore result in loss of best and most versatile agricultural land and may sterilise mineral resources and restrict the availability of resources in the District. Therefore, a significant negative effect is expected in relation to **SA Objective 3: Resources**.

7.49 Land north of A47 and east of Zouche Way is located in close proximity to Thurnby and Bushby Conservation Area which contains a number of Listed

Buildings. Therefore, development of the site has the potential to negatively impact these heritage assets and a potential but uncertain minor negative effect is identified in relation to **SA Objective 4: Cultural Heritage**.

7.50 Significant positive effects are expected in relation to **SA Objective 6: Health and Wellbeing** and **SA Objective 7: Social Inclusion**. Land north of A47 and east of Zouche Way is located within walking distance (720m) of an area of open space and a footpath/cycle path, which will encourage healthy and active lifestyles and ensure good access to healthcare. Policy SA01: Site Allocation Schedule requires development to enable a high degree of integration and connectivity between new and existing communities, which will enhance health and wellbeing of residents as well as aid in promoting social inclusion and equality.

7.51 Land north of A47 and east of Zouche Way is not located within 720m of the built-up areas of Market Harborough, Lutterworth, Broughton Astley, Ullesthorpe, Husbands Bosworth, Fleckney, Kibworth, Great Glen, Houghton on the Hill or Billesdon. In addition, the site is more than 600m from any existing school or college. However, the site is located close to the Leicester Urban Area and Oadby and Wigston. Therefore, there is access to services and facilities outside of Harborough District. Therefore, a mixed effect (minor positive and minor negative) is expected in relation to **SA Objective 8: Services, Facilities and Education**.

7.52 A minor positive effect is expected in relation to **SA Objective 9: Housing** as the site is proposed for residential development, which will help to meet local housing need. However, the site is expected to deliver under 500 homes so will not make an individually significant contribution to meeting Harborough's housing needs. Land north of A47 and east of Zouche Way is located within walking distance of a number of bus stops providing access to public transport links. This access to public transport links could reduce the reliance on the private car, however, development is inevitably likely to result in some increases in private car use. The provision of nearby bus links also offers easy access to employment opportunities. Therefore, a minor positive effect is expected in relation to **SA Objective 10: Economic Growth** as a result of the level of access to employment. Mixed effects (minor positive and minor negative) are

likely in relation to **SA Objective 1: Climatic Factors**, **SA Objective 5: Air** and **SA Objective 13: Sustainable Travel** as despite the inevitable increase in car use, Policy SA01 requires an assessment of transport impacts.

7.53 The site is located within an area with a 1 in 30 year risk of surface water flooding. Therefore, the site has a high risk of flooding and development of the site could increase the risk of flooding within the area. However, Policy SA01: Site Allocation Schedule requires a site-specific Flood Risk Assessment to ensure that development will not increase flood risk and the integration of flood resilient and sustainable drainage design. Therefore, a mixed effect (significant negative and minor positive) is expected in relation to **SA Objective 12: Flood Risk**.

7.54 Land north of A47 and east of Zouche Way is a small site; however it is located outside of the countryside on greenfield land. Development of this site will therefore have the potential to negatively impact on the character and distinctiveness of Harborough's landscape and a minor negative effect is expected in relation to **SA Objective 14: Landscape**.

Scraptoft (Leicester Urban Area)

7.55 The following site allocations are made at Scraptoft (Leicester Urban Area):

- S1: Scraptoft East, Land between Scraptoft and Bushby (Site option 21/8227)
- S2: Land at Beeby Road (Site option 24/12235)

7.56 The appraisal of S1: Scraptoft East, Land between Scraptoft and Bushby has been addressed through the appraisal of the separate Policy SA04: Scraptoft East.

7.57 Land at Beeby Road is located within 250m of a number of small Local Wildlife Sites which could be impacted by development at the sites. Therefore,

a minor negative effect is expected in relation to **SA Objective 2: Biodiversity and Geodiversity**.

7.58 Land at Beeby Road comprises of Grade 3 agricultural land (although the split between Grade 3a and 3b is unknown) and also falls within a Minerals Safeguarding Area. Development of this site would therefore result in loss of best and most versatile agricultural land and may sterilise mineral resources and restrict the availability of resources in the District. Policy SA01 requires a Minerals Assessment to be submitted for the site; however the loss of greenfield land cannot be mitigated. Therefore, a significant negative effect is expected in relation to **SA Objective 3: Resources**.

7.59 Land at Beeby Road is located in close proximity to Scaptoft Conservation Area which contains a number of Listed Buildings. Therefore, development of this site has the potential to negatively impact these heritage assets. However, the policy requires that the development proposal should respect that the site will form an extension of the gateway into Scaptoft village in the site design. Therefore, an overall minor negative effect is expected in relation to **SA Objective 4: Cultural Heritage**.

7.60 Significant positive effects are expected in relation to **SA Objective 6: Health and Wellbeing** and **SA Objective 7: Social Inclusion**. The site is located within walking distance (720m) of an area of open space, which will encourage healthy and active lifestyles.

7.61 The site is not located within 720m of the built-up areas of Market Harborough, Lutterworth, Broughton Astley, Ullesthorpe, Husbands Bosworth, Fleckney, Kibworth, Great Glen, Houghton on the Hill or Billesdon. The site is also not located in close proximity to an existing primary school. However, the site is located in close proximity to the Leicester Urban Area which offers access to a range of services and facilities. Policy SA01: Site Allocations Schedule requires development of Land at Beeby Road to contribute to the reasonable costs of provision of a new two form entry primary school. This will enhance local education provision with the area. Therefore, mixed effects

(significant positive and minor negative) are expected in relation to **SA Objective 8: Services, Facilities and Education**.

7.62 Land at Beeby Road will deliver 175 new homes; therefore a minor positive effect is expected in relation to **SA Objective 9: Housing**. The site is located within walking distance of a number of bus stops, providing access to public transport links. This access to public transport links could reduce the reliance on the private car, however, development is inevitably likely to result in some increases in private car use. The development of the site is required by Policy SA01 to consider the impacts on traffic on nearby roads. Therefore, a minor positive effect is expected in relation to **SA Objective 10: Economic Growth** as a result of the level of access to employment. Mixed effects (minor positive and minor negative) are likely in relation to **SA Objective 1: Climatic Factors**, **SA Objective 5: Air** and **SA Objective 13: Sustainable Travel**.

7.63 The site is located within an area with a 1 in 30 year risk of surface water flooding. Therefore, the site has a high risk of flooding and development could increase the risk of flooding within the area. However, Policy SA01: Site Allocation Schedule requires a site-specific Flood Risk Assessment to ensure that development will not increase flood risk and the integration of flood resilient and sustainable drainage design. Therefore, a mixed effect (significant negative and minor positive) is expected in relation to **SA Objective 12: Flood Risk**.

7.64 Land at Beeby Road is located within the countryside on greenfield land. Development of this site will therefore have the potential to negatively impact on the character and distinctiveness of Harborough's landscape. Therefore, a minor negative effect is expected in relation to **SA Objective 14: Landscape**.

Market Harborough (Market Town)

7.65 MH1: Land east of Leicester Road and south of Grand Union Canal, MH2: East of Market Harborough Road and MH3: Land south of Gallow Field Road have been appraised via Policy SA03: North of Market Harborough.

7.66 The following four site allocations are appraised at Market Harborough (Market Town):

- MH5: Land OS3070, Leicester Road (Site option: 24/8737)
- MH6: Compass Point Business Park (24/10248 and 24/10253)
- MH7: St Marys Road (Site option: 24/10240)
- MH8: Commons Car Park (Site option: 24/12231)

7.67 Minor negative effects are expected for all four site allocations in relation to **SA Objective 2: Biodiversity and Geodiversity** as three of the sites are located within 250m of a number of small Local Wildlife Sites which may be impacted by development at the sites. In particular, the site at Commons Car Park is located next to the River Welland Local Wildlife Site. However, Policy SA01: Site Allocation Schedule requires the development of Commons Car Park to ensure that development is sensitive to the River Welland and its role as a wildlife corridor.

7.68 Two of the site allocations comprise of Grade 3 agricultural land (although the split between Grade 3a and 3b is unknown). Development of these sites would therefore result in loss of best and most versatile agricultural land, which cannot be mitigated. However, the site allocations at St Marys Road and Commons Car Park will result in the development of brownfield land and therefore will have a positive effect on this SA Objective through the efficient use of land. Therefore, a mixed effect (significant negative and significant positive) is expected in relation to **SA Objective 3: Resources**.

7.69 Two of the sites (St Marys Road and Commons Car Park) are located in close proximity to Market Harborough Conservation Area which contains a number of Listed Buildings. The site allocation at Commons Car Park falls within the Conservation Area. Therefore, development of these sites has the potential to negatively impact these heritage assets. Along with the sites at St Mary's Road and Land OS3070, Leicester Road, this could have negative impacts on local heritage assets including a number of Listed Buildings. Development of the site at Land OS3070, Leicester Road is required to preserve and enhance the setting of the Grand Union Canal Conservation Area.

In addition, a Heritage Impact Assessment is required for development of three of the sites (St Marys Road, Commons Car Park and Land OS3070, Leicester Road). Taking account of the mitigation proposed through Policy SA01: Site Allocation Schedule, a minor negative effect is expected overall in relation to **SA Objective 4: Cultural Heritage**.

7.70 Significant positive effects are expected in relation to **SA Objective 6: Health and Wellbeing** and **SA Objective 7: Social Inclusion**. All the allocated sites are located in close proximity to areas of open space and cycle paths which will encourage healthy and active lifestyles. Site allocations Compass Point Business Park and Commons Car Park are also located in close proximity to a GP surgery/hospital and therefore have good access to existing healthcare facilities. Policy SA01: Site Allocation Schedule requires the development of Land OS3070, Leicester Road to provide necessary noise attenuation to protect residential enmity of occupiers of the adjacent Greenacres Gypsy and Traveller site which will help to minimise any adverse impacts to these residents.

7.71 Commons Car Park is allocated for mixed use retail development including a net increase in retail floorspace of at least 1000sqm (gross). St Marys Road is allocated for 3000sqm (gross) of mixed use development which includes a mix of leisure, entertainment, tourism and retail uses. Therefore, both these sites will enhance the availability of services and facilities within Market Harborough. St Marys Road and the site at Commons Car Park are located along Market Harborough High Street and therefore have the best access to services and facilities by being centrally located. The remaining allocated sites lie on the edge of Market Harborough, outside of the town boundary, and therefore access to key services and facilities is more limited. Policy SA01: Site Allocation Schedule requires the development of Commons Car Park to provide safe, attractive pedestrian linkages within the site and to the wider town centre. Overall, mixed effects (significant positive and minor negative) are expected in relation to **SA Objective 8: Services, Facilities and Education**.

7.72 All the sites are allocated solely for employment/retail and leisure development and are therefore not expected to support Harborough in meeting their housing need. Therefore, negligible effects are expected in relation to **SA Objective 9: Housing**. Significant positive effects are expected in relation to

SA Objective 10: Economic Growth as the site allocations are expected to support economic growth within Market Harborough providing employment opportunities for those within Market Harborough and across the District.

7.73 St Marys Road and Commons Car Park are located within close proximity to Market Harborough train station along with a variety of bus stops and cycle path. The remaining site allocations are located in close proximity to a number of bus stops. Therefore, all of these site allocations have good access to public transport links across Market Harborough. The access to public transport links could reduce the reliance on the private car, however, development is inevitably likely to result in some increases in private car use. Policy SA01: Site Allocation Schedule requires the development of Commons Car Park to provide safe, attractive pedestrian linkages within the site and to the wider town centre. Mixed effects (minor positive and minor negative) are therefore likely in relation to **SA Objective 1: Climatic Factors**, **SA Objective 5: Air** and mixed (significant positive and minor negative) effects for **SA Objective 13: Sustainable Travel** as Policy SA01 requires site allocations to prioritise sustainable travel opportunities within development of the site.

7.74 All of the site allocations are located entirely within an area with a 1 in 30 year risk of surface water flooding. Therefore, the sites have a high risk of flooding and development of the sites could increase the risk of flooding within the area. However, Policy SA01: Site Allocation Schedule requires a site-specific Flood Risk Assessment to ensure that development will not increase flood risk and the integration of flood resilient and sustainable drainage design. Therefore, a mixed effect (significant negative and minor positive) is expected in relation to **SA Objective 12: Flood Risk**.

7.75 Land OS3070, Leicester Road and Compass Point Business Park are located on greenfield land but are outside of the countryside. The remaining two site allocations are located within the urban area of Market Harborough and therefore are not expected to impact on local landscape. Policy SA01: Site Allocation Schedule requires the layout and design of MH6: Compass Point Business Park to be in keeping with the scale, character and appearance of the Compass Point Business Park. Therefore, a minor negative effect is expected in relation to **SA Objective 14: Landscape**.

Lutterworth (Market Town)

7.76 The following three site allocations are appraised at Lutterworth (Market Town):

- L1: Land off Leicester Road (Site option 21/8167)
- L2: Land at M1 Junction 20/Swinford Road (Site option 21/8104)
- L3: Land south of Lutterworth Road / Coventry Road (Site option 21/8179)

7.77 A mixed effect (minor positive and minor negative) is expected for all three site allocations in relation to **SA Objective 2: Biodiversity and Geodiversity** as two of the sites (Land off Leicester Road and Land south of Lutterworth Road / Coventry Road) are located within 250m of a number of small Local Wildlife Sites and so development at the site may harm Harborough's natural assets and biodiversity. However, development at Land off Leicester Road is required to incorporate appropriate mitigation for impacts on Bittesby Brook Local Wildlife Site and Land south of Lutterworth Road / Coventry Road is expected to retain green corridors and a 10m buffer between Bitteswell Brook and the development. In addition, Policy SA01 requires the enhancement of a potential wildlife site near the former railway line as part of the development of Land at M1 Junction 20/Swinford Road.

7.78 All of the site allocations comprise of Grade 3 agricultural land (although the split between Grade 3a and 3b is unknown). Development of these sites would therefore result in loss of best and most versatile agricultural land which cannot be mitigated. Two of the site allocations (Land at M1 Junction 20/Swinford Road and Land south of Lutterworth Road / Coventry Road) fall within Mineral Safeguarding Areas and may sterilise mineral resources. Therefore, a significant negative effect is expected in relation to **SA Objective 3: Resources**.

7.79 All sites are located in close proximity to either Lutterworth or Bitteswell Conservation Area which contains a large number of Listed Buildings. Therefore, development of these sites has the potential to negatively impact

these heritage assets. Policy SA01: Site Allocation Schedule requires Land off Leicester Road to respond positively to the setting of Bitteswell Conservation Area and other nearby heritage assets and must avoid negatively impacting its setting. Therefore, a minor negative effect is expected in relation to **SA**

Objective 4: Cultural Heritage.

7.80 Significant positive effects are expected in relation to **SA Objective 6: Health and Wellbeing** and **SA Objective 7: Social Inclusion**. All these allocated sites are located in close proximity to areas of open space and cycle paths which will encourage healthy and active lifestyles. Development of Land at M1 Junction 20/Swinford Road requires potential noise and vibration from the adjacent M1 to be assessed and mitigated, which will minimise adverse impacts on existing and new residents.

7.81 All of these allocated sites are located within close proximity of Lutterworth which offers an array of services and facilities. However, only Land off Leicester Road is located close to a school, secondary school. Therefore, mixed effects (minor positive and minor negative) are expected in relation to **SA Objective 8: Services, Facilities and Education**.

7.82 Only Land south of Lutterworth Road / Coventry Road is allocated solely for employment and therefore is not expected to contribute to Harborough's housing need. Land off Leicester Road and Land at M1 Junction 20/Swinford Road are expected to deliver a total of 320 homes. Therefore, a minor positive effect is expected in relation to **SA Objective 9: Housing**. A minor positive effect is also expected in relation to **SA Objective 10: Economic Growth** as Land south of Lutterworth Road / Coventry Road is expected to support economic growth within Lutterworth, providing employment opportunities for those within Lutterworth and across the District.

7.83 All of these site allocations are located within close proximity of a variety of bus stops and cycle paths. Therefore, all site allocations have good access to public transport links across Lutterworth. The access to public transport links could reduce the reliance on the private car, however, development is inevitably likely to result in some increases in private car use. Mixed effects (minor

positive and minor negative) are therefore likely in relation to **SA Objective 1: Climatic Factors, SA Objective 5: Air** and **SA Objective 13: Sustainable Travel**.

7.84 Only Land off Leicester Road is located within an area with a 1 in 30 year risk of surface water flooding. Therefore, the site has a high risk of flooding and development of the site could increase the risk of flooding within the area. However, Policy SA01: Site Allocation Schedule requires a site-specific Flood Risk Assessment to ensure that development will not increase flood risk and the integration of flood resilient and sustainable drainage design. Therefore, a mixed effect (significant negative and minor positive) is expected in relation to **SA Objective 12: Flood Risk**.

7.85 All three site allocations are located on greenfield land with only one site allocation (Land south of Lutterworth Road / Coventry Road) outside of the countryside. Policy SA01: Site Allocation Schedule requires development of Land off Leicester Road to respect the Area of Separation which will ensure individual settlement identity remains. In addition, Policy SA01 requires development of Land south of Lutterworth Road / Coventry Road to provide adequate and appropriate landscaping buffer. Therefore, a minor negative effect is expected in relation to **SA Objective 14: Landscape**.

Broughton Astley (Large Village)

7.86 The following site allocation is appraised at Broughton Astley (Large Village):

- BA1: Land off Frolesworth Road (Site option 24/10554)

7.87 A mixed (minor positive and uncertain minor negative) effect is identified for site allocation BA1: Land off Frolesworth Road in relation to **SA Objective 2: Biodiversity and Geodiversity** as the site is within 250m of a number of Local Wildlife Sites and so development at the site may harm Harborough's natural assets and biodiversity. However, Policy SA01: Site Allocation Schedule specifies that any development must respect and protect the nearby Local

Wildlife Site with appropriate mitigation measures. This will help to protect the nearby Local Wildlife Site from development. In addition, sufficient evidence must be provided to ensure that drainage associated with development will not cause significant impact on the Narborough Bog SSSI.

7.88 Land off Frolesworth Road comprises Grade 3 agricultural land (although the split between Grade 3a and 3b is unknown) and therefore development of this site would result in the loss of best and most versatile agricultural land which cannot be mitigated. Policy SA01: Site Allocation Schedule requires the submission of a Contaminated Land Assessment which will address any potential risks and mitigation arising from agricultural development on parts of the site. However overall, a significant negative effect is expected in relation to **SA Objective 3: Resources**.

7.89 Land off Frolesworth Road is located in close proximity to two Listed Buildings - the Grade II listed Church of St Mary and Broughton Astley War Memorial. Therefore, development of the site has the potential to negatively impact these heritage assets. Policy SA01: Site Allocation Schedule requires the submission of a Heritage Impact Assessment which will help to minimise adverse impacts on nearby heritage assets. Therefore, an uncertain minor negative effect is identified in relation to **SA Objective 4: Cultural Heritage**.

7.90 Significant positive effects are expected in relation to **SA Objective 6: Health and Wellbeing** and **SA Objective 7: Social Inclusion**. Land off Frolesworth Road is located within walking distance (720m) of a healthcare facility, an area of open space and footpath/cycle path, which will encourage healthy and active lifestyles and ensure good access to healthcare. In particular, two Public Rights of Way crosses the site which must be incorporated into development proposals.

7.91 A significant positive effect is expected in relation to **SA Objective 8: Services, Facilities and Education** as the site is within 720m of the built-up area of Broughton Astley and within 600m of a number of existing primary schools and a community college. In addition, Policy SA01: Site Allocation

Schedule requires the development to contribute to the reasonable costs of provision of primary and secondary expansion.

7.92 A minor positive effect is expected in relation to **SA Objective 9: Housing** as Land off Frolesworth Road makes provision for over 475 dwellings, which will contribute to meeting Harborough's housing needs. A minor positive effect is also expected in relation to **SA Objective 10: Economic Growth** as a result of the level of access to employment. The site is located in close proximity to a number of bus stops which will provide easier access to employment opportunities.

7.93 Land off Frolesworth Road is located within walking distance of a number of bus stops, providing access to public transport links. In addition, two Public Rights of Way crosses the site which is required to be incorporated into the development proposal. The access to public transport links could reduce the reliance on the private car, however, development is inevitably likely to result in some increases in private car use. Policy SA01: Site Allocation Schedule requires impacts on local roads to be mitigated including improvements to a number of junctions which could be seen to facilitate car use. However, the policy also requires footpath improvements along with extending existing bus services. Therefore, mixed effect (minor positive and minor negative) are likely in relation to **SA Objective 1: Climatic Factors**, **SA Objective 5: Air** and significant positive and minor negative effect in relation to **SA Objective 13: Sustainable Travel** as Policy SA01 requires site allocations to prioritise sustainable travel opportunities within development of the site.

7.94 Land off Frolesworth Road is located entirely within an area with a 1 in 30 year risk of surface water flooding. Therefore, the site has a high risk of flooding and development of the site could increase the risk of flooding within the area. However, Policy SA01: Site Allocation Schedule requires a site-specific Flood Risk Assessment to ensure that development will not increase flood risk and the integration of flood resilient and sustainable drainage design. Therefore, a mixed effect (significant negative and minor positive) is expected in relation to **SA Objective 12: Flood Risk**.

7.95 Land off Frolesworth Road is a large site delivering 475 dwellings and outside of the countryside on greenfield land. Development of this site will therefore have the potential to negatively impact on the character and distinctiveness of Harborough's landscape. Policy SA01 requires development to respect and maintain the physical and visual separation between settlements and consider the use of appropriate boundary treatments which will help to maintain settlement identities. Overall, a minor negative effect is expected in relation to **SA Objective 14: Landscape**.

Fleckney (Large Village)

7.96 The following two site allocations are appraised at Fleckney (Large Village):

- F1: Land north of Kilby Road and land west of Longgrey (Site options: 24/10042, 21/8087 and 21/8055)

7.97 A minor negative effect is expected for Land north of Kilby Road and land west of Longgrey in relation to **SA Objective 2: Biodiversity and Geodiversity** as the site is located within 250m of a number of small Local Wildlife Sites and so development there may harm Harborough's natural assets and biodiversity.

7.98 The site comprises of Grade 3 agricultural land (although the split between Grade 3a and 3b is unknown). Development of this site would therefore result in loss of best and most versatile agricultural land which could not be mitigated. An overall significant negative effect is expected in relation to **SA Objective 3: Resources**.

7.99 Land north of Kilby Road and land west of Longgrey is located in close proximity to a small number of Grade II and II* Listed Buildings. Therefore, development of this site has the potential to negatively impact these heritage assets. Policy SA01: Site Allocation Schedule requires a Heritage Impact Assessment to be submitted as part of the development proposal. Therefore, a potential but uncertain minor negative effect is identified in relation to **SA Objective 4: Cultural Heritage**.

7.100 Significant positive effects are expected in relation to **SA Objective 6: Health and Wellbeing** and **SA Objective 7: Social Inclusion**. The site is located in close proximity to areas of open space and cycle paths which will encourage healthy and active lifestyles and ensure good access to healthcare. Policy SA01 also requires the delivery of green infrastructure through development which will provide opportunities for physical activity and social interaction.

7.101 The site is located within close proximity to Fleckney which offers some services and facilities, but these are expected to be limited. Land north of Kilby Road and land west of Longgrey is located in close proximity to a primary school providing good access to education. Overall, a minor positive is expected in relation to **SA Objective 8: Services, Facilities and Education**.

7.102 . Land north of Kilby Road and land west of Longgrey is expected to deliver 150 homes to help meet Harborough's housing need. Therefore, a minor positive effect is expected in relation to **SA Objective 9: Housing**. The site is located within close proximity to a number of bus stops, providing access to public transport links. The access to public transport links could reduce the reliance on the private car, however, development is inevitably likely to result in some increases in private car use. Therefore, a minor positive effect is also expected in relation to **SA Objective 10: Economic Growth** due to the access to jobs that these links would provide.

7.103 Land north of Kilby Road and land west of Longgrey is located within close proximity to a variety of bus stops and cycle paths. Therefore, the site has good access to public transport links. The access to public transport links could reduce the reliance on the private car, however, development is inevitably likely to result in some increases in private car use. Policy SA01: Site Allocation Schedule requires cycling and pedestrian access via Longgrey to the east of the site to be integrated into the site's design. This will provide active travel routes into the existing village.. Mixed effects (minor positive and minor negative) are likely in relation to **SA Objective 1: Climatic Factors**, **SA Objective 5: Air** and **SA Objective 13: Sustainable Travel**.

7.104 Only part of Land north of Kilby Road and land west of Longgrey is located within an area with a 1 in 30 year risk of surface water flooding. Therefore, the site has some risk of flooding and development of the site could increase the risk of flooding within the area. However, Policy SA01: Site Allocation Schedule requires a site-specific Flood Risk Assessment to ensure that development will not increase flood risk and the integration of flood resilient and sustainable drainage design. Therefore, a mixed effect (minor negative and minor positive) is expected in relation to **SA Objective 12: Flood Risk**.

7.105 Land north of Kilby Road and land west of Longgrey is located on greenfield land within the countryside. Policy SA01: Site Allocation Schedule requires structural planting to help to mitigate potential impacts on the wider countryside setting of Fleckney to the north and west.. Overall a minor negative effect is expected in relation to **SA Objective 14: Landscape**.

Great Glen (Large Village)

7.106 The following site allocation is appraised at Great Glen (Large Village):

- GG1: Land north of London Road and east of Leicester Grammar School (Site option 21/8230)

7.107 A mixed effect (minor positive and minor negative) is expected for Land north of London Road and east of Leicester Grammar School in relation to **SA Objective 2: Biodiversity and Geodiversity** as the site is within 250m of a number of Local Wildlife Sites and so development at the site may harm Harborough's natural assets and biodiversity. However, Policy SA01: Site Allocation Schedule requires evidence that drainage for the site and development will not cause significant impact on Kilby Foxton Canals SSSI. The policy also requires semi-natural habitats to be preserved which may act as wildlife habitats.

7.108 Land north of London Road and east of Leicester Grammar School comprises of Grade 3 agricultural land (although the split between Grade 3a and 3b is unknown) and therefore development of this site would result in loss

of best and most versatile agricultural land which cannot be mitigated. Therefore, a significant negative effect is expected in relation to **SA Objective 3: Resources**.

7.109 Land north of London Road and east of Leicester Grammar School is located in close proximity to a number of Listed Buildings, particularly to the south west of the site within Great Glen. Therefore, development of the site has the potential to negatively impact these heritage assets. Policy SA01: Site Allocation Schedule requires a Heritage Impact Assessment to assess impact on neighbouring assets including Stretton Hall and its associated listed structures and the setting of other assets including row of GII Almshouses (Cricks Retreat) and Grade II 39 London Road. In addition, development should avoid encroaching upon the setting of Stretton Hall while preserving the views of listed buildings along London Road. Taking into account this mitigation an overall minor negative effect is expected in relation to **SA Objective 4: Cultural Heritage**.

7.110 Significant positive effects are expected in relation to **SA Objective 6: Health and Wellbeing** and **SA Objective 7: Social Inclusion**. Land north of London Road and east of Leicester Grammar School is located within walking distance (720m) of a healthcare facility, an area of open space and at least one footpath/cycle path, which will encourage healthy and active lifestyles and ensure good access to healthcare. Policy SA01: Site Allocation Schedule also requires development to promote active travel and require the delivery of a new sports/community hub and associated pitches which will enhance health and wellbeing of residents as well as aid in promoting social inclusion and equality.

7.111 A minor positive effect is expected in relation to **SA Objective 8: Services, Facilities and Education** as the site is not within a larger town but is within 600m of a primary school. Therefore, the site has moderate access to existing services and facilities. Policy SA01: Site Allocation Schedule requires development to deliver a new sports/community hub and associated pitches which will enhance local sports provision within the area to meet the need of local residents.

7.112 A minor positive effect is expected in relation to **SA Objective 9: Housing** as the site is proposed for residential development, which will help to meet local housing need. However, the site is expected to deliver fewer than 500 homes. The site is within walking distance of a number of bus stops which provide bus links to Leicester City. Therefore, the site will provide good access to employment opportunities. A minor positive effect is also expected in relation to **SA Objective 10: Economic Growth** as a result of the level of access to employment.

7.113 Land north of London Road and east of Leicester Grammar School is located within an area with a 1 in 30 year risk of surface water flooding. Therefore, the site has a high risk of flooding and development of the site could increase the risk of flooding within the area. However, Policy SA01: Site Allocation Schedule requires a site-specific Flood Risk Assessment to ensure that development will not increase flood risk and the integration of flood resilient and sustainable drainage design. Therefore, a mixed effect (significant negative and minor positive) is expected in relation to **SA Objective 12: Flood Risk**.

7.114 Land north of London Road and east of Leicester Grammar School is located within walking distance of a number of bus stops providing access to public transport links. The access to public transport links could reduce the reliance on the private car, however, development is inevitably likely to result in some increases in private car use. Policy SA01: Site Allocation Schedule requires impacts on the A6 corridor to be mitigated and the submission of a Transport Assessment which could be seen to facilitate use of the private car. The Policy also supports improvements to local highways and parking at Leicester Grammar School which could encourage the use of the private car. However, the policy also requires the integration of an existing Public Right of Way which could support continued use of active travel routes. Therefore, mixed effects (minor positive and minor negative) are likely in relation to **SA Objective 1: Climatic Factors, SA Objective 5: Air** and significant positive and minor negative effects in relation to **SA Objective 13: Sustainable Travel** as Policy SA01 requires site allocations to prioritise sustainable travel opportunities within development of the site.

7.115 A minor positive effect is expected in relation to **SA Objective 11: Waste** as Policy SA01: Site Allocation Schedule states that the proposed development should not prejudice the continued operations at nearby waste facilities.

7.116 Land north of London Road and east of Leicester Grammar School is a small site (providing fewer than 500 dwellings) but is located within the countryside on greenfield land. Development of this site will therefore have the potential to negatively impact on the character and distinctiveness of Harborough's landscape. A minor negative effect is expected in relation to **SA Objective 14: Landscape**.

Kibworth (Large Village)

7.117 The following site allocations are appraised at Kibworth (Large Village):

- K1: Land west of Warwick Road and south of Priory Business Park (Site option 21/8247)
- K2: Land south and west of Priory Business Park (Site option 24/10642)

7.118 A mixed effect (minor positive and minor negative) is expected for both site allocations in relation to **SA Objective 2: Biodiversity and Geodiversity** as both site allocations are located close to a small number of Local Wildlife Sites. In addition, Land west of Warwick Road and south of Priory Business Park is located within 500m of the Kilby-Foxton Canal SSSI. Policy SA01: Site Allocation Schedule requires an environment assessment for this site to evaluate the impact of development of the site on the SSSI.

7.119 Both site allocations comprise of Grade 3 agricultural land (although the split between Grade 3a and 3b is unknown). Development of these sites would therefore result in loss of best and most versatile agricultural land which cannot be mitigated. Therefore, a significant negative effect is expected in relation to **SA Objective 3: Resources**.

7.120 Both site allocations are located in close proximity to the Grand Union Canal, Kibworth Harcourt and Kibworth Beauchamp Conservation Areas and therefore development of these sites has the potential to negatively impact the setting of these conservation areas and any Listed Buildings contained within. However, Policy SA01: Site Allocation Schedule requires any heritage assets within or near Land west of Warwick Road and south of Priory Business Park to be protected and preserved. This includes Railway Company Boundary Marker on Warwick Road, the character and setting of Grand Union Canal Conservation Area, Kibworth Harcourt and Kibworth Beauchamp Conservation Areas and the Motte in Hall Field Scheduled Monument. In addition, an Archaeological Evaluation is required given the potential for archaeological remains on the site. As a result of the mitigation proposed through Policy SA01, a minor negative effect is expected in relation to **SA Objective 4: Cultural Heritage**.

7.121 Significant positive effects are expected in relation to **SA Objective 6: Health and Wellbeing** and **SA Objective 7: Social Inclusion** as both site allocations are located in close proximity to areas of open space, cycle paths and a number of health facilities which will encourage healthy and active lifestyles and ensure access to essential health facilities. Policy SA01: Site Allocation Schedule requires a noise impact assessment to address potential impacts and mitigation requirements associated with the railway for Land west of Warwick Road and South of Priory Business Park. This will minimise any adverse impacts on new residents. Both allocated sites are located close to Kibworth which provides some access to services and facilities. In addition, Land west of Warwick Road and south of Priory Business Park is located in close proximity to a primary school with Policy SA01: Site Allocation Schedule requiring contributions to support the expansion of primary and secondary education. Therefore, a mixed effect (minor positive and minor negative) is expected in relation to **SA Objective 8: Services, Facilities and Education**.

7.122 Land west of Warwick Road and south of Priory Business Park is allocated for housing and therefore a minor positive effect is expected in relation to **SA Objective 9: Housing** as development of the site will deliver 475 homes helping to meet Harborough District's housing needs. A minor positive effect is expected in relation to **SA Objective 10: Economic Growth** as Land south and

west of Priory Business Park is expected to deliver employment opportunities particularly a mix of business, light industrial and retail development which will support economic growth within Harborough District.

7.123 Both site allocations are located within close proximity to a variety of bus stops and cycle paths. Therefore, both site allocations have good access to public transport links. The access to public transport links could reduce the reliance on the private car, however, development is inevitably likely to result in some increases in private car use. Neither site is located within 100m of the Kibworth AQMA and therefore are not expected to significantly impact on this AQMA. Policy SA01: Site Allocation Schedule requires highway mitigation, particularly along Warwick Road railway bridge and the A6 corridor.

Improvements to the highway network could enhance travel routes for buses, pedestrian and cyclists. However, highway mitigation may be seen to encourage the use of the private car. In addition, the design of the development should not adversely impact the operational railway safety. Policy SA01 also requires the delivery of a new cycleway to the development and the extension of the footway on the south side of Wistow Road to the Wistow Road/Warwick Road roundabout at Land south and west of Priory Business Park. This will enhance active travel routes from the site to Kibworth Beauchamp village centre. Mixed effect (minor positive and minor negative) are therefore likely in relation to **SA Objective 1: Climatic Factors, SA Objective 5: Air** and **SA Objective 13: Sustainable Travel**.

7.124 Both site allocations are located within an area with a 1 in 30 year risk of surface water flooding. Therefore, the sites have a high flood risk and development of the sites could increase the risk of flooding within the area. However, Policy SA01: Site Allocation Schedule requires a site-specific Flood Risk Assessment to ensure that development will not increase flood risk and the integration of flood resilient and sustainable drainage design for Land west of Warwick Road and south of Priory Business Park. Development of the site at Land south and west of Priory Business Park is required to follow a sequential approach to the site layout to avoid areas with the highest risk of surface water flooding. Therefore, a mixed effect (significant negative and minor positive) is expected in relation to **SA Objective 12: Flood Risk**.

7.125 Both site allocations are located on greenfield land within the countryside. Policy SA01: Site Allocation Schedule requires adequate and appropriate landscaping along the railway corridor, to the south and west of Land south and west of Priory Business Park to minimise adverse landscape impact. Therefore, a minor negative effect is expected in relation to **SA Objective 14: Landscape**.

Billesdon (Medium Village)

7.126 The following three site allocations are appraised at Billesdon (Medium Village):

- B1: Land at Gaulby Road (Site option 21/8155)
- B2: Billesdon Depot south of Gaulby Road (Site option 24/12207)
- B3: Former Lorry Park Gaulby Road (Site option 21/8202)

7.127 A minor negative effect is expected for these three site allocations in relation to **SA Objective 2: Biodiversity and Geodiversity** as all three site allocations are located adjacent to the Billesdon Woodland Pool Nature Reserve and so development may harm Harborough's natural assets and biodiversity. However, Policy SA01: Site Allocation Schedule requires development of the three site allocations to provide sufficient evidence that drainage will not cause significant impact to the Kilby Foxton Canals SSSI.

7.128 Land at Gaulby Road is the only site allocation at Billesdon that comprises Grade 3 agricultural land (although the split between Grade 3a and 3b is unknown). Development of this site would therefore result in loss of best and most versatile agricultural land which could not be mitigated. The remaining two site allocations (Billesdon Depot south of Gaulby Road and Former Lorry Park Gaulby Road) consist of brownfield land and therefore represent the most efficient use of land. Policy SA01: Site Allocation Schedule requires a Contaminated Land Assessment for Billesdon Depot south of Gaulby Road and Former Lorry Park Gaulby Road. Therefore, an overall mixed (significant negative and significant positive) effect is expected in relation to **SA Objective 3: Resources**.

7.129 All of these sites are located in close proximity to Billesdon Conservation Area which contains a large number of Listed Buildings. A small part of Land at Gaulby Road falls within the Conservation Area. Therefore, development of these sites has the potential to negatively impact these heritage assets. Policy SA01: Site Allocation Schedule requires a Heritage Impact Assessment to be submitted for all three site allocations to minimise any adverse impacts on the Conservation Area and associated heritage assets. Taking into account mitigation proposed through Policy SA01, a minor negative effect is expected in relation to **SA Objective 4: Cultural Heritage**.

7.130 Significant positive effects are expected in relation to **SA Objective 6: Health and Wellbeing** and **SA Objective 7: Social Inclusion**. All these allocated sites are located in close proximity to areas of open space, cycle path and a healthcare facility in Billesdon which will encourage healthy and active lifestyles and ensure good access to healthcare. Policy SA01: Site Allocation Schedule requires any impact of development of the three site allocations on adjoining Local Green Space to be minimised. The three allocated sites are located within close proximity to Billesdon which offers some services and facilities, but these are expected to be limited. However, all three site allocations are located in close proximity to a primary school. Overall, a minor positive effect is expected in relation to **SA Objective 8: Services, Facilities and Education**.

7.131 The three site allocations will deliver a total of 63 homes in Billesdon which will make a modest contribution to Harborough's housing needs. Land at Gaulby Road and Billesdon Depot south of Gaulby Road will support self-build or custom build plots. In addition, there will be 18 affordable First Homes at Land at Gaulby Road. Therefore, a minor positive effect is expected in relation to **SA Objective 9: Housing**. A minor positive effect is expected in relation to **SA Objective 10: Economic Growth** as all three site allocations are located in close proximity to a number of bus stops which will provide easier access to employment opportunities.

7.132 All of these site allocations are located within close proximity to a variety of bus stops and cycle paths and so have good access to public transport links. The access to public transport links could reduce the reliance on the private car,

however, development is inevitably likely to result in some increases in private car use. Policy SA01: Site Allocation Schedule requires the integration of the Public Right of Way into the design of Land at Gaulby Road which will support continued use of active travel modes. Mixed effects (minor positive and minor negative) are likely overall in relation to **SA Objective 1: Climatic Factors, SA Objective 5: Air** and **SA Objective 13: Sustainable Travel**.

7.133 Only a small part of Land at Gaulby Road is located within an area with a 1 in 30 year risk of surface water flooding. Therefore, the site has some risk of flooding although it may be possible to avoid locating built development in that part of the site. However, Policy SA01: Site Allocation Schedule requires a site-specific Flood Risk Assessment to ensure that development will not increase flood risk and the integration of flood resilient and sustainable drainage design for Land at Gaulby Road and Billesdon Depot south of Gaulby Road. Therefore, a mixed effect (minor negative and minor positive) is expected in relation to **SA Objective 12: Flood Risk**.

7.134 Only the site allocation at Land at Gaulby Road is located on greenfield land within the countryside. The two other site allocations (Billesdon Depot south of Gaulby Road and Former Lorry Park Gaulby Road) are located on brownfield land and therefore are not expected to negatively impact the local landscape. Policy SA01: Site Allocation Schedule requires appropriate structural landscaping and the retention of boundary trees and hedges to minimise impacts on the surrounding landscape for the development of Billesdon Depot south of Gaulby Road and Former Lorry Park Gaulby Road, respectively. Overall, a minor negative effect is expected in relation to **SA Objective 14: Landscape**.

Great Bowden (Medium Village)

7.135 The following site allocation is appraised at Great Bowden (Medium Village):

- GB1: Land north of Dingley Road (Site option 21/8151)
- GB2: Land off Dingley Road and Nether Green (Site option 21/8054)

7.136 A mixed effect (minor positive and minor negative) is expected for both site allocations in relation to **SA Objective 2: Biodiversity and Geodiversity** as the sites are located within 250m of a number of small Local Wildlife Sites in Great Bowden. Therefore, development of the site may harm Harborough's natural assets and biodiversity. However, Policy SA01: Site Allocation Schedule specifies that existing mature hedgerows and trees that bound parts of the sites should be retained and incorporated into the design. In addition, appropriate mitigation should be considered to avoid adverse impacts on The Great Bowden Borrowpit SSSI along with ecological investigation into newts on the western edge of the site. It also requires that the wildlife corridor adjacent to the sites should be protected and enhanced. These measures will help to protect and enhance Harborough's natural assets and biodiversity.

7.137 Both site allocations comprise of Grade 3 agricultural land (although split between Grade 3a and 3b is unknown) and therefore development of this site would result in loss of best and most versatile agricultural land which cannot be mitigated. In addition, the sites are located within a Mineral Safeguarding Area, which may restrict the availability of resources in the District, however, Policy SA01: Site Allocation Schedule requires a Minerals Assessment to be submitted along with the development proposal, which will aid in mitigating harm to resources. Overall, a significant negative effect is expected in relation to **SA Objective 3: Resources** due to the loss of high quality agricultural land.

7.138 Both site allocations are located in close proximity to Great Bowden Conservation Area which contains a large number of Listed Buildings. Therefore, development of the sites has the potential to negatively impact these heritage assets. Policy SA01: Site Allocation Schedule requires development of both site allocations to respect and preserve the setting of the Conservation Area and the heritage assets within. In addition, appropriate assessment and mitigation is required in relation to known archaeological remains within the vicinity of Land off Dingley Road and Nether Green. As a result of this mitigation proposed through Policy SA01, a minor negative effect is expected in relation to **SA Objective 4: Cultural Heritage**.

7.139 Significant positive effects are expected in relation to **SA Objective 6: Health and Wellbeing** and **SA Objective 7: Social Inclusion**. Land off Dingley

Road and Nether Green is located within walking distance (720m) of a healthcare facility, an area of open space and at least one footpath/cycle path, which will encourage healthy and active lifestyles and ensure good access to healthcare. Policy SA01: Site Allocation Schedule requires a Noise Impact Assessment for Land off Dingley Road and Nether Green to address potential impacts associated with the A6. This will help to ensure adverse impacts of the development on residential amenity are minimised.

7.140 A minor positive effect is expected in relation to **SA Objective 8: Services, Facilities and Education**. Land off Dingley Road and Nether Green is not located within 720m of the built-up areas of Market Harborough, Lutterworth, Broughton Astley, Ullesthorpe, Husbands Bosworth, Fleckney, Kibworth, Great Glen, Houghton on the Hill or Billesdon, meaning that the site has limited access to key services and facilities. However, Land north of Dingley Road is located within 720m of Market Harborough and therefore has good access to services and facilities. In addition, both site allocations are within 600m of a primary school in Great Bowden.

7.141 A minor positive effect is expected in relation to **SA Objective 9: Housing** as the allocation of both sites will deliver approximately 100 homes, making a modest contribution to Harborough's housing requirements. A minor positive effect is also expected in relation to **SA Objective 10: Economic Growth** as both sites are within walking distance of a number of bus stops providing good access to employment opportunities.

7.142 A mixed effect (minor positive and negligible) in relation to **SA Objective 11: Waste** as Policy SA01: Site Allocation Schedule requires the proposed development at Land off Dingley Road and Nether Green to not prejudice the continued operation of the nearby waste facilities.

7.143 Land off Dingley Road and Nether Green is located within an area with a 1 in 30 year risk of surface water flooding and therefore development could result in flood risk. However, Policy SA01: Site Allocation Schedule requires a site-specific Flood Risk Assessment to ensure that development will not increase flood risk and the integration of flood resilient and sustainable drainage

design for site allocations. Therefore, a mixed effect (minor negative and minor positive) is expected in relation to **SA Objective 12: Flood Risk**.

7.144 Both site allocations are located within walking distance of a number of bus stops and Market Harborough train station, providing access to public transport links. The access to public transport links could reduce the reliance on the private car, however, development is inevitably likely to result in some increases in private car use. Therefore, mixed effects (minor positive and minor negative) are expected in relation to **SA Objective 1: Climatic Factors**, **SA Objective 5: Air** and significant positive and minor negative effects in relation to **SA Objective 13: Sustainable Travel**.

7.145 Both allocated sites are located outside of the countryside but are on greenfield land, which increases the chance of development having a negative impact on the character of Harborough's landscapes. Therefore, an overall minor negative effect is expected in relation to **SA Objective 14: Landscape**.

Houghton on the Hill (Medium Village)

7.146 The following two site allocations are appraised at Houghton on the Hill (Medium Village):

- HH1: Land north of Uppingham Road (Site option: 21/8206)
- HH2: Land north of Stretton Lane (Site option: 21/8135)

7.147 Minor negative effect is expected for **SA Objective 2: Biodiversity and Geodiversity** as both site allocations are located close to a small number of Local Wildlife Sites. Policy SA01: Site Allocation Schedule requires existing mature hedgerows and trees to be retained as part of the development of Land north of Stretton Lane.

7.148 Both site allocations comprise of Grade 3 agricultural land (although the split between Grade 3a and 3b is unknown). Development of these sites would therefore result in the loss of best and most versatile agricultural land which

cannot be mitigated. Policy SA01 does encourage consideration of development density and efficient use of the site. In addition, both sites fall within the Mineral Safeguarding Area and therefore development of these sites could impact on the sterilisation of these mineral resources. Policy SA01: Site Allocation Schedule requires the submission of a Mineral Assessment as part of the development proposals for both sites. Overall, a significant negative effect is expected in relation to **SA Objective 3: Resources**.

7.149 Both site allocations are located in close proximity to Houghton on the Hill Conservation Area which contains a large number of Listed Buildings. Policy SA01: Site Allocation Schedule requires development of Land north of Stretton Lane to respect the character and setting of nearby listed buildings. In addition, the submission of a Heritage Impact Assessment is required. Therefore, a minor negative effect is expected in relation to **SA Objective 4: Cultural Heritage**.

7.150 Significant positive effects are expected in relation to **SA Objective 6: Health and Wellbeing** and **SA Objective 7: Social Inclusion**. Both allocated sites are located in close proximity to areas of open space and a cycle path in Houghton on the Hill, which will encourage healthy and active lifestyles. Policy SA01: Site Allocation Schedule requires a Noise Impact Assessment to be submitted as part of Land north of Uppingham Road which could help to minimise any adverse impacts on the amenity of existing and new residents. Both allocated sites are located outside of any of the main settlements in Harborough District and therefore access to services and facilities is expected to be limited. However, Land north of Stretton Lane is located in close proximity to a primary school. Overall, a minor positive effect is expected in relation to **SA Objective 8: Services, Facilities and Education**.

7.151 These two site allocations will deliver a total of 104 homes in Houghton on the Hill which will make a modest contribution to Harborough District's housing needs. Land north of Stretton Lane will be developed solely for affordable housing provision. Therefore, a minor positive effect is expected in relation to **SA Objective 9: Housing**. A minor positive effect is also expected in relation to **SA Objective 10: Economic Growth** as the two site allocations are located in close proximity to a number of bus stops which will provide easier access to employment opportunities.

7.152 Both site allocations are located within close proximity to a variety of bus stops and cycle paths. Therefore, both site allocations have good access to public transport links. The access to public transport links could reduce the reliance on the private car, however, development is inevitably likely to result in some increases in private car use. Policy SA01: Site Allocation Schedule requires existing Public Rights of Way to be integrated as part of development of both sites. This will ensure continued access to active travel routes. Mixed effects (minor positive and minor negative) are therefore likely in relation to **SA Objective 1: Climatic Factors, SA Objective 5: Air** and **SA Objective 13: Sustainable Travel**.

7.153 Only a small part of Land north of Uppingham Road is located within an area with a 1 in 30 year risk of surface water flooding. Therefore, the site has some risk of flooding and development of the site could increase the risk of flooding within the area although it may be possible to locate built development outside of that part of the site. Therefore, Policy SA01: Site Allocation Schedule requires a site-specific Flood Risk Assessment to ensure that development will not increase flood risk and the integration of flood resilient and sustainable drainage design for Land north of Uppingham Road. Overall, a mixed effect (minor positive and minor negative) is expected in relation to **SA Objective 12: Flood Risk**.

7.154 Both site allocations are located on greenfield land within the countryside so could impact upon the landscape. Policy SA01: Site Allocation Schedule requires housing development as part of Land north of Uppingham Road to be located on the eastern part of the site and relate to the existing built form of Houghton on the Hill. Therefore, an overall minor negative effect is expected in relation to **SA Objective 14: Landscape**.

Husbands Bosworth (Medium Village)

7.155 The following site allocation is appraised at Husbands Bosworth (Medium Village):

- HB1: Land east of Welford Road (Site option: 24/9895)

7.156 A minor negative effect is expected for site allocation HB1: Land east of Welford Road in relation to **SA Objective 2: Biodiversity and Geodiversity** as the site is within 250m of Husband's Bosworth, Butt Lane hedgerow Local Wildlife Site. Therefore, development at the site has the potential to negatively impact this wildlife site.

7.157 Land east of Welford Road comprises Grade 3 agricultural land (although the split between Grade 3a and 3b is unknown) and therefore development of this site would result in loss of best and most versatile agricultural land which cannot be mitigated. Policy SA01 does encourage consideration of development density and efficient use of the site. In addition, the site is within a Mineral Safeguarding Area, which may restrict the availability of resources in the District. However, Policy SA01: Site Allocation Schedule requires the submission of a Mineral Assessment as part of the development proposal. Overall, a significant negative effect is expected in relation to **SA Objective 3: Resources**.

7.158 Land east of Welford Road is located close proximity to Husbands Bosworth Conservation Area which contains a large number of Listed Buildings. Therefore, development at the site has the potential to negatively impact on the Conservation Area and the heritage assets contained within. However, Policy SA01: Site Allocation Schedule requires a Heritage Impact Assessment to be submitted as part of the development proposal. Therefore, a minor negative effect is expected in relation to **SA Objective 4: Cultural Heritage**.

7.159 Significant positive effects are expected in relation to **SA Objective 6: Health and Wellbeing** and **SA Objective 7: Social Inclusion**. Land east of Welford Road is located within walking distance (720m) of a healthcare facility, an area of open space and at least one footpath/cycle path, which will encourage healthy and active lifestyles and ensure good access to healthcare. Policy SA01: Site Allocation Schedule requires the submission of a Noise and Dust Impact Assessment which will minimise potential adverse impacts on existing and new residents.

7.160 A mixed effect (minor positive and minor negative) is expected in relation to **SA Objective 8: Services, Facilities and Education** as Land east of Welford Road is not located within 720m of the built-up areas of Market Harborough, Lutterworth, Broughton Astley, Ullesthorpe, Husbands Bosworth, Fleckney, Kibworth, Great Glen, Houghton on the Hill or Billesdon, meaning that the site does not have good access to key services and facilities. However, the site is within 600m of a primary school in Husbands Bosworth.

7.161 A minor positive effect is expected in relation to **SA Objective 9: Housing** as the site is proposed for residential development and would be expected to deliver 105 homes, making a modest contribution to local housing needs. A minor positive effect is also expected in relation to **SA Objective 10: Economic Growth** as the site is within walking distance of a number of bus stops, providing good access to employment opportunities.

7.162 Land east of Welford Road is located within an area with a 1 in 30 year risk of surface water flooding and therefore development could result in flood risk. However, Policy SA01: Site Allocation Schedule requires a site-specific Flood Risk Assessment to ensure that development will not increase flood risk and the integration of flood resilient and sustainable drainage design. Therefore a mixed effect (significant negative and minor positive) is expected in relation to **SA Objective 12: Flood Risk**.

7.163 Land east of Welford Road is located within walking distance of a number of bus stops providing access to public transport links. The access to public transport links could reduce the reliance on the private car, however, development is inevitably likely to result in some increases in private car use. Policy SA01: Site Allocation Schedule requires the Public Right of Way to be integrated into the site layout which will protect a key active travel route. Overall, mixed effects (minor positive and minor negative) are likely in relation to **SA Objective 1: Climatic Factors, SA Objective 5: Air** and **SA Objective 13: Sustainable Travel**.

7.164 Land east of Welford Road is within the countryside on greenfield land and development there will therefore likely negatively impact the character of

Harborough's landscape. Policy SA01: Site Allocation Schedule requires impacts on the wider landscape to be mitigated through structural landscaping and development should be located on the northern and western parts of the site adjacent to existing development. Views from the Public right of Way should also be retained. Overall, a minor negative effect is expected in relation to **SA Objective 14: Landscape**.

Ullesthorpe (Medium Village)

7.165 The following two site allocations are appraised at Ullesthorpe (Medium Village):

- U1: Land south of Ashby Road (Site option: 24/10649)
- U2: Land north of Ashby Road (Site option): 21/8180

7.166 A minor negative effect is expected for these site allocations in relation to **SA Objective 2: Biodiversity and Geodiversity** as Land north of Ashby Road is located close to a small number of Local Wildlife Sites. The Local Wildlife Sites are situated on the edge of a golf course and cover a small pocket of trees. Policy SA01: Site Allocation Schedule requires a catchment zone to be created around the Croft Pastures SSSI and any drainage associated with development must not cause significant impact to the designated site.

7.167 Both site allocations comprise Grade 3 agricultural land (although the split between Grade 3a and 3b is unknown). Development of these sites would therefore result in loss of best and most versatile agricultural land which cannot be mitigated. Policy SA01 does encourage consideration of development density and efficient use of the site. In addition, Land north of Ashby Road falls within the Mineral Safeguarding Area and therefore development of these sites could impact on the sterilisation of these mineral resources. Policy SA01: Site Allocation Schedule requires a Mineral Assessment to be submitted in relation to Land north of Ashby Road. Overall, a significant negative effect is expected in relation to **SA Objective 3: Resources**.

7.168 Both site allocations are located in close proximity to Ullesthorpe Conservation Area which contains a small number of Listed Buildings. Therefore, a significant negative effect is expected in relation to **SA Objective 4: Cultural Heritage**.

7.169 Significant positive effects are expected in relation to **SA Objective 6: Health and Wellbeing** and **SA Objective 7: Social Inclusion**. Both allocated sites are located in close proximity to areas of open space and a cycle path which will encourage healthy and active lifestyles. Both allocated sites are located outside of any of the main settlements in Harborough District and therefore access to services and facilities is expected to be limited. However, both allocated sites are located in close proximity to a primary school. As set out in Policy SA01, site allocations are required to identify provision of community infrastructure on site or offsite. Therefore, an overall minor positive effect is expected in relation to **SA Objective 8: Services, Facilities and Education**.

7.170 Both site allocations will deliver a total of 80 homes in Ullesthorpe which will make a modest contribution to Harborough District's housing needs. Therefore, a minor positive effect is expected in relation to **SA Objective 9: Housing**. A minor positive effect is also expected in relation to **SA Objective 10: Economic Growth** as both site allocations are located in close proximity to a number of bus stops which will provide easier access to employment opportunities.

7.171 Both site allocations are located within close proximity to a variety of bus stops and cycle paths. Therefore, both site allocations have good access to public transport links. The access to public transport links could reduce the reliance on the private car, however, development is inevitably likely to result in some increases in private car use. Policy SA01 requires site allocations to prioritise sustainable travel opportunities within development of the site. Mixed effects (minor positive and minor negative) are therefore likely in relation to **SA Objective 1: Climatic Factors**, **SA Objective 5: Air** and **SA Objective 13: Sustainable Travel**.

7.172 Only a small part of Land south of Ashby Road is located within an area with a 1 in 30 year risk of surface water flooding. Therefore the site has some risk of flooding and development of the site could increase the risk of flooding within the area, although it may be possible to locate development outside of that part of the site. However, Policy SA01: Site Allocation Schedule requires a site-specific Flood Risk Assessment to ensure that development will not increase flood risk and the integration of flood resilient and sustainable drainage design. Therefore a mixed effect (minor negative and minor positive) is expected in relation to **SA Objective 12: Flood Risk**.

7.173 Both site allocations are located on greenfield land within the countryside and so could impact upon the landscape. However, Policy SA01: Site Allocation Schedule requires impacts on the wider landscape to be mitigated through structural landscaping, particularly views from Lutterworth Road to the south and from Ashby Road and Ullesthorpe Golf Course. In relation to Land south of Ashby Road, development should be located on the western part of the site adjacent to existing development. Therefore, an overall minor negative effect is expected in relation to **SA Objective 14: Landscape**.

Magna Park (Strategic Warehousing)

7.174 The following two site allocations are appraised as Magna Park (Strategic Warehousing):

- MP1: Land south of George House, Coventry Road (Site option: 24/10595)
- MP2: Land at Mere Lane, Magna Park (Site option: 24/12227)

7.175 A minor negative effect is expected for both site allocations in relation to **SA Objective 2: Biodiversity and Geodiversity** as both site allocations are located close to a small number of Local Wildlife Sites. The Local Wildlife Sites are largely associated with Magna Park. Policy SA01: Site Allocation Schedule requires an Ecological Impact Assessment to address potential impacts and mitigation measures in relation to the development at Land at Mere Lane, Magna Park.

7.176 Both site allocations comprise of Grade 3 agricultural land (although the split between Grade 3a and 3b is unknown). Development of these sites would therefore result in loss of best and most versatile agricultural land which cannot be mitigated. In addition, part of Land at Mere Lane, Magna Park falls within the Mineral Safeguarding Area and therefore development of this site could impact on the sterilisation of these mineral resources. However, Policy SA01: Site Allocation Schedule requires the submission of a Mineral Assessment as part of the development proposal. Overall, a significant negative effect is expected in relation to **SA Objective 3: Resources**.

7.177 Land at Mere Lane, Magna Park is located approximately 450m from Ullesthorpe Conservation Area and therefore development of this site has the potential to negatively impact the setting of this conservation area. Land south of George House, Coventry Road is also located in close proximity to a small number of Grade II and II* Listed Buildings that fall outside of Harborough District. Policy SA01: Site Allocation Schedule requires a Heritage Impact Assessment to be submitted in relation to development at Land at Mere Lane, Magna Park to ensure impacts on the significance of heritage assets can be appropriately mitigated. Taking into account mitigation proposed through Policy SA01, an overall uncertain minor negative effect is expected in relation to **SA Objective 4: Cultural Heritage**.

7.178 Minor positive effects are expected in relation to **SA Objective 6: Health and Wellbeing** and **SA Objective 7: Social Inclusion** as both site allocations are located in close proximity to cycle paths only which will encourage healthy and active lifestyles. Policy SA01: Site Allocation Schedule requires development of Land at Mere Lane, Magna Park to include appropriate acoustic and visual screen buffer to mitigate acoustic and visual impacts on existing residential properties. This will help to minimise adverse impacts on existing residents. The submission of a Noise and Light Impact Assessment is also expected. Both allocated sites are located outside of any of the main settlements in Harborough District and therefore access to services and facilities is expected to be limited. Overall, a minor negative is expected in relation to **SA Objective 8: Services, Facilities and Education**.

7.179 Both site allocations are allocated for employment development and therefore a negligible effect is expected in relation to **SA Objective 9: Housing**. A significant positive effect is expected in relation to **SA Objective 10: Economic Growth** as both site allocations are expected to deliver significant employment opportunities at Magna Park which will support economic growth within Harborough District.

7.180 Both site allocations are located within close proximity to a variety of bus stops and cycle paths. Therefore, both site allocations have good access to public transport links. The access to public transport links could reduce the reliance on the private car, however, development is inevitably likely to result in some increases in private car use and there may be additional vehicle movements associated with commercial operations at the sites. Policy SA01: Site Allocation Schedule requires a Transport Assessment in relation to the development of Land at Mere Lane, Magna Park. This will help to mitigate any potential impacts on the existing transport network. In addition, Air Quality Assessment is also required. Mixed effects (minor positive and minor negative) are therefore likely in relation to **SA Objective 1: Climatic Factors**, **SA Objective 5: Air** and **SA Objective 13: Sustainable Travel**.

7.181 Both site allocations are located within an area with a 1 in 30 year risk of surface water flooding. However, the extent of surface water flooding only covers small portions of the sites and it may be possible to locate built development outside of those areas. Therefore, the sites have some risk of flooding and development of the sites could increase the risk of flooding within the area. However, Policy SA01: Site Allocation Schedule requires a site-specific Flood Risk Assessment to ensure that development will not increase flood risk and the integration of flood resilient and sustainable drainage design. Therefore, a mixed effect (minor negative and minor positive) is expected in relation to **SA Objective 12: Flood Risk**.

7.182 Both site allocations are located on greenfield land within the countryside and so could impact upon the landscape. Policy SA01: Site Allocation Schedule requires the design and layout of Land at Mere Lane, Magna Park to be informed by a Landscape and Visual Impact Assessment to minimise any

adverse impacts on the local landscape. Overall, a minor negative effect is expected in relation to **SA Objective 14: Landscape**.

Policy SA02: Land South of Gartree Road Strategic Development Area

7.183 This policy allocates the Land South of Gartree Road Strategic Development Area (appraised originally in Chapter 6 as site option 24/8631). The likely effects of the site allocation, taking into account the policy requirements detailed in Policy SA02: Land South of Gartree Road Strategic Development Area, are shown in Table 7.3 below.

Table 7.3: Summary of SA findings for Policy SA02: Land South of Gartree Road Strategic Area Development

SA Objectives	Policy SA02
SA1: Climatic Factors	+
SA2: Biodiversity and Geodiversity	+/
SA3: Resources	
SA4: Cultural Heritage	+
SA5: Air	+/
SA6: Health and Wellbeing	++
SA7: Social Inclusion	++
SA8: Services, Facilities and Education	++
SA9: Housing	++
SA10: Economic Growth	+
SA11: Waste	0

SA Objectives	Policy SA02
SA12: Flood Risk	+/
SA13: Sustainable Travel	++
SA14: Landscape	+/ ?

7.184 Land South of Gartree Road is within commuting distance of an Air Quality Management Area (AQMA) within Leicester City. Therefore, new development would be likely to exacerbate existing air quality issues, as a result of an increase in numbers of cars on the road and associated emissions. However, Policy SA02: Land South of Gartree Road Strategic Development Area supports the delivery and enhancement of sustainable transport links, stating that there must be provision for a frequent (minimum 15-minute) zero carbon bus service connecting the site to the wider service network as well as other public transport solutions. Further to this, the policy stipulates that high-quality safe cycle and pedestrian routes must be provided throughout the development to link residential areas with the key facilities on site. This is likely to reduce dependency on private vehicles, and lower associated greenhouse gas emissions, which will contribute to climate change mitigation. As such, a minor positive effect is identified in relation to **SA Objective 1: Climatic Factors** and a mixed effect (minor positive and minor negative) is identified in relation to **SA Objective 5: Air**.

7.185 Land South of Gartree Road is located within 250 metres of Local Wildlife Sites and therefore development could have a negative impact on these sites. However, the policy requires development to provide an extensive and integrated network of managed public open space; green spaces; green and blue infrastructure; and, ecological corridors. Particular attention is required to be given to the enhancement of the River Sence and Wash Brook Corridors landscape and habitat through the restoration works and the creation of wetlands. Additionally, the policy states that development must retain and enhance existing woodland, spinneys, and hedgerows throughout the site. Additionally, any development must demonstrate that drainage arrangements will not cause significant impacts to the Kilby Foxton Canals SSSI. As such, a

mixed effect (minor positive and minor negative) is anticipated in relation to **SA Objective 2: Biodiversity and Geodiversity**.

7.186 Land South of Gartree Road comprises greenfield land which includes Grade 3 agricultural land (although the split between Grade 3a and 3b is unknown). Land South of Gartree Road is also within 300 metres of a mineral consultation area, and therefore the development of the site has the potential to sterilise minerals resources. The Policy requires a Contaminated Land and Unexploded Ordinance Assessment to address potential risks arising from agricultural development and the former MoD land which forms part of the site. However, overall Policy SA02 is likely to have a significant negative effect in relation to **SA Objective 3: Resources**.

7.187 Land South of Gartree Road is within 250 metres of multiple historic assets including Listed Buildings, both nationally and locally listed. However, Policy SA02 provides mitigation measures to not only preserve but also enhance the setting of nearby designated and non-designated heritage assets, stating that a Heritage Impact Assessment will be required to inform development, and that development should respect heritage assets and the sensitive views towards Stretton Magna Deserted Medieval Village, St Giles Church, Stretton Hall and other listed buildings and structures. The Policy also requires no development to take place within the Stretton Magna Deserted Medieval Village and states that an appropriate buffer for this site must be provided. As such, a potential minor positive effect is recorded in relation to **SA Objective 4: Cultural Heritage** although this is uncertain until more specific development proposals come forward for the site.

7.188 Policy SA02 is expected to have a significant positive effect in relation to **SA Objective 6: Health and Wellbeing**. Although the Land South of Gartree Road site is over 720 meters from the nearest existing healthcare facility, it is within 100 meters of open green space and within 720 meters of multiple bus stops, schools, and cycling routes. The site is also within easy walking distance of a Public Right of Way. Additionally, Policy SA02 plans to enhance community infrastructure for the new neighbourhood, including primary healthcare facilities, a community hall, leisure facilities, sports pitches, and other outdoor recreational areas. This combination of accessibility and new amenities will

greatly support residents' health and well-being. The Policy also requires a noise impact assessment which will minimise adverse impacts on residential amenity.

7.189 A significant positive effect is expected in relation to **SA Objective 7: Social Inclusion** as, although the site is not located within close proximity to a GP surgery, the policy requires the provision of health care provision, through a new Primary Health Centre to be located within or adjacent to the new Local District Centre. This will ensure that residents have equitable access to essential healthcare services within their community. The policy also seeks to establish community infrastructure which is designed to foster inclusion, such as the addition of a community hall, and leisure spaces. Furthermore, the policy supports the provision of Travelling Showpeople accommodation within the new neighbourhood, which will help to promote good relations between different groups, reducing isolation and deprivation.

7.190 Land South of Gartree Road is not within close proximity to an existing town centre within Harborough District, so could limit access to services and facilities, although Oadby and Wigston town centres are located in close proximity. However, the site benefits from close proximity to several schools and essential services, including a post office and library and the development of this strategic site provides opportunities for the provision of new services and facilities to support residents. Additionally, the area is well-connected with multiple bus stops and convenient access to the A6, supporting good transportation links and connectivity to nearby facilities and amenities within and outside of Harborough District. Policy SA02 also supports the phased delivery of community infrastructure, including a new Local District Centre which will provide local shopping facilities such as retail, services and food and drink facilities. Further to this, Policy SA02 supports the delivery of an eight form entry secondary school and five forms of entry primary school provision including early years provision. As such, the policy is expected overall to have a significant positive effect in relation to **SA Objective 8: Services, Facilities and Education**.

7.191 As outlined in Policy SA02, 4,000 new homes will be delivered in total at Land South of Gartree Road. This will include 3,150 within Harborough District.

A significant positive effect is therefore expected in relation to **SA Objective 9: Housing**. Further to this, the policy seeks to create a community in which people of all ages have good access to high quality homes that meet housing needs including the delivery of affordable homes, older persons housing, and Travelling Showpeople accommodation, contributing towards this overall significant positive effect.

7.192 Policy SA02 allocates 5 hectares of employment land at Land South of Gartree Road. The integration of employment space within the site is likely to have a positive effect on SA Objective 10: Economic Growth. Further to this, the policy supports the development of a new Local District Centre which will contain retail, service, and food and drink facilities within a mix of small units, thereby supporting local business and enhancing the area's economic viability. As such, the policy is expected to have a minor positive effect in relation to **SA Objective 10: Economic Growth**.

7.193 Land South of Gartree Road is at risk from ground water flooding. The site is also partly within Flood Zone 3 and some areas have a 1 in 100 year risk of surface water flooding. However, Policy SA02 stipulates that development must enhance the River Sence Corridor landscape and habitat, through the restoration of natural vegetation and the creation of wetlands, which would enhance biodiversity as well as provide flood resilience. The policy also requires a site-specific Flood Risk Assessment to ensure that development will not increase flood risk and the integration of flood resilient and sustainable drainage design. As such, a mixed effect (minor positive and minor negative) is anticipated in relation to **SA Objective 12: Flood Risk**.

7.194 Land South of Gartree Road is located within 450 metres of multiple bus stops, as well as cycle routes, providing convenient public transport and active travel options. However, the closest railway station is over 1,800 metres away. The policy requires the development to include comprehensive sustainable transport, linking existing networks to provide good connectivity into Leicester city centre. Furthermore, the policy seeks to facilitate walking, cycling, and the use of public transport through the provision of high-quality safe cycle and pedestrian routes throughout the development, to link residential areas within the key facilities on site. Walking may also be encouraged through the

requirement within the policy to provide public open space and ecological corridors. In addition, the Policy requires a frequent (minimum 15-minute) zero carbon bus services connecting the site to the wider service network. Therefore, the policy is expected to have a significant positive effect in relation to **SA Objective 13: Sustainable Transport**.

7.195 The majority of Land South of Gartree Road is located within the countryside, and therefore development of the site is likely to have an effect on the surrounding landscape. However, Policy SA02 contains extensive landscape-related mitigation, requiring development to respect and maintain a physical and visual separation between the village of Great Glen and the urban area of Oadby to prevent coalescence and protect the individual character and identity of each settlement. This will help to maintain the overall landscape character of the area. The policy also states that landscaping should be designed to reduce the overall visual sensitivity and to screen potential views to the development and particularly visually sensitive areas, which will further aid in mitigating the effects of development on the landscape. As such the policy is expected to have a mixed (minor positive and minor negative effect) in relation to **SA Objective 14: Landscape** although this is uncertain until more specific development proposals for the site are known.

Policy SA03: North of Market Harborough

7.196 A total of three sites have been allocated in Policy SA03: North of Market Harborough, being MH1: Land East of Leicester Road and South of Grand Union Canal (site option 21/8143), MH2: East of Market Harborough Road (site option 21/8122) and MH3: Land south of Gallow Field Road (site option 21/8234). The likely effects of the strategic development area are shown in Table 7.4 below. The policy has been appraised as a whole, noting that certain parts of the policy apply to the three composite site allocations individually.

Table 7.4: Summary of SA Findings for Policy SA03: North of Market Harborough

SA Objectives	Policy SA03
SA1: Climatic Factors	+/
SA2: Biodiversity and Geodiversity	--/+
SA3: Resources	
SA4: Cultural Heritage	--/+
SA5: Air	+/
SA6: Health and Wellbeing	++
SA7: Social Inclusion	++
SA8: Services, Facilities and Education	++
SA9: Housing	+
SA10: Economic Growth	0
SA11: Waste	0
SA12: Flood Risk	+/
SA13: Sustainable Travel	++
SA14: Landscape	--/+

7.197 All three site allocations are located in close proximity to a number of existing bus stops and Land east of Leicester Road and south of Grand Union Canal (site MH1) is located within 1.8km of Market Harborough train station. Therefore, all three site allocations have good access to existing public transport links which could support the transition away from the private car. This is likely to lower associated greenhouse gas emissions, which will contribute to climate change mitigation and improve air quality. Despite this, given the scale of development proposed an increase in the use of the private car is inevitably expected. However, Policy SA03 requires a Transport Assessment to be

submitted for each site which will include the provision of sustainable transport measures to better connect the sites to Market Harborough train station. In addition, appropriate and safe highway, footway, cycleway connections should be included that are permeable through the cluster of sites and North of Market Harborough that provides connections to a range of services and facilities. As such, overall mixed effects (minor positive and minor negative) are identified in relation to **SA Objective 1: Climatic Factors** and **SA Objective 5: Air**. A significant positive effect is also expected in relation to **SA Objective 13: Sustainable Travel** given the significant transport enhancements proposed.

7.198 The Grand Union Canal Harborough Arm Local Wildlife Site lies adjacent to Land east of Leicester Road and south of Grand Union Canal (MH1) and East of Market Harborough Road (MH2). Land south of Gallow Field Road (MH3) is also located within 250m of this Local Wildlife Site. However, Policy SA03 requires development to maximise opportunities for strategic green and blue infrastructure along the Grand Union Canal which could provide enhancements to existing wildlife habitats or the creation of new ones. Specifically, Land East of Leicester Road and South of Grand Union Canal (MH1) is required to provide appropriate mitigation to minimise any adverse impacts on Grand Union Canal Local Wildlife Site. The development of East of Market Harborough Road (MH2) should ensure the retention of existing wooded character of the Market Harborough settlement edge. These wooded areas may support wildlife and therefore this policy requirement will protect these habitats. As such, a mixed effect (minor positive and significant negative) is anticipated in relation to **SA Objective 2: Biodiversity and Geodiversity**.

7.199 All three site allocations comprise greenfield land which includes Grade 3 agricultural land (although the split between Grade 3a and 3b is unknown). Therefore, the development of these sites will result in the significant loss of greenfield land. Policy SA03 requires the submission of a Contaminated Land Assessment for the development of Land south of Gallow Field Road (MH2) and Land East of Leicester Road and South of Grand Union canal (MH1). However overall, a significant negative effect is expected in relation to **SA Objective 3: Resources**.

7.200 The Grand Union Canal Conservation lies adjacent to Land east of Leicester Road and south of Grand Union Canal (MH1) and East of Market Harborough Road (MH2). In addition, both site allocations are also located in close proximity to Great Bowden Conservation Area which contains a large number of Listed Buildings. Land south of Gallow Field Road (MH3) is also located in close proximity to the Grand Union Canal Conservation Area. Therefore, development of these sites has the potential to negatively impact the setting of these Conservation Areas and any heritage assets contained within. There is some mitigation in the policy, as Policy SA03 requires opportunities for strategic green and blue infrastructure along the Grand Union Canal Conservation Area and towpath to be maximised. For Land east of Leicester Road and south of Grand Union canal (MH1) development is required to be informed by a Heritage Impact Assessment and should reflect the setting of the Conservation Area. In relation to East of Market Harborough Road (MH2) and Land south of Gallow Field Road (MH3), a Heritage Impact Assessment should be submitted to respect the setting of the Conservation Area. As such, a mixed effect (minor positive and significant negative) is recorded in relation to **SA Objective 4: Cultural Heritage**.

7.201 Development of the three site allocations will incorporate a new 3-form entry primary school and secondary school. This will enhance education provision within Market Harborough to ensure it meets the demands of growth. Development proposals are also required to provide new areas of open space including sports pitches and other outdoor recreational facilities which could offer opportunities of physical activity and social interaction. Policy SA03 also supports healthcare infrastructure through the expansion of existing facilities or the inclusion of a new health centre. This will ensure health facilities meet the demand as a result of new growth in Market Harborough. This will have a positive impact on mental and physical health and wellbeing. The mitigation provided through Policy SA03 will ensure that all three site allocations have good access to a range of services and facilities. This is particularly important as East of Market Harborough Road (MH2) and Land south of Gallow Field Road (MH3) are located further from Market Harborough and therefore have limited access to existing facilities. The site at East of Market Harborough Road (MH2) is also required to provide cemetery provision. Noise, odour and lighting impact assessments are required for East of Market Harborough Road (MH2)

and Land south of Gallow Field Road (MH3) which will help to minimise any adverse impacts on new and existing residents. Overall, significant positive effects are expected in relation to **SA Objective 6: Health and Wellbeing**, **SA Objective 7: Social Inclusion** and **SA Objective 8: Services, Facilities and Education**.

7.202 As outlined in Policy SA03, 1,700 new homes will be delivered in across three site allocations (around 1,350 in this plan period). A significant positive effect is therefore expected in relation to **SA Objective 9: Housing**. Further to this, East of Market Harborough Road (MH2) will include the provision of older persons housing in the form of a retirement home, extra care or residential care housing.

7.203 Policy SA03 supports the development of retail which could have enhance the area's economic viability. However, the level of employment generated is not expected to be significant and therefore a negligible effect is likely in relation to **SA Objective 10: Economic Growth**.

7.204 Across all three site allocations there are areas at risk of 1 in 30 year risk of surface water flooding. However, the sites do not fall within any fluvial flood risk zones. Policy SA03 aims to maximise opportunities for strategic green and blue infrastructure along the Grand Union Canal which could help to mitigate some of the flood risk associated with new greenfield development. The policy also requires a site-specific Flood Risk Assessment to ensure that development will not increase flood risk and the integration of flood resilient and sustainable drainage design. As such, a mixed effect (minor positive and minor negative) is anticipated in relation to **SA Objective 12: Flood Risk**.

7.205 The three site allocations are located on greenfield land with parts of the site allocations located within the countryside. Therefore, development of the sites is likely to have an effect on the surrounding landscape. Policy SA03 requires development to be of high quality design that enhances the gateway to Market Harborough which could have a positive impact on the townscape and create a strong boundary edge to Market Harborough. The policy also requires development proposals to respect and maintain the visual separation of the

sites and Great Bowden to prevent settlement coalescence. Consideration should also be given to the separation between Lubenham and Foxton Areas of Separation. Development at Land east of Leicester Road and south of Grand Union Canal (MH1) should retain the existing wooded character of the settlement edge of Market Harborough. Historic ridges and furrows should also be protected. As such the policy is expected to have mixed effect (minor positive and significant negative) in relation to **SA Objective 14: Landscape**.

7.206 A negligible effect is expected in relation to **SA Objective 10: Waste**.

Policy SA04: Scraptoft East

7.207 This policy allocates the Land between Scraptoft and Bushby (appraised originally in Chapter 6 as site option 21/8227). The likely effects of the site allocation, taking into account the policy requirements detailed in Policy SA04: Scraptoft East, are shown in Table 7.5 below.

Table 7.5: Summary of SA Findings for Policy SA04: Scraptoft East

SA Objectives	Policy SA04
SA1: Climatic Factors	+/
SA2: Biodiversity and Geodiversity	-
SA3: Resources	
SA4: Cultural Heritage	-
SA5: Air	+/
SA6: Health and Wellbeing	++
SA7: Social Inclusion	++
SA8: Services, Facilities and Education	++/-

SA Objectives	Policy SA04
SA9: Housing	++
SA10: Economic Growth	+
SA11: Waste	0
SA12: Flood Risk	+/
SA13: Sustainable Travel	+/
SA14: Landscape	-

7.208 Land between Scraftoft and Bushby is located within 250m of a number of small Local Wildlife Sites which could be impacted by development at the sites. In particular, the site contains the Station Lane grassland and Scraftoft Local Wildlife Site. Therefore, a minor negative effect is expected in relation to **SA Objective 2: Biodiversity and Geodiversity**.

7.209 The site comprises of Grade 3 agricultural land (although the split between Grade 3a and 3b is unknown) and also fall within a Minerals Safeguarding Area. Development of this site would therefore result in loss of best and most versatile agricultural land and may sterilise mineral resources and restrict the availability of resources in the District. Policy SA04 requires a Minerals Assessment to be submitted for the site; however the loss of greenfield land could not be mitigated. Therefore, a significant negative effect is expected in relation to **SA Objective 3: Resources**.

7.210 Land between Scraftoft and Bushby is located in close proximity to Scraftoft Conservation Area which contains a number of listed buildings. Therefore, development of this site has the potential to negatively impact these heritage assets. Policy SA04 requires the design of the development to respect and respond positively to heritage assets and their settings including the Scraftoft Conservation Area and the Church of All Saints. In addition, a Heritage Impact Assessment is required to be submitted as part of the development proposal. As a result of the mitigation proposed through Policy

SA04, an overall minor negative effect is expected in relation to **SA Objective 4: Cultural Heritage**.

7.211 Significant positive effects are expected in relation to **SA Objective 6: Health and Wellbeing** and **SA Objective 7: Social Inclusion**. The site is located within walking distance (720m) of an area of open space, which will encourage healthy and active lifestyles and ensure good access to healthcare.

7.212 The site is not located within 720m of the built-up areas of Market Harborough, Lutterworth, Broughton Astley, Ullesthorpe, Husbands Bosworth, Fleckney, Kibworth, Great Glen, Houghton on the Hill or Billesdon although Land between Scraftoft and Bushby is located within 600m of an existing primary school. Therefore, the site allocation has limited access to existing key services, facilities and educational facilities. However, as set out in Policy SA04, development of the site will require the creation of a new two form primary school with early years provision. This will enhance local education provision with the area. Therefore, mixed effects (significant positive and minor negative) are expected in relation to **SA Objective 8: Services, Facilities and Education**.

7.213 Land between Scraftoft and Bushby will deliver 950 homes; therefore a significant positive effect is expected in relation to **SA Objective 9: Housing**. The site is located within walking distance of a number of bus stops, providing access to public transport links. The access to public transport links could reduce the reliance on the private car, however, development is inevitably likely to result in some increases in private car use. The provision of nearby bus links also offers easy access to employment opportunities. Policy SA04 requires traffic issues on the south-eastern side of Leicester's highway network to be addressed which will help to reduce congestion levels and vehicle idling. Therefore, a minor positive effect is expected in relation to **SA Objective 10: Economic Growth**. Mixed effects (minor positive and minor negative) are likely in relation to **SA Objective 1: Climatic Factors**, **SA Objective 5: Air** and **SA Objective 13: Sustainable Travel** as despite the inevitable increase in traffic from development, Policy SA04 requires site allocations to prioritise sustainable travel opportunities within development of the site.

7.214 Land between Scraftoft and Bushby is located entirely within an area with a 1 in 30 year risk of surface water flooding. Therefore, the site has a high risk of flooding and development of the site could increase the risk of flooding within the area. However, Policy SA04 requires a site-specific Flood Risk Assessment to ensure that development will not increase flood risk and the integration of flood resilient and sustainable drainage design. In addition, development within 8 metres of the Thurnby Brook tributary should be avoided. Therefore, a mixed effect (minor negative and minor positive) is expected in relation to **SA Objective 12: Flood Risk**.

7.215 The site is located within the countryside on greenfield land. Development of this site will therefore have the potential to negatively impact on the character and distinctiveness of Harborough's landscape. However, Policy SA04 requires part of the Green Wedge at Scraftoft East, Land between Scraftoft and Bushby to be maintained. Therefore, an overall minor negative effect is expected in relation to **SA Objective 14: Landscape**.

7.216 A negligible effect is expected in relation to **SA Objective 10: Waste**.

Strategic policies for housing

7.217 This section presents the appraisals of the following Harborough Local Plan policies:

- Policy HN01 Housing Need: Affordable Homes
- Policy HN02 Housing Need: Mix of New Homes
- Policy HN03 Housing Need: Housing Type and Density
- Policy HN04 Housing Need: Supported and Specialist Housing
- Policy HN05 Housing Need: Self and Custom Build Housing
- Policy HN06 Housing Need: Gypsy and Traveller and Travelling Showpeople Accommodation

7.218 The likely effects of the policies in relation to each SA objective are shown in Table 7.6 and described below the table.

Table 7.6: Summary of SA findings for the Strategic Policies for Housing

SA Objectives	Policy HN01	Policy HN02	Policy HN03	Policy HN04	Policy HN05	Policy HN06
SA1: Climatic Factors	0	0	0	0	0	+/
SA2: Biodiversity and Geodiversity	0	0	0	0	0	-/0
SA3: Resources	+	0	+	0	0	
SA4: Cultural Heritage	0	0	0	0	0	-
SA5: Air	0	0	+	0	0	+/
SA6: Health and Wellbeing	+	+	+	+	+	+
SA7: Social Inclusion	+	++	+	+	+	+
SA8: Services, Facilities and Education	0	0	+	0	0	+/
SA9: Housing	++	++	+	++	++	++
SA10: Economic Growth	0	0	0	0	0	+/
SA11: Waste	0	0	0	0	0	+

SA Objectives	Policy HN01	Policy HN02	Policy HN03	Policy HN04	Policy HN05	Policy HN06
SA12: Flood Risk	0	0	0	0	+	
SA13: Sustainable Travel	0	0	+	0	0	+/-
SA14: Landscape	0	0	+	0	0	

Policy HN01 Housing Need: Affordable Homes

7.219 Policy HN01: Housing need: Affordable Homes is expected to have a significant positive effect on **SA Objective 9: Housing** as it directly addresses the need for affordable housing provision in Harborough District. The policy mandates that 40% of all housing in development of 10 or more dwellings be designated as affordable, which will significantly increase the availability of affordable housing for residents. New affordable housing should be well designed and integrated with market housing to create mixed communities.

7.220 The policy states that developers are expected to make efficient use of land. This is likely to have a minor positive uncertain effect in relation to **SA Objective 3: Resources** as encouraging land efficiency supports more sustainable development practices, which may potentially reduce land consumption. The effect is recorded as uncertain as specific methods for achieving efficient land use are not articulated.

7.221 Minor positive effects are expected in relation to **SA Objectives 6: Health and Wellbeing** and **7: Social Inclusion** as the provision of affordable housing is supported by this policy, which is expected to deliver integrated neighbourhoods and provide housing for all in the District. Additionally, the policy stipulates that contributions will not be sought from sheltered housing, extra care housing, self-build or custom housebuilding developments, and as such the policy encourages the development of specialised housing types that

address unique community needs. This approach promotes social inclusion by accommodating varied housing requirements.

7.222 Negligible effects are expected against the remaining SA objectives.

Policy HN02 Housing Need: Mix of New Homes

7.223 Policy HN02 Housing Need: Mix of New Homes requires development proposals for housing to deliver an appropriate mix of housing types, tenures, and sizes, taking into account the latest evidence on housing needs in the District. Therefore, a significant positive effect is expected in relation to **SA Objective 9: Housing** as the policy will ensure that development proposals meet the local need and include a mix of house sizes and types. The policy also stipulates that all homes will be expected to meet accessible and adaptable (M4(2) technical standards) subject to site suitability, and all major residential developments will be expected to contribute to wheelchair accessibility. This is likely to have a significant positive effect in relation to **SA Objective 7: Social Inclusion** and minor positive effect in relation to **SA Objective 6: Health and Wellbeing** by accommodating diverse housing needs particularly for vulnerable groups and enhancing accessibility of homes.

7.224 Negligible effects are expected against the remaining SA objectives.

Policy HN03 Housing Need: Housing Type and Density

7.225 Policy HN03 Housing Need: Housing Type and Density is expected to have a minor positive effect in relation to **SA Objective 3: Resources**. The policy provides minimum residential densities within the District, which includes higher residential densities of 40 dwellings per hectare within the Leicester Urban Area, Market Harborough, and Lutterworth Town Centre, and a lower residential density of 30 dwellings per hectare elsewhere. These minimum

residential densities promote efficient land use, helping to meet housing needs without excessively expanding the proportion of built up land in the District.

7.226 The policy is also expected to have a minor positive effect in relation to **SA Objective 5: Air** as the policy permits higher residential development in the District's towns, particularly Market Harborough and the Leicester Urban Area, which reflect the better access to public transport, and other services and facilities. As such, this approach is likely to reduce reliance on private vehicles by offering residents the opportunity to make use of a variety of sustainable transport options. This will reduce traffic congestion and vehicle emissions, contributing to improved air quality across the District. The policy is therefore also likely to have minor positive effects in relation to **SA Objectives 1: Climatic Factors** and **13: Sustainable Transport**.

7.227 The policy encourages higher-density residential development in areas including the Leicester Urban Area, which have more availability of public transport and other services and facilities. This is likely to have a minor positive effect in relation to **SA Objective 6: Health and Wellbeing** as more people will have easier access to services and facilities, which will support more walkable communities having positive effects on mental and physical health and wellbeing. This is also expected to have a minor positive effect in relation to **SA Objective 7: Social Inclusion** and **SA Objective 8: Services, Facilities and Education** as higher density development in areas with existing services promotes equitable access to amenities.

7.228 A minor positive effect is expected in relation to **SA Objective 9: Housing** as the policy provides minimum residential densities to optimise density and meet housing needs.

7.229 The policy is expected to have a minor positive effect in relation to **SA Objective 14: Landscape** as the approach to minimum residential densities, emphasising higher density development in the District's towns and urban centres, will reduce pressure to expand into rural areas, helping to preserve the District's natural landscapes and maintain the character of surrounding countryside areas. Furthermore, the policy stipulates that higher densities may

be permitted in locations with good public transport accessibility, subject to respecting the character of the settlement, which will further ensure that new residential development preserves the existing character of the District.

7.230 Negligible effects are expected against the remaining SA objectives.

Policy HN04 Housing Need: Supported and Specialist Housing

7.231 Policy HN04 Housing Need: Supported and Specialist Housing is expected to have a significant positive effect in relation to **SA Objective 9: Housing** as the policy supports the development of supported and specialist forms of housing in appropriate locations which meet an identified need, providing an appropriate mix of types and tenures of properties to address the demand of specialist groups. The policy stipulates that specialist housing for older people will be required as an integral part of all residential development of 100 dwellings or more at a rate of at least 10% of all dwellings proposed, providing the site offers a suitable location for the provision of this type of accommodation. This will ensure that the housing needs of older residents are addressed within larger developments, enabling older residents to access suitable, supportive environments within their communities. As such, minor positive effects are expected in relation to **SA Objectives 6: Health and Wellbeing** and **7: Social Inclusion**. The policy also states that proposals for specialist accommodation development should demonstrate that it has a design, layout and access suitable for occupation by the specific specialist group for whom it is intended, which meet the support and care needs of the residents and enable them to retain their independence, which will improve residents' mental and physical wellbeing.

7.232 Negligible effects are expected against the remaining SA objectives.

Policy HN05 Housing Need: Self and Custom Build Housing

7.233 Policy HN05: Housing Need: Self and Custom Build Housing is expected to have a significant positive effect in relation to **SA Objective 9: Housing** as the policy supports the principle of self and custom built dwellings. The policy stipulates that all development of 40 dwellings (gross) or more must provide at least 10% of the site capacity as self and custom build plots. The policy also outlines clear criteria for situations where a reduced level of provision may be justified, or if plots on developments of 40 dwellings or more remain unsold. By establishing these guidelines, the policy ensures that the provision of self and custom build opportunities is balanced with the overall development strategy, while still promoting greater housing choice and flexibility within the District. This is also likely to have minor positive effects in relation to **SA Objective 6: Health and Wellbeing** and **SA Objective 7: Social Inclusion** as the provision of self and custom build plots within development of 40 dwellings or more will enable people to design their homes in ways that address their individual accessibility requirements. For example, this could reduce inequalities in relation to age and disability. Also, the inclusion of self and custom build plots within larger developments is likely to enhance social cohesion and foster a diverse community characterised by a variety of dwelling types. Further to this, the policy stipulates that where outline permission is sought for multiple plots on sites for custom and self-build homes, the applicant must demonstrate that each plot will be provided with sufficient space in order to build without compromising neighbouring properties and their amenity and the amenity of future occupiers. This will support a high standard of living which promotes the wellbeing of the occupiers and neighbours.

7.234 The policy states that where outline permission is sought for multiple plots on sites for custom and self-build homes, the applicant must demonstrate that each plot will be provided with water, surface and foul drainage, broadband connection, and electricity supplies available at the plot boundary. This is likely to have minor positive effect in relation to **12: Flood Risk**.

7.235 Negligible effects are expected against the remaining SA objectives.

Policy HN06 Housing Need: Gypsy and Traveller and Travelling Showpeople Accommodation

7.236 Policy HN06 is expected to have a significant positive effect in relation to **SA Objective 9: Housing** as the policy supports the delivery of a minimum of five Gypsy and Traveller pitches and 53 Travelling Showpeople plots to meet the specific housing needs of these communities. This provision will be distributed across four existing sites: Land south of Gartree Road, North of Magna Park, Bonehams Lane and Wells Close, Woodway Lane. Each of these sites have been appraised as site options within Chapter 6 of this SA Report.

7.237 The appraisal of North of Magna Park and Land south of Gartree Road was undertaken under Policy SA01: Site Allocation Schedule and Policy SA02: Land South of Gartree Road Strategic Development Area respectively and therefore the appraisal of each of these sites has been taken into consideration in relation to the scoring against each SA Objective.

7.238 Mixed effects (minor negative and negligible) are expected in relation to **SA Objective 2: Biodiversity and Geodiversity**. The sites at Woodway Lane and Bonehams Lane are not located in close proximity to any Local Wildlife Sites and are therefore not expected to have an impact on local biodiversity.

7.239 The sites at Woodway Lane and Bonehams Lane comprise of Grade 3 agricultural land (although the split between Grade 3a and 3b is unknown). Development of these sites would therefore result in loss of best and most versatile agricultural land which cannot be mitigated. In addition, part of North of Magna Park and Woodway Lane falls within the Mineral Safeguarding Area and therefore development of these sites could impact on the sterilisation of these mineral resources. Therefore, a significant negative effect is expected in relation to **SA Objective 3: Resources**.

7.240 The site at Wells Close, Woodway Lane is located within close proximity to Claybrooke Parva Conservation Area which contains a number of listed buildings. Therefore, there is potential for the development of these sites to have an adverse impact on local heritage assets. The site at Bonehams Lane is not located in close proximity to any heritage assets. Therefore, an overall minor negative effect is expected in relation to **SA Objective 4: Cultural Heritage**.

7.241 The policy supports new Gypsy and Traveller sites and extensions to existing sites which are in a sustainable location with reasonable proximity to a small village. This requirement is likely to encourage sustainable travel, while reducing transport related emissions, including carbon dioxide emissions. However, the site at Bonehams Lane is not located near public transport links and could increase the use of the private car. As such a mixed effect (minor positive and minor negative) is identified in relation to **SA Objective 1: Climatic Factors**, **SA Objective 5: Air** and **SA Objective 13: Sustainable Transport**.

7.242 The site at Woodway Lane is located in close proximity to an area of open space and a number of Public rights of Way and cycle Lanes, whereas the site at Bonehams Lane is only located near a cycle lane. This could provide opportunities for active travel and recreation. Policy HN06 is expected to have a minor positive effect in relation to **SA Objective 6: Health and Wellbeing** as well as **SA Objective 7: Social Inclusion** as the policy supports the development that will not have an unacceptable impact on existing neighbouring residential amenity. This will resultingly improve the mental and physical health and social wellbeing of the inhabitants and promote good relations between different groups, reducing isolation and deprivation.

7.243 The site at Woodway Lane is within 720m of the built-up area of Ullesthorpe, Husbands Bosworth, Fleckney, Kibworth, Great Glen, Houghton on the Hill and Billesdon and therefore there will be some access to services and facilities. The site at Bonehams Lane is not located within 720m of the built-up areas of any settlement type and therefore access to services and facilities is expected to be limited. The policy requires new Gypsy and Traveller sites to be located in sustainable locations within safe walking distance to a settlement. The mitigation proposed through the policy results in an overall mixed effect

(minor positive and minor negative) in relation to **SA Objective 8: Services, Facilities and Education**.

7.244

7.245 The site at Woodway Lane is located in close proximity to a number of bus stops which could provide access to employment opportunities. However, the site at Bonehams Lane is not located near public transport links and therefore development of the site is unlikely to enhance opportunities to access employment opportunities. Therefore, a mixed effect (minor positive and minor negative) is expected in relation to **SA Objective 10: Economic Growth**.

7.246 A minor positive effect is expected in relation to **SA Objective 11: Waste** as Policy HN06 requires suitable waste storage and disposal.

7.247 The sites at Woodway Lane and Bonehams Lane are located within an area with a 1 in 30 year risk of surface water flooding. Therefore, a significant negative effect is expected in relation to **SA Objective 12: Flood Risk**.

7.248 The sites at Woodway Lane and Bonehams Lane are located within the countryside on greenfield land. Development of these this site will therefore have the potential to negatively impact on the character and distinctiveness of Harborough's landscape. Policy HN06 requires development to incorporate appropriate landscaping and be of suitable quality design. A significant negative effect is expected in relation to **SA Objective 14: Landscape**.

Directing development to the right place

7.249 This section presents the appraisals of the following Harborough Local Plan policies:

- Policy AP01: Development in Settlements
- Policy AP02: Development in Town, District and Local Centres

- Policy AP03 Development in the Countryside (Residential)
- Policy AP04: Development in the Countryside (Commercial/ Non-Residential)
- Policy AP05: Locating Renewable and Low-Carbon Energy Development

7.250 The likely effects of the policies in relation to each SA objective are shown in Table 7.7 and described below the table.

Table 7.7: Summary of SA findings for the Directing Development to the Right Place policies

SA Objectives	Policy AP01	Policy AP02	Policy AP03	Policy AP04	Policy AP05
SA1: Climatic Factors	+/	0	-	+	++
SA2: Biodiversity and Geodiversity	+/	0	+/	+/	+/
SA3: Resources	+/	+	+/	+/	0
SA4: Cultural Heritage	0	+	0	0	+
SA5: Air	+/	0	-	0	+
SA6: Health and Wellbeing	+	+	+	+	+
SA7: Social Inclusion	+	0	0	+	0
SA8: Services, Facilities and Education	+	++	-	+	0
SA9: Housing	+	0	+	0	0
SA10: Economic Growth	+	+	+	++	0
SA11: Waste	0	0	0	+	0
SA12: Flood Risk	0	0	0	0	0

SA Objectives	Policy AP01	Policy AP02	Policy AP03	Policy AP04	Policy AP05
SA13: Sustainable Travel	+/	+	-	+/	0
SA14: Landscape	+	+	+	+	+

Policy AP01: Development in Settlements

7.251 A mixed effect (minor positive and minor negative) is identified in relation to **SA Objective 1: Climatic Factors** for Policy AP01: Development in Settlements, as the policy provides a framework for development within the existing built-up area of settlements in the settlement hierarchy. The policy guides development within the five tiers of the settlement hierarchy, and as such most development would be located within already developed areas, which benefit from existing public transport links and services. This will reduce dependency on private vehicles, and lower associated greenhouse gas emissions, contributing to climate change mitigation measures. However, the policy does allow for some development in lower tiers of the settlement hierarchy, which includes small villages, as well as development on land adjoining the existing built-up areas of settlements identified in Tiers 1 to 5, although this is subject to requirements. As these settlements are more isolated, they may increase reliance on private vehicles, which may see an increase in greenhouse gas emissions. As such, a mixed effect (minor positive and minor negative) is also expected in relation to **SA Objective 5: Air** and **SA Objective 13: Sustainable Transport**.

7.252 A mixed effect (minor positive and minor negative) is expected in relation to **SA Objective 2: Biodiversity and Geodiversity**, as the policy focuses most development within the settlement hierarchy, which is likely to occur in more urban areas, which generally have fewer biodiversity sites and features. The policy also provides safeguards to ensure that development adjoining settlements is achieved in a way that prevents settlements from expanding unchecked into surrounding countryside. These safeguards include requirements, such as for development to address local housing need, or comprise a form of rural residential or business development. However, some

development would still occur on greenfield land which could have higher biodiversity value. Policy AP01 permits residential development in the countryside which comprises replacement or subdivision of an existing residential dwelling or conversion of a rural building for housing. By encouraging the efficient use of existing structures, the policy helps to minimise the need for new land development, thereby reducing soil disruption and degradation. However, the policy also permits residential development where it comprises affordable housing on small sites in rural areas, and development of accommodation for full-time workers directly related to rural businesses in the countryside. This could lead to the take up of greenfield land which could consist of high quality agricultural land. As such, the policy is expected to have mixed effect (minor positive and minor negative) in relation to **SA Objective 3: Resources**.

7.253 The policy provides a framework for new development for residential, business, or community uses in areas which align with the settlement hierarchy. This approach will ensure that the majority of new residents are able to access nearby services and facilities such as healthcare and schools as well as jobs which is likely to support community cohesion and public health in the District. The policy also permits some residential development in areas adjoining sustainable settlements, which will ensure the creation of sustainable communities that reflect the size and service provision of each settlement. A minor positive effect is therefore expected in relation to **SA Objectives 6: Health and Wellbeing, SA Objective 7: Social Inclusion, and SA Objective 8: Services, Facilities and Education**.

7.254 A minor positive effect is expected in relation to **SA Objective 9: Housing**, as the policy seeks to meet housing needs within established settlements in the settlement hierarchy. The policy also permits some residential development in areas adjoining sustainable settlements, particularly where it meets local housing need, and provides housing necessary to contribute to meeting the specific targets for housing in Small Villages. This policy facilitates development in appropriate locations, which will contribute a more balanced distribution of housing across the District. A minor positive effect is also expected in relation to **SA Objective 10: Economic Growth** as the

policy stipulates that development will be permitted within the existing built-up area where it is a development for business or community use.

7.255 A minor positive effect is expected in relation to **SA Objective 14: Landscape**, as the policy seeks to maintain the rural character of the District by ensuring that development within the settlement hierarchy respects the form and character of the existing settlement, and, as far as possible, retains existing natural boundaries within and around the settlement.

7.256 Negligible effects are expected against the remaining SA objectives.

Policy AP02: Development in Town, District and Local Centres

7.257 Policy AP02: Development in Town, District and Local Centres is expected to have a significant positive effect in relation to **SA Objective 8: Services, Facilities and Education**, as the policy supports development for retail, leisure, and other main town centre development within town, district and local centres. This includes supporting day and night time uses. The policy ensures that such development is appropriately scaled and designed to reflect the role and function of the centres, while protecting the vitality of the area by preventing an overconcentration of non-town centre uses and maintaining active frontages at ground level. The policy also seeks to protect the retail character of the Market Harborough Primary Shopping Area and Lutterworth by limiting the loss of ground-floor retail space and requiring a Retail Impact Assessment for retail and leisure development. This will ensure that town and local centres maintain a balanced and vibrant retail environment, providing retail, leisure, and entertainment facilities.

7.258 A minor positive effect is expected in relation to **SA Objective 6: Health and Wellbeing**, as the policy supports vibrant town and local centres by permitting development that reflects the size, role, and function of the centres. The policy also states that in the Market Harborough Primary Shopping Area,

proposals which would result in the loss of retail floorspace at ground floor level, will only be permitted where it can be demonstrated that there is no significant adverse impact on the vitality and viability of the centre as a whole. This will ensure that the centres remain hubs of activity, that are conducive to social interaction.

7.259 A minor positive effect is expected in relation to **SA Objective 10: Economic Growth**, as the policy supports development for retail, leisure, and other main town centre development. As such, the policy promotes economic vitality in urban environments, supporting businesses and job creation at locations where a high number of residents are able to access. A minor positive effect is also expected in relation to **SA Objective 14: Landscape**, as the policy seeks to ensure that development protects and enhances the existing character of the town and local centre through scale and design. Further to this, in relation to the Market Harborough Primary Shopping Area, proposals which would result in the loss of retail floorspace at ground floor level must provide an active frontage at ground floor level that is in line with the design of the building, the street scene, and its setting. This will help to maintain visual cohesion with the surrounding townscape.

7.260 A minor positive effect is expected in relation to **SA Objective 3: Resources** as Policy AP02 supports development within town and local centres which could minimise the level of greenfield development and land take up in other areas. The policy will also ensure that development proposals will preserve or enhance the unique local character and distinctiveness of the historic environment in town, district and local centres. Therefore, a minor positive effect is expected in relation to **SA Objective 4: Cultural Heritage**.

7.261 A minor positive effect is expected in relation to **SA13: Sustainable Transport** as supporting development for retail, leisure, and other main town centre development within town and local centres could encourage the use of sustainable modes of transport such as walking, cycling and the use of public transport. This could reduce the reliance on the private car to travel.

7.262 Negligible effects are expected against the remaining SA objectives.

Policy AP03: Development in the Countryside (Residential)

7.263 Policy AP03: Development in the Countryside (Residential) is likely to have a minor negative effect in relation to **SA Objective 1: Climatic Factors**, as the policy permits residential development in the countryside where it comprises of affordable housing on small sites in rural areas, as well as the replacement or subdivision of an existing residential dwelling or conversion of a rural building for housing. The policy also permits the development of accommodation for full-time workers directly related to rural businesses in the countryside. This is most likely to only be accessible by private car. Therefore, potential increases in associated greenhouse gas emissions are likely, although this would be at a very small scale. As such, minor negative effects are also anticipated in relation to **SA Objective 5: Air**, and **SA Objective 13: Sustainable Travel**.

7.264 A mixed effect (minor negative and minor positive) is expected in relation to **SA Objective 2: Biodiversity and Geodiversity**, as the policy permits new development in the countryside, which has the potential to disrupt existing habitats, and cause ground disturbance – particularly in the short-term during construction. However, the policy does provide stringent conditions regarding development within Areas of Separation and Green Wedges and restricts residential development in the countryside to specific needs, such as affordable housing and accommodation for rural workers, which could help to mitigate some of the negative impacts of development, and protect important biodiversity areas.

7.265 Mixed effects (minor positive and minor negative) are expected in relation to **SA Objective 3: Resources** as Policy AP03 provides protection for Green Wedges and Areas of Separation which will protect areas of greenfield land from development. However, the policy does permit development outside of Green Wedges and Areas of Separation under certain circumstances. This could result in the loss of greenfield land which could be high quality agricultural land.

7.266 A minor positive effect is expected in relation to **SA Objective 6: Health and Wellbeing** as the provision of affordable housing in rural areas, and the development of accommodation for rural workers can help to provide stable homes for local residents, particularly those on lower incomes or working in rural industries. Access to affordable housing can reduce housing stress, and therefore improve mental health, although this impact would be limited to a small number of people due to the narrow scope of the policy.

7.267 Policy AP03 is likely to have a minor negative effect in relation to **SA Objective 8: Services, Facilities and Education**, as the introduction of residential development and accommodation for workers in the countryside could place pressure on local services and facilities, including healthcare and public transport, which are often limited in rural communities.

7.268 A minor positive effect is expected in relation to **SA Objective 9: Housing**, as the policy seeks to provide affordable housing and accommodation for rural workers, which will help to meet local housing need, and support local communities. A minor positive effect is also expected in relation to **SA Objective 10: Economic Growth**, as the provision of accommodation of full-timer workers directly related to rural businesses in the countryside is likely to support employment within these areas, diversify the job market, and promote growth of Harborough-based businesses and local produce and commodities.

7.269 A minor positive effect is anticipated in relation to **SA Objective 14: Landscape** as the policy restricts development in the countryside, allowing only residential development and accommodation for rural workers, with stringent conditions to limit the scale of development to maintain the openness and character of the countryside. Where residential development is permitted, it is expected to enhance it's immediate setting where it involves the re-use of a redundant or disused rural building.

7.270 Negligible effects are expected against the remaining SA objectives.

Policy AP04: Development in the Countryside (Commercial/ Non-Residential)

7.271 Policy AP04: Development in the Countryside (Commercial/ Non-Residential) is expected to have a minor positive effect in relation to **SA Objective 1: Climatic Factors**, as the policy stipulates that development in the countryside, excluding in Green Wedges and Areas of Separation, will be permitted for renewable energy production, which will support renewable energy generation and mitigating the impacts of climate change.

7.272 The policy is expected to have a mixed effect (minor positive and minor negative) in relation to **SA Objective 2: Biodiversity and Geodiversity**, as the policy restricts development within Areas of Separation and Green Wedges, which will reduce habitat fragmentation. The policy states that within Green Wedges development must retain or create additional green networks between the countryside and open space within the urban areas and benefits biodiversity. This will encourage the integration of natural environments into urban areas, allowing urban areas to benefit from increased biodiversity. However, the policy does allow certain types of development within rural areas which could negatively impact local biodiversity and wildlife habitats.

7.273 A minor positive effect in relation to **SA Objective 6: Health and Wellbeing** is likely as the policy supports accessible green spaces for residents, which will encourage outdoor recreation and physical activity. The policy also supports development in the countryside for outdoor sport and recreation and ancillary buildings such as school playing fields, which will help to encourage physical activity, and increase opportunities for recreation, thereby supporting mental and physical health and wellbeing. Furthermore, by supporting forms of non-residential development in the countryside, including outdoor recreation and rural services, the policy helps to address the needs of people living in rural areas, supporting access to services which are often limited due to distances from urban centres. As such, minor positive effects are anticipated in relation to **SA Objective 7: Social Inclusion** and **SA Objective 8: Services, Facilities and Education**.

7.274 Mixed effects (minor positive and minor negative) are expected in relation to **SA Objective 3: Resources** as Policy AP04 provides protection for Green Wedges and Areas of Separation which will protect areas of greenfield land from development. However, the policy does permit development outside of Green Wedges and Areas of Separation under certain circumstances. This could result in the loss of greenfield land which could be high quality agricultural land.

7.275 A significant positive effect is expected in relation to **SA Objective 10: Economic Growth** as the policy supports certain forms development within the countryside, which includes rural services enterprises, tourist attractions and facilities, agriculture, horticulture, and woodland management. This includes supporting the promotion and management of Foxton Locks and the Grand Union Canal as a tourism and leisure attraction. This is likely to help support the rural economy and allow for the diversification of rural businesses.

7.276 The policy is expected to have a minor positive effect in relation to **SA Objective 11: Waste** as the policy permits minerals and waste development in the countryside, as well as the conversion and re-use of permanent and substantial buildings, which will reduce the need for new construction materials and minimise demolition waste.

7.277 The policy is expected to have a mixed effects (minor positive and minor negative) in relation to **SA Objective 13: Sustainable Travel** as it permits tourist attractions and facilities in the countryside where they are in locations accessible by public transport and provide appropriate facilities for pedestrians and cyclists, thereby encouraging visitors to use sustainable transport options. The policy also supports development including rural service enterprises, and outdoor sport and recreation and ancillary buildings, which will enable rural residents to access services, recreational activities, and employment opportunities closer to home, reducing the need for long-distance travel to urban centres. However, any development within rural areas is likely to increase the use of the private car given that public transport links will likely be limited.

7.278 A minor positive effect is expected in relation to **SA Objective 14: Landscape**, as the policy supports certain forms of non-residential development which are designed to be compatible with the surrounding landscape, such as agricultural, horticulture, woodland management, equestrian uses, and the conversion or re-use of permanent and substantial buildings. The policy also provides stringent conditions for development within Areas of Separation and Green Wedges which seek to prevent the merging of settlements and protect the distinct identities of rural communities.

7.279 Negligible effects are expected against the remaining SA objectives.

Policy AP05: Locating Renewable and Low-Carbon Energy Development

7.280 Policy AP05: Locating Renewable and Low-Carbon Energy Development is expected to have a significant positive effect in relation to **SA Objective 1: Climatic Factors** as the policy promotes the adoption of sustainable energy solutions, specifically through development for renewable and low-carbon energy development. These clean energy sources will reduce reliance on fossil fuels, aid in mitigating climate change, and help the District to achieve net-zero. In addition, a reduction in emissions would result in improved air quality in the District, resulting in a minor positive effect in relation to **SA Objective 5: Air**.

7.281 The policy is expected to have a mixed effects (minor positive and minor negative) in relation to **SA Objective 2: Biodiversity and Geodiversity** as it seeks to ensure that development for renewable and low-carbon energy provide measures to mitigate any adverse impacts on the built and natural environment resulting from the construction, operation and decommissioning of any equipment or associated infrastructure. This is likely to minimise ecological disruption, and therefore help to preserve local biodiversity. However, supporting the development of renewable and low carbon development has the potential to negatively impact on local biodiversity and wildlife habitats. A minor positive effect is also anticipated in relation to **SA Objective 6: Health and Wellbeing** as the policy ensures the mitigation of any adverse impacts, which

could include effects on visual and residential amenity. Furthermore, the policy states that such development must not contribute to an unacceptable cumulative visual impact when considered in conjunction with nearby developments and permitted proposals. By addressing the visual impacts, the policy could potentially reduce stressors associated with visual clutter.

7.282 A minor positive effect is expected in relation to **SA Objective 14: Landscape** as the policy states that development for renewable and low-carbon energy generation will be permitted where they include measures to mitigate adverse impacts on the built and natural environment. This will help to maintain the distinctiveness of landscape and townscape character. There is also the potential for minor positive effects in relation to **SA Objective 2: Biodiversity and Geodiversity** and **SA Objective 4: Cultural Heritage** as mitigating against any adverse impacts on the built and natural environment could help to protect any local biodiversity and/or heritage assets including archaeological remains.

7.283 Negligible effects are expected against the remaining SA objectives.

Development standards

7.284 This section presents the appraisals of the following Harborough Local Plan policies:

- Policy DM01: High Quality Inclusive Design
- Policy DM02: Amenity and Wellbeing
- Policy DM03: Heritage Asset Conservation and Design Standards
- Policy DM04: Landscape Character and Sensitivity
- Policy DM05: Green and Blue Infrastructure and Open Space
- Policy DM06: Transport and accessibility
- Policy DM07: Managing Flood Risk
- Policy DM08: Sustainable Drainage

- Policy DM09: Sustainable Construction and Climate Resilience
- Policy DM10: Biodiversity and Geodiversity Protection and Enhancement
- Policy DM11: Managing Impacts on Land and Water Quality
- Policy DM12: Protection and Enhancement of Community Facilities
- Policy DM13: Existing Business Uses – Retention and Redevelopment
- Policy DM14: Shopfront Design
- Policy DM15: Outdoor Advertising and Signage Design
- Policy DM16: Telecommunications Infrastructure

7.285 The likely effects of the policies in relation to each SA objective are shown in Table 7.8 and described below the table.

7.286

Table 7.8: Summary of SA findings for the Development Standards Policies

SA Objectives	Policy DM01	Policy DM02	Policy DM03	Policy DM04	Policy DM05	Policy DM06	Policy DM07	Policy DM08	Policy DM09	Policy DM10	Policy DM11	Policy DM12	Policy DM13	Policy DM14	Policy DM15	Policy DM16
SA1: Climatic Factors	+	0	0	0	+	+	+	+	++	+	0	0	0	0	0	0
SA2: Biodiversity and Geodiversity	+	0	0	0	++	0	0	+	+	++	+	0	+	0	0	0
SA3: Resources	0	0	0	0	0	0	0	0	+	0	++	0	0	0	0	0
SA4: Cultural Heritage	+	0	++	+	0	0	0	0	0	0	0	0	0	+	++	+
SA5: Air	+	+	0	0	+	++	0	0	+	+	0	0	0	0	0	0
SA6: Health and Wellbeing	+	++	0	0	++	+	+	+	0	+	0	++	0	+	+	+
SA7: Social Inclusion	++	+	0	0	++	+	0	0	0	0	0	+	0	0	0	0
SA8: Services, Facilities and Education	0	+	0	0	0	0	0	0	0	0	0	++	0	0	0	0
SA9: Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SA10: Economic Growth	0	0	0	0	0	0	0	0	0	0	0	+	++	+	0	0
SA11: Waste	+	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0
SA12: Flood Risk	0	0	0	0	+	0	++	++	+	0	++	0	0	0	0	+
SA13: Sustainable Travel	+	0	0	0	+	++	0	0	0	0	0	0	+	0	0	0

SA Objectives	Policy DM01	Policy DM02	Policy DM03	Policy DM04	Policy DM05	Policy DM06	Policy DM07	Policy DM08	Policy DM09	Policy DM10	Policy DM11	Policy DM12	Policy DM13	Policy DM14	Policy DM15	Policy DM16
SA14: Landscape	+	+	+	++	+	0	0	0	0	0	0	+	+	+	0	+

Policy DM01: High Quality Inclusive Design

7.287 Policy DM01: High Quality Inclusive Design is likely to have a significant positive effect in relation to **SA Objective 7: Social Inclusion**, as the policy promotes inclusive design which is easy to use for all, including for elderly and people with accessibility issues. The emphasis of the policy on high-quality open space and links to wider green infrastructure, which is convenient, is likely to support social interaction through increased outdoor interaction, increased levels of pedestrian activity, and increased access to greenspaces. This would improve community wellbeing and reduce inequalities, particularly for the most vulnerable groups. A minor positive effect is expected in relation to **SA Objective 6: Health and Wellbeing** as the policy promotes the development of buildings which ensure a good quality of experience for occupants and users, as well as seeks to reduce crime by enhancing natural surveillance. This will likely contribute to the creation of cohesive neighbourhoods.

7.288 A minor positive effect is expected in relation to **SA Objective 1: Climatic Factors** as the policy requires development to incorporate water and energy efficiency measures into the design of new buildings. This will help new developments to adapt to climate change. A minor positive effect is expected in relation to **SA Objective 2: Biodiversity and Geodiversity** as the policy aims to protect existing natural assets. This could ensure the protection of local habitats and ecosystems. The policy also seeks to ensure that development respects and enhances the context and characteristics of the individual site, street scene and the wider local environment. Therefore, a minor positive effect in relation to **SA Objective 4: Cultural Heritage** is expected as the policy promotes the preservation of local identity, which will help to protect heritage assets. The policy permits development which ensures safe and accessible movement for all users by promoting sustainable public transport and active travel modes such as walking and cycling. This will contribute positively to **SA Objective 5: Air**, by reducing reliance on cars, lowering emissions, and encouraging the uses of cleaner, more environmentally friendly transport options.

7.289 A minor positive effect is expected in relation to **SA Objective 11: Waste**, as the policy promotes development which incorporates sufficient provision for utilities, including the storage of refuse and recycling. This will reduce visual clutter and ensure that waste facilities are incorporated into development, encouraging disposal and recycling practices.

7.290 The policy also seeks to promote sustainable and active travel options such as walking and cycling, and as such the policy supports healthier lifestyles, reduces car reliance, and ensures safe, accessible movement for all users. By encouraging sustainable transport options, like walking and cycling, the policy will likely have a minor positive effect in relation to **SA Objective 13: Sustainable Transport**.

7.291 Policy DM01 is likely to have a minor positive effect in relation to **SA Objective 14: Landscape** as the policy encourages high-quality design which respects the context and characteristics of the individual site, street scene and the wider local environment.

7.292 Negligible effects are expected against the remaining SA objectives.

Policy DM02: Amenity and Wellbeing

7.293 Policy DM02 is likely to have a significant positive effect in relation to **SA Objective 6: Health and Wellbeing**, as the implementation of requirements for design quality and mitigating potential nuisances like noise, odour, and air pollution, will promote healthy and safer environments for residents and the wider community. The policy also sets out the requirement for Health Impact Assessment (HIA) for a number of types of development, ensuring that health and wellbeing considerations are integrated into the planning process. Further to this, the policy requires development to align with the capacity of existing utilities, with major developments only permitted where adequate broadband infrastructure is made available to all residents and/or users of the development. This will help to support digital accessibility, enhanced connectivity, and social equity. The policy also requires development to provide

appropriate open space and green infrastructure which would provide opportunities for physical activity and social interaction. Therefore, minor positive effects are expected in relation to **SA Objective 7: Social Inclusion** and **SA Objective 8: Services, Facilities and Education** by ensuring equal access to essential services and utilities across communities.

7.294 A minor positive effect is expected for Policy DM02: Amenity and Wellbeing in relation to **SA Objective 5: Air**, as the policy sets out clear requirements for design quality to protect the wellbeing of occupiers. This includes preventing adverse impacts on neighbouring uses by ensuring that air pollution is mitigated to an appropriate standard, which promotes improved local air quality.

7.295 A minor positive effect is expected in relation to **SA Objective 14: Landscape**, as the policy stipulates that development must adopt appropriate screening or similar measures where appropriate to prevent adverse impacts on the character and appearance of the locality and on neighbouring uses. This approach will help to ensure that new developments are integrated with the existing environment.

7.296 Negligible effects are expected against the remaining SA objectives.

Policy DM03: Heritage Asset Conservation and Design Standards

7.297 Policy DM03: Heritage Asset Conservation and Design Standards is likely to result in a significant positive effect for **SA Objective 4: Cultural Heritage**, as the policy sets out how the Council will conserve and enhance designated and non-designated heritage assets and their settings, respectively. Development will be permitted where it achieves a high standard of design in areas with high heritage value. Development that will adversely affect any designated heritage asset and/or its setting will be subject to a comprehensive assessment and should demonstrate an understanding of the significance of the

asset. Additionally, development within or affecting a Conservation Area or affecting the significance of a non-designated heritage asset will be expected to preserve or enhance the character and appearance of the area while considering the scale of any potential harm or loss and the significance of the heritage asset. It is also likely that protecting and enhancing the significance, character, appearance and setting of the asset will indirectly help protect the District's townscape including local identity.

7.298 Negligible effects are expected against the remaining SA objectives.

Policy DM04: Landscape Character and Sensitivity

7.299 Policy DM04: Landscape Character and Sensitivity sets out that development must be located and designed in a way which is sensitive to its landscape setting and character area. Development should avoid the loss of or harm to important landscape features, safeguard public views, skylines, and landmarks, and provide restoration or mitigation for any damaged features and/or landscapes. The latest landscape evidence should guide these considerations to maintain visual and environmental quality. This will have a significant positive effect in relation to **SA Objective 14: Landscape**, by ensuring that development respects and enhances the existing landscape and settlement character.

7.300 A minor positive effect is also anticipated in relation to **SA Objective 4: Cultural Heritage** as the policy promotes development which avoids the loss of, or substantial to harm, features of importance within the landscape including heritage assets. This could help to provide protection to heritage assets within Harborough District.

7.301 Negligible effects are expected against the remaining SA objectives.

Policy DM05: Green and Blue Infrastructure and Open Space

7.302 A significant positive effect is expected for Policy DM05: Green and Blue Infrastructure and Open Space against **SA Objective 2: Biodiversity and Geodiversity** as the policy requires all developments to contribute the creation of high-quality, multi-functional green and blue infrastructure. This includes the strategic use of trees and other planting to provide shade, and as noise and pollution barriers/absorption measures. The policy also facilitates the creation and enhancement of links between new developments and surrounding recreational networks and facilities, which will further support wildlife corridors and ecological connectivity.

7.303 A minor positive effect is expected in relation to **SA Objective 1: Climatic Factors**, as promoting tree planting and other planting will result in mitigation and reduced impacts of multiple risks associated with a changing climate. Tree planting will provide benefits in relation to providing shade with increasing temperatures. The policy also promotes the retention and enhancement of the green infrastructure network, which is likely to have further positive effects in relation to **SA Objective 1: Climatic Factors**, as well as **SA Objective 5: Air**, as vegetation can help to reduce heat associated with rising summer temperatures, provide shading, and reduce poor air quality through storing carbon dioxide emissions.

7.304 The policy also seeks to enhance access to publicly accessible open space, as well as safeguard and provide open space and outdoor sport and recreation facilities. This is likely to have significant positive effects in relation to **SA Objectives 6: Health and Wellbeing**, and **SA Objective 7: Social Inclusion** as this provide areas for physical activity, increase opportunities for recreation and provide spaces for social interaction, thereby resulting in positive effects on mental and physical health and wellbeing. The policy has the potential to achieve more equitable access to open space, with benefits to public health for all sections of the community. The policy also ensures that new open space or outdoor sport and recreation facilities will be accessible and for a

range of ages. This will ensure that open space and facilities are available for all residents, no matter of ability. The policy also protects Local Green Spaces and ensure they retain their openness. These Local Green Spaces are also safeguarded from new development unless specific policy criteria are met.

7.305 The policy's commitment for all development to contribute to creating high-quality multifunctional green and blue infrastructure, particularly through the use of trees and other planting has the potential to alleviate flood risk. Green infrastructure act as natural buffers, reducing the volume and speed of water entering drainage systems. As such, a minor positive effect is anticipated in relation to **SA Objective 12: Flood Risk**.

7.306 The policy encourages development proposals to provide linkages with surrounding recreational networks and facilities, which is likely to enhance connectivity of the active travel network and promote walking and cycling. A minor positive effect is therefore anticipated in relation to **SA Objective 13: Sustainable Transport**.

7.307 A minor positive effect is expected in relation to **SA Objective 14: Landscape** as safeguarding and providing new open and green space, as well as providing high-quality green and blue infrastructure will enhance the quality of public realm and open spaces, and hence the quality of the local landscape.

7.308 Negligible effects are expected against the remaining SA objectives.

Policy DM06: Transport and Accessibility

7.309 Policy DM06: Transport and Accessibility is expected to have a significant positive effect in relation to **SA Objective 13: Sustainable Transport** because it seeks to ensure that all new developments are designed to support the safe, efficient, and convenient movement of all highway users, including bus passengers, cyclists, and pedestrians. In particular, the policy states that all major development must provide accessible cycle parking, as well as incorporating measures to facilitate and encourage safe access by cycle and

foot along with protection of, connection to and extension, where practicable, of existing pedestrian, cycle and equestrian routes. This will help to reduce the need to travel and encourage sustainable and active alternatives to motorised vehicles. Encouraging walking, cycling and use of public transport will encourage the transition away from private car use, which is likely to decrease congestion, reduce emissions and improve air quality. Therefore, a minor positive effect is expected in relation to **SA Objective 1: Climatic Factors**. Major developments are also required to make provision for Car Club spaces, and EV charging points which will further enhance the accessibility of sustainable transport options and support the transition to electric vehicles. The policy also ensures that major developments include mitigation for any adverse impacts on air quality, especially in Air Quality Management Areas. Therefore, significant positive effect is expected in relation to **SA Objective 5: Air**.

7.310 Minor positive effects are expected in relation to **SA Objective 6: Health and Wellbeing** and **SA Objective 7: Social Inclusion** as the policy stipulates that major development, where appropriate, must contribute to provision for the transport needs of specific groups in the community, such as the elderly and those with disabilities. By promoting active travel modes, the policy is likely to have beneficial effects on people's health and wellbeing by encouraging physical activity and increasing pedestrian interactions. This focus on accessibility not only facilitates mobility for all residents but also fosters social connections and community engagement.

7.311 Negligible effects are expected against the remaining SA objectives.

Policy DM07: Managing Flood Risk

7.312 Policy DM07: Managing Flood Risk is expected to have a significant positive effect in relation to **SA Objective 12: Flood Risk** because development will be prioritised in Flood Zone 1. A site-specific flood risk assessment will be required for major developments in Flood Zone 1, as well as development in Flood Zones 2 and 3. Furthermore, development in these higher-risk areas will only be permitted if appropriate mitigation, flood

management, and flood resilience measures are implemented. In addition, any development within Flood Zones 2, 3a and 3b should contribute to actively reducing flood risk through avoidance, reduction, management and mitigation. The policy also stipulates that development in these zones must incorporate flood resilience measures to allow for the increased risk of flooding associated with climate change. For these reasons, a minor positive effect is also expected in relation to **SA Objective 1: Climatic Factors**. Mitigating flood risk is also expected to help protect people's health and wellbeing and their communities. Therefore, a minor positive effect is also expected against **SA Objective 6: Health and Wellbeing**.

7.313 Negligible effects are expected against the remaining SA objectives.

Policy DM08: Sustainable Drainage

7.314 Policy DM08: Sustainable Drainage is expected to have a significant positive effect in relation to **SA Objective 12: Flood Risk**, as the policy requires all developments to implement measures for effective surface water management. The policy states that all major development must incorporate Sustainable Drainage Systems (SuDS) and take account of the drainage hierarchy. The design and layout of the SuDS is also expected to take into account the hydrology of the site and ensure no negative effects on local water quality. The use of SuDS will help to mitigate flood risk, as well as protect water quality. A minor positive effect is also expected in relation to **SA Objective 1: Climatic Factors** as the use of SuDS will help to manage extreme weather impacts associated with climate change, such as heavy rainfall. Policy DM08 is also expected to have a minor positive effect in relation to **SA Objective 2: Biodiversity and Geodiversity**, as the policy seeks to utilise nature-based SuDS which incorporate surface water management features, such as green and blue infrastructure wherever possible. This will maximise multifunctional benefits for biodiversity including potentially the creation of new habitats. Mitigating flood risk is also expected to help protect people's health and wellbeing and therefore a minor positive effect is also expected against **SA Objective 6: Health and Wellbeing**.

7.315 Negligible effects are expected against the remaining SA objectives.

Policy DM09: Sustainable Construction and Climate Resilience

7.316 Policy DM09: Sustainable Construction and Climate Resilience is expected to have a significant positive effect in relation to **SA Objective 1: Climatic Factors** as the central aim of the policy is to ensure that all new developments contribute to climate change mitigation and adaptation. The policy states that all development must, where feasible, minimise carbon emissions, not only during the construction phase but throughout the building's lifecycle. This includes through integrating passive design measures such as natural ventilation and optimal building orientation, which deliver cooling without increasing carbon emissions. Further to this, the policy states that all new-build residential developments must achieve at least a three star rating under the BRE Home Quality Mark scheme, and similarly all non-residential and mixed-use developments over 1,000 sqm are required to achieve a post-construction 'Excellent' rating under BREEAM New Construction 2018 (or equivalent scheme). The policy also requires a whole life-cycle assessment to be undertaken for major development. The measures further ensure that new development contributes to climate change mitigation and adaptation.

7.317 A minor positive effect is expected in relation to **SA Objective 3: Resources**, as the policy seeks to ensure that the demolition of existing buildings is only justified where it optimises resource use in comparison to their retention and re-use, and where buildings are retained, they integrate measures to make these more energy and resource efficient. In addition, developments should demonstrate how the reuse of demolition and construction waste has been incorporated.

7.318 The policy is expected to have a minor positive effect in relation to **SA Objective 5: Air Quality**, as the minimisation of embodied carbon during both construction and the development's lifecycle, through use of low-carbon construction materials and integration of passive design measures, will support

the reduction of pollutants associated with construction, notably particulate matter.

7.319 The policy stipulates that all development, where feasible, should demonstrate how waste will be minimised during construction and during the operation of development. Therefore, a minor positive effect is expected in relation to **SA Objective 11: Waste**.

7.320 The policy could have a minor positive effect on **SA Objective 12: Flood Risk** as development must be supported by a water efficiency statement that outlines measures to reduce water consumption, reuse water, or offset its use, which could lead to less pressure on local water sources. However, this is uncertain as the exact design of developments and the scale of water efficiency measures are not known at this stage.

7.321 Negligible effects are expected against the remaining SA objectives.

Policy DM10: Biodiversity and Geodiversity Protection and Enhancement

7.322 A significant positive effect is expected for Policy DM10: Biodiversity and Geodiversity Protection and Enhancement against **SA Objective 2: Biodiversity and Geodiversity** as it requires all qualifying developments to deliver 10% measurable biodiversity net gain. This will ensure the delivery of new habitats for wildlife and or enhancements to existing habitats. The policy also requires develop to avoid adverse impact on existing biodiversity and geodiversity features. Further to this, development must help protect and improve priority species and their habitats; irreplaceable habitats; green and blue infrastructure assets; riparian zones and watercourses; geodiversity assets; and, include appropriate measures to manage construction impacts on wildlife habitats. The policy is also likely to have a minor positive effect in relation to **SA Objective 1: Climatic Factors**, as the policy requires all development to include measures that support the adaptation of local flora and

fauna to climate change. Additionally, the policy's support for protecting and enhancing habitats and local ecosystems will further enhance the District's carbon sequestration and storage. Moreover, by enhancing green infrastructure and preserving natural habitats, the policy can have a beneficial effect on **SA Objective 5: Air Quality**, as vegetation help to filter air pollutants, and reduce particulate matter.

7.323 The policy is expected to have a minor positive effect in relation to **SA Objective 6: Health and Wellbeing** because it seeks to improve the natural environment, which has the potential to enhance people's health and wellbeing by providing attractive surroundings, improving air quality and encouraging outdoor recreational activities.

7.324 Negligible effects are expected against the remaining SA objectives.

Policy DM11: Managing Impacts on Land and Water Quality

7.325 Policy DM11: Managing Impacts on Land and Water Quality is expected to have a significant positive effect in relation to **SA Objective 3: Resources**, as the policy prioritises development on agricultural land not identified as the best and most versatile. For any development proposed on higher-quality agricultural land, a thorough assessment is required to evaluate its impact on agricultural productivity. Additionally, mitigation measures, such as soil conservation techniques and landscape buffering, must be implemented to minimise adverse effects. A significant positive effect is also expected in relation to **SA Objective 12: Flood Risk**, as the policy seeks to protect water resources, and provide water services. Specifically, the policy stipulates that development will be permitted where it does not adversely affect the quality of any water course into which the surface water emanating from new development flows.

7.326 A minor positive effect is expected in relation to **SA Objective 2: Biodiversity and Geodiversity**, as the policy seeks to ensure that development, wherever possible, contributes to an enhanced water environment and its associated ecology. Further to this, for previously developed sites, any necessary decontamination will be identified and carried out according to an agreed plan, ensuring contaminants are not relocated to areas where they could harm the environment, including water bodies or wildlife habitats.

7.327 Negligible effects are expected against the remaining SA objectives.

Policy DM12: Protection and Enhancement of Community Facilities

7.328 Policy DM12: Protection and Enhancement of Community Facilities is expected to have a significant positive effect in relation to **SA Objective 8: Services, Facilities and Education** because it seeks to protect, retain, and enhance the provision, quality, and accessibility of existing community, education, and cultural facilities. The policy permits development leading to the loss of such facilities only when it can be demonstrated that they are no longer viable or fit for purpose. A significant positive effect is also anticipated in relation to **SA Objective 6: Health and Wellbeing**, as the policy seeks to ensure that development proposals protect, retain, or enhance essential community, educational, and cultural facilities, which will support the physical and mental health of the local community. The protection of such facilities encourages social interaction, and therefore a minor positive effect is also expected in relation to **SA Objective 7: Social Inclusion**.

7.329 The policy supports the diversification of activities to maintain the viability of developments. In relation to public houses, diversification may include conversions or extensions to provide bed and breakfast or other guest accommodation. This is likely to have a minor positive effect in relation to **SA Objective 10: Economic Growth** as it promotes the adaptive reuse of facilities,

which will help to retain important community assets whilst contributing to the local economy.

7.330 Negligible effects are expected against the remaining SA objectives.

Policy DM13: Existing Business Uses – Retention and Redevelopment

7.331 Policy DM13: Existing Business Uses – Retention and Redevelopment is likely to have a significant positive effect in relation to **SA Objective 10:**

Economic Growth as it protects existing sites and premises in business and employment-generating use, which will help to maintain a diverse and resilient economy. The policy also permits development within a number of sites, which include Bruntingthorpe Proving Ground, Bruntingthorpe Industrial Estate, North of Gartree Road and Leicester Airport.

7.332 A minor positive effect is expected in relation to **SA Objective 2:**

Biodiversity and Geodiversity as the policy states that changes in land use or re-development for non-employment purposes will not be permitted unless the current location has severe environmental or amenity problems that cannot be fixed. This will ensure that existing ecosystems and habitats are safeguarded from inappropriate development. In relation to the area of Bruntingthorpe Proving Ground, development must be assimilated into the landscape setting by retaining, replacing and/or enhancing existing perimeter tree planting, which is likely to promote biodiversity, as well as helping to maintain visual continuity with the surrounding area. As such, a minor positive effect is also expected in relation to **SA Objective 14: Landscape**. The policy aims to ensure that any development within the Bruntingthorpe Industrial Estate or the complex north of Gartree Road, respectively, is permitted only if the design, materials, and massing of the proposed structures do not adversely affect the character and appearance of the area. This approach emphasises the importance of maintaining the visual and contextual integrity of the surrounding environment, with a likely minor positive effect in relation to **SA Objective 14: Landscape**.

7.333 A minor positive effect is expected in relation to **SA Objective 13: Sustainable Travel** as the policy requires a Travel Plan to be implemented to increase access to any new development at North Gartree Road and Bruntingthorpe Industrial Estate. The aim of the Travel Plan is to minimise the use of the private car and to encourage other forms of more sustainable travel. The policy also requires development at Bruntingthorpe Proving Ground, Bruntingthorpe Industrial Estate, North of Gartree Road and Leicester Airport to not have an unacceptable impact on highway safety and the road network.

7.334 Negligible effects are expected against the remaining SA objectives.

Policy DM14: Shopfront Design

7.335 Policy DM14: Shopfront Design is likely to result in a significant positive effect for **SA Objective 4: Cultural Heritage**. The policy stipulates that shopfront development must respect the character and visual amenity of the area, particularly in relation to Conservation Areas and Listed Buildings. It emphasises ensuring that alterations to shopfronts on Listed Buildings preserve their special architectural or historical character, and that changes in Conservation Areas demonstrate an understanding of the area's significance and aim to preserve or enhance its character and appearance, which will help to maintain the historical integrity of these areas.

7.336 A minor positive effect is expected in relation to **SA Objective 6: Health and Wellbeing**, as the provision of engaging shopfront development which promotes active frontages, and compliments the unique character of the area, will create attractive, and engaging environments that benefit residents, visitors, and businesses. A minor positive effect is also expected in relation to **SA Objective 10: Economic Growth**, as well-designed and engaging shopfronts can enhance the appeal of commercial areas, and encourage foot traffic, which will help to support the economic vitality of town centres.

7.337 Policy DM01 is likely to have a minor positive effect in relation to **SA Objective 14: Landscape** as the policy encourages shopfront development which respects the context, characteristics, and visual amenity of the area.

7.338 Negligible effects are expected against the remaining SA objectives.

Policy DM15: Outdoor Advertising and Signage Design

7.339 Policy DM15: Outdoor Advertising and Signage Design is likely to have a minor positive effect in relation to **SA Objective 4: Cultural Heritage**, as the policy seeks to ensure that outdoor advertising respects the character and appearance of individual buildings and the street scene. The policy stipulates that advertising materials must be simple and proportionate, using traditional styles and materials, particularly in Conservation Areas and on Listed Buildings. The policy also requires avoidance of the obstruction of architectural features. This will ensure that advertising enhances the character and appearance of buildings and areas, particularly in sensitive locations.

7.340 A minor positive effect is expected in relation to **SA Objective 6: Health and Wellbeing** as the policy promotes outdoor advertising which avoids visual clutter and inappropriate placement, particularly near conservation areas, on listed buildings, and near residential areas. Further to this, the policy seeks to remove redundant signs; ensure lighting is subtle and unobtrusive and supports to maintain a clean, attractive environment. This will contribute to a more aesthetically pleasing surrounding, which reduces visual stress and promotes the mental health and overall quality of life of residents and visitors.

7.341 Negligible effects are expected against the remaining SA objectives.

Policy DM16: Telecommunications Infrastructure

7.342 Policy DM16: Telecommunications Infrastructure is likely to have a minor positive effect in relation to **SA Objective 6: Health and Wellbeing**, as the policy seeks to ensure that telecommunications infrastructure will be designed to avoid adverse effects on visual amenity and ensures that the outcomes of community consultations — especially with sensitive developments such as schools, nurseries, and hospitals — are taken into account. This approach will help to safeguard the wellbeing of residents and vulnerable groups by addressing concerns and minimising potential adverse effects. The policy also makes provision for all masts and additions to existing masts to meet International Commission on Non-Ionizing Radiation Protection (ICNIRP) standards, which will safeguard public health, as well as minimise the need for future retrofitting or replacement which will reduce potential waste. The installation of telecommunications infrastructure could help to better connect residents through enhanced digital connectivity, particularly in rural areas. Therefore, a minor positive effect is expected in relation to **SA Objective 7: Social Inclusion**.

7.343 Further to this, the policy requires provision to be made for the prompt removal of obsolete or unused telecommunications equipment and restoration of sites to their former condition, which encourages the disposal or recycling of outdated infrastructure. Therefore, a minor positive effect is anticipated in relation to **SA Objective 11: Waste**.

7.344 A minor positive effect is expected in relation to **SA Objective 4: Cultural Heritage** as the policy requires development to avoid any unacceptable impact on the historic environment. A minor positive effect is also expected in relation to **SA Objective 14: Landscape**, as proposals for telecommunications infrastructure will be accepted provided that intrusive visual impact on the surroundings and street clutter can be avoided or mitigated, minimising size and scale and camouflaging appearance. Unacceptable impacts on the health and vigour of trees are also to be avoided.

7.345 Negligible effects are expected against the remaining SA objectives.

Monitoring and delivery

7.346 This section presents the appraisals of the following Harborough Local Plan policy:

- Policy IM01: Monitoring and review of the Local Plan

Policy IM01: Monitoring and review of the Local Plan

7.347 Policy IM01 is expected to have negligible effects on all 14 of the SA Objectives as it focuses on the monitoring of the Local Plan through the preparation of an Annual Monitoring Report. Monitoring will be undertaken through the key indicators sets out in the Monitoring Framework.

Cumulative Effects

7.348 This section presents an assessment of the likely cumulative, secondary and synergistic effects of the Proposed Submission Draft Local Plan as a whole, against each of the 14 SA objectives.

7.349 Tables 7.9-7.14 below presents a summary of the likely effects of the policies in the Proposed Submission Draft Local Plan, including site allocations.

Table 7.9: Summary of SA findings for the Policies and Site Allocations in the Proposed Submission Draft Local Plan – Overall development strategy

Policies	SA1: Climatic Factors	SA2: Biodiversity and Geodiversity	SA3: Resources	SA4: Cultural Heritage	SA5: Air	SA6: Health and Wellbeing	SA7: Social Inclusion	SA8: Services, Facilities and Education	SA9: Housing	SA10: Economic Growth	SA11: Waste	SA12: Flood Risk	SA13: Sustainable Travel	SA14: Landscape
Policy DS01	+/	?	?	?	+/	++	++	++	++	0	-	-	+	?
Policy DS02	+/	0/-?	+/	+/ ?	+/	+	+	+	0	++	-	-	+/	0/-?
Policy DS03	++	++	+	0	+	+	+	0	0	0	+	+	+	+
Policy DS04	0	0	0	++	0	+	0	0	0	0	0	0	0	++
Policy DS05	+	0	0	0	+	+	+	++	0	0	+	0	++	0

Table 7.10: Summary of SA findings for the Policies and Site Allocations in the Proposed Submission Draft Local Plan - Key development sites

Policies	SA1: Climatic Factors	SA2: Biodiversity and Geodiversity	SA3: Resources	SA4: Cultural Heritage	SA5: Air	SA6: Health and Wellbeing	SA7: Social Inclusion	SA8: Services, Facilities and Education	SA9: Housing	SA10: Economic Growth	SA11: Waste	SA12: Flood Risk	SA13: Sustainable Travel	SA14: Landscape
Thurnby and Bushby (Leicester Urban Area)	+/	+/		-?	+/	++	++	+/	+	+	0	+/--	+/	-
Scraptoft (Leicester Urban Area)	+/	-		-	+/	++	++	++/-	+	+	0	+/--	+/	-
Market Harborough (Market Town)	+/	-	++/--	-	+/	++	++	++/-	+	++	0	+/--	++/-	-
Lutterworth (Market Town)	+/	+/		-	+/	++	++	+/	+	+	0	+/	+/	-

Policies	SA1: Climatic Factors	SA2: Biodiversity and Geodiversity	SA3: Resources	SA4: Cultural Heritage	SA5: Air	SA6: Health and Wellbeing	SA7: Social Inclusion	SA8: Services, Facilities and Education	SA9: Housing	SA10: Economic Growth	SA11: Waste	SA12: Flood Risk	SA13: Sustainable Travel	SA14: Landscape
Broughton Astley (Large Village)	+/	+/		-?	+/	++	++	++	+	+	0	+/--	++/-	-
Fleckney (Large Village)	+/	-		-?	+/	++	++	+	+	+	0	+/	+/	-
Great Glen (Large Village)	+/	+/		-	+/	++	++	+	+	+	0	+/--	++/-	-
Kibworth (Large Village)	+/	+/		-	+/	++	++	+/	+	+	0	+/--	+/	-
Billesdon (Medium Village)	+/	-	++/--	-	+/	++	++	+	+	+	0	+/	+/	-
Great Bowden (Medium Village)	+/	++/-		-	+/	++	++	+/	+	+	+/0	+/	++/-	-
Houghton on the Hill (Medium Village)	+/	+/		-	+/	++	++	+	+	+	0	+/	+/	-
Husbands Bosworth (Medium Village)	+/	+/		-	+/	++	++	+/	+	+	0	+/--	+/	-
Ullesthorpe (Medium Village)	+/	-			+/	++	++	+	+	+	0	+/	+/	-
Magna Park (Strategic Warehousing)	+/	-		-?	+/	+	+	-	0	++	0	+/	+/	-
Policy SA02	+	+/		+	+/	++	++	++	++	+	0	+/	++	+/

Policies	SA1: Climatic Factors	SA2: Biodiversity and Geodiversity	SA3: Resources	SA4: Cultural Heritage	SA5: Air	SA6: Health and Wellbeing	SA7: Social Inclusion	SA8: Services, Facilities and Education	SA9: Housing	SA10: Economic Growth	SA11: Waste	SA12: Flood Risk	SA13: Sustainable Travel	SA14: Landscape
Policy SA03	+/	--/+		--/+	+/	++	++	++	+	0	0	+/	++	--/+
Policy SA04	+/	-		-	+/	++	++	++/-	++	+	0	+/	+/	-

Table 7.11: Summary of SA findings for the Policies and Site Allocations in the Proposed Submission Draft Local Plan - Strategic policies for housing

Policies	SA1: Climatic Factors	SA2: Biodiversity and Geodiversity	SA3: Resources	SA4: Cultural Heritage	SA5: Air	SA6: Health and Wellbeing	SA7: Social Inclusion	SA8: Services, Facilities and Education	SA9: Housing	SA10: Economic Growth	SA11: Waste	SA12: Flood Risk	SA13: Sustainable Travel	SA14: Landscape
Policy HN01	0	0	+	0	0	+	+	0	++	0	0	0	0	0
Policy HN02	0	0	0	0	0	+	++	0	++	0	0	0	0	0
Policy HN03	0	0	+	0	+	+	+	+	+	0	0	0	+	+
Policy HN04	0	0	0	0	0	+	+	0	++	0	0	0	0	0
Policy HN05	0	0	0	0	0	+	+	0	++	0	0	+	0	0
Policy HN06	+/	-/0		-	+/	+	+	+/	++	+/	+		+/	

Table 7.12: Summary of SA findings for the Policies and Site Allocations in the Proposed Submission Draft Local Plan - Directing development to the right place

Policies	SA1: Climatic Factors	SA2: Biodiversity and Geodiversity	SA3: Resources	SA4: Cultural Heritage	SA5: Air	SA6: Health and Wellbeing	SA7: Social Inclusion	SA8: Services, Facilities and Education	SA9: Housing	SA10: Economic Growth	SA11: Waste	SA12: Flood Risk	SA13: Sustainable Travel	SA14: Landscape
Policy AP01	+/	+/	+/	0	+/	+	+	+	+	+	0	0	+/	+
Policy AP02	0	0	+	+	0	+	0	++	0	+	0	0	0	+
Policy AP03	-	+/	+/	0	-	+	0	-	+	+	0	0	-	+
Policy AP04	+	+/	+/	0	0	+	+	+	0	++	+	0	+/	+
Policy AP05	++	+/	0	+	+	+	0	0	0	0	0	0	0	+

Table 7.13: Summary of SA findings for the Policies and Site Allocations in the Proposed Submission Draft Local Plan - Development standards

Policies	SA1: Climatic Factors	SA2: Biodiversity and Geodiversity	SA3: Resources	SA4: Cultural Heritage	SA5: Air	SA6: Health and Wellbeing	SA7: Social Inclusion	SA8: Services, Facilities and Education	SA9: Housing	SA10: Economic Growth	SA11: Waste	SA12: Flood Risk	SA13: Sustainable Travel	SA14: Landscape
Policy DM01	+	+	0	+	+	+	++	0	0	0	+	0	+	+
Policy DM02	0	0	0	0	+	++	+	+	0	0	0	0	0	+
Policy DM03	0	0	0	++	0	0	0	0	0	0	0	0	0	+
Policy DM04	0	0	0	+	0	0	0	0	0	0	0	0	0	++
Policy DM05	+	++	0	0	+	++	++	0	0	0	0	+	+	+

Policies	SA1: Climatic Factors	SA2: Biodiversity and Geodiversity	SA3: Resources	SA4: Cultural Heritage	SA5: Air	SA6: Health and Wellbeing	SA7: Social Inclusion	SA8: Services, Facilities and Education	SA9: Housing	SA10: Economic Growth	SA11: Waste	SA12: Flood Risk	SA13: Sustainable Travel	SA14: Landscape
Policy DM06	+	0	0	0	++	+	+	0	0	0	0	0	++	0
Policy DM07	+	0	0	0	0	+	0	0	0	0	0	++	0	0
Policy DM08	+	+	0	0	0	+	0	0	0	0	0	++	0	0
Policy DM09	++	+	+	0	+	0	0	0	0	0	+	++?	0	0
Policy DM10	+	++	0	0	+	+	0	0	0	0	0	0	0	0
Policy DM11	0	+	++	0	0	0	0	0	0	0	0	++	0	0
Policy DM12	0	0	0	0	0	++	+	++	0	+	0	0	0	+
Policy DM13	0	+	0	0	0	0	0	0	0	++	0	0	+	+
Policy DM14	0	0	0	+	0	+	0	0	0	+	0	0	0	+
Policy DM15	0	0	0	++	0	+	0	0	0	0	0	0	0	0
Policy DM16	0	0	0	+	0	+	0	0	0	0	0	+	0	+

Table 7.14: Summary of SA findings for the Policies and Site Allocations in the Proposed Submission Draft Local Plan - Monitoring and delivery

Policies	SA1: Climatic Factors	SA2: Biodiversity and Geodiversity	SA3: Resources	SA4: Cultural Heritage	SA5: Air	SA6: Health and Wellbeing	SA7: Social Inclusion	SA8: Services, Facilities and Education	SA9: Housing	SA10: Economic Growth	SA11: Waste	SA12: Flood Risk	SA13: Sustainable Travel	SA14: Landscape
Policy IM01	0	0	0	0	0	0	0	0	0	0	0	0	0	0

SA Objective 1: Minimise greenhouse gas emissions and develop a managed response to the effects of climate change

7.350 The Proposed Submission Draft Local Plan includes a number of ambitious and aspirational policies seeking to mitigate and adapt to climate change. Policy DS03 Development Strategy: Tackling climate change and enhancing the natural environment is the overarching development strategy policy that aims to mitigate and adapt to the effects of climate change. Renewable and low-carbon energy generation, including wind energy development, is supported under Policy AP05: Locating Renewable and Low-Carbon Energy Development supporting the transition towards net zero. Policy DM09: Sustainable Construction and Climate Resilience aims to minimise carbon emissions from development construction and integrate energy and water efficiency measures into new development. There is also a policy dedicated to mitigating flood risk and utilising SuDS (Policy DM07: Managing Flood Risk and Policy DM08: Sustainable Drainage).

7.351 All of the sites allocated in the Proposed Submission Draft Local Plan under the Key development Sites section, both residential, mixed-use and employment, are considered to have mixed effects on this SA objective as the allocated sites are located within areas where there is access to public transport links but development is likely to result in higher levels of private car use. However, effects of new development will depend largely on the detailed design proposals for each site, rather than by the location of sites. The overall scale of development proposed through the Local Plan will inevitably result in increased carbon emissions from buildings, commercial activities and road traffic, despite the strong mitigation built into the Plan.

7.352 Overall, the Proposed Submission Draft Local Plan is expected to have a cumulative mixed significant positive and minor negative effect (++/-) on **SA Objective 1: Climate Change**.

SA Objective 2: Protect, enhance and manage biodiversity and geodiversity

7.353 The large-scale housing, mixed-use and employment growth proposed through the Proposed Submission Draft Local Plan could have negative effects on biodiversity, particularly where development is proposed on greenfield land. The individual development sites allocated in the Harborough Local Plan under the Key Development Sites section have been assessed against this objective on the basis of their proximity to internationally and nationally designated biodiversity or geodiversity sites and proximity to Local Wildlife Sites. A large proportion of the sites allocated were found to have potential minor negative effects on biodiversity due to the widespread Local Wildlife Sites within Harborough District. However, there are potential opportunities to promote habitat connectivity as Policy SA01: Site Allocation Schedule requires new developments to include green infrastructure as part of the development proposals. Alongside the SA, a separate Habitats Regulations Assessment of the Proposed Submission Draft Local Plan has been undertaken to consider the potential for the Local Plan to impact upon European designated biodiversity sites. Due to the potential for likely significant effects, Rutland Water SPA and Ramsar site were screened in for impacts relating to recreation and water quantity and quality and these effects were therefore considered further through an Appropriate Assessment. Taking into consideration the mitigation provided by policies within the Local Plan, no adverse effects on the integrity of Rutland Water SPA and Ramsar site are expected.

7.354 The Proposed Submission Draft Local Plan includes various policies which specifically aim to protect and enhance biodiversity, and so may serve to mitigate the potential adverse impacts of the new development proposed. Policy DS03 Development Strategy: Tackling climate change and enhancing the natural environment aims to safeguard national and locally designated biodiversity and geodiversity sites while supporting the retention and enhancement of green and blue infrastructure. The creation of green and blue infrastructure is further supported through Policy DM05: Green and Blue Infrastructure and Open Space. Policy DM10: Biodiversity and Geodiversity

Protection and Enhancement ensures that new development contributes towards protecting and improving biodiversity and geodiversity.

7.355 Overall, the Proposed Submission Draft Local Plan is expected to have a cumulative mixed minor positive and minor negative (+/-) on SA Objective 2: Biodiversity and Geodiversity.

SA Objective 3: To support efficient use of resources, including soils

7.356 Due to the high level of greenfield development proposed within the Proposed Submission Draft Local Plan and the associated loss of soils, negative effects on this objective are expected. However, pockets of brownfield development are proposed, particularly around Market Harborough, which promotes the most efficient use of land. A number of policies within the Harborough Local Plan do provide protection of greenfield land from development or support the efficient use of resources. Policy DM09: Sustainable Construction and Climate Resilience seeks to ensure that the demolition of existing buildings is only justified where it optimises resource use in comparison to their retention and re-use, and where buildings are retained, they must integrate measures to make these more energy and resource efficient. Policy DM11: Managing Impacts on Land and Water Quality states that development should be focused on land of low agricultural value in the first instance. Policy AP02: Development in Town, District and Local Centres supports development within the main town centres of Market Harborough which could support the redevelopment of brownfield land and minimise the loss of greenfield land. In addition, Policy AP01: Development in Settlements, Policy AP03: Development in the Countryside (Residential) and Policy AP04: Development in the Countryside (Commercial/Non-Residential) provide additional protection of Green Wedges and Areas of Separation.

7.357 However, most of the sites allocated in the Proposed Submission Draft Local Plan compromise greenfield land and their development would result in the loss of the best and most versatile agricultural land (although the split

between Grade 3a and 3b is unknown), with likely adverse effects on this objective which would be long-term and permanent effects which could not be mitigated.

7.358 Overall, the Draft Local Plan is expected to have a cumulative mixed minor positive and significant negative (+/--) effect on SA Objective 3: Resources.

SA Objective 4: To conserve and enhance the historic environment including the setting of heritage features

7.359 The large-scale housing and mixed-use development that is proposed in the Proposed Submission Draft Local Plan could have negative effects on the cultural heritage of Harborough District, for example by impacting upon the setting of heritage assets. In Harborough District, there are over 1,352 Listed Buildings, with the majority located in Market Harborough and Lutterworth. There are also 63 Conservation Areas, plus the Grand Union Canal Conservation Area which passes through the District, 73 Scheduled Monuments and 12 Parks and Gardens.

7.360 Due to the extent of heritage assets across Harborough District, most site allocations are located within close proximity of a heritage asset, indicating that development of these sites has the potential to cause harm to the significance of the historic environment/heritage asset, and that their development is considered likely to have adverse effects on the historic environment. However, this effect is also dependent on factors such as the design of development which is not yet known.

7.361 A number of policies address the protection and enhancement of the historic environment and so should help mitigate the potential negative effects of new development on cultural heritage. In particular, Policy DS04 Development Strategy: Preserving and enhancing our Heritage and Rural

Character and Policy DM03: Heritage Asset Conservation and Design Standards aims to protect heritage assets and the overall integrity of Conservation Areas. Policy DM01: High Quality Inclusive Design does not explicitly protect the historic environment, but sensitive and high quality development is likely to help protect heritage assets and their settings. In addition, Policies DM14: Shopfront Design and DM15: Outdoor Advertising and Signage Design gives consideration to preserving Listed Buildings and integrity of Conservation Areas when alterations are proposed.

7.362 Overall, the Proposed Submission Draft Local Plan is expected to have a cumulative mixed minor positive and minor negative but uncertain effect (+/-?) on SA Objective 4: Cultural Heritage.

SA Objective 5: Protect and improve air quality

7.363 The likely cumulative effects of the Proposed Submission Draft Local Plan on SA Objective 5: Air are closely linked to levels of car use. The overall scale of development to be delivered through the Local Plan will inevitably result in an increase in road traffic, although it is noted that the majority of allocated sites are not located within close proximity of an AQMA where increases in emissions may be most harmful.

7.364 In addition, numerous policies seek to reduce the need to travel, which will have the effect of minimising air and noise pollution from car use. These policies will help to mitigate the potential negative effects of the overall scale of growth proposed. This includes Policy DM06: Transport and Accessibility and Policy DS05 Development Strategy: Supporting Strategic Infrastructure. In addition, a number of policies within the Strategic Policies for Housing section, including Policy HN03 Housing Need: Housing type and density and Policy HN06 Housing Need: Gypsy and Traveller and Travelling Showpeople Accommodation encourage development to be located near services and facilities and sustainable transport links which could minimise the need to travel and the associated emissions. In addition, a number of Local Plan policies support the creation and enhancement of green infrastructure and tree planting

which can have positive benefits on air quality. These include Policy DM01: High Quality Inclusive Design, Policy DM02: Amenity and Wellbeing, Policy DM05: Green and Blue Infrastructure and Open Space, Policy DM09: Sustainable Construction and Climate Resilience and Policy DM10: Biodiversity and Geodiversity Protection and Enhancement.

7.365 Overall, the Proposed Submission Draft Local Plan is expected to have a cumulative mixed minor positive and minor negative effect (+/-) on SA Objective 5: Air.

SA Objective 6: Safeguard and improve health, safety and wellbeing

7.366 The Proposed Submission Draft Local Plan includes a number of policies that will combine to improve the health and wellbeing of local people, both directly and indirectly. In particular, Policy DM12: Protection and Enhancement of Community Facilities ensures the protection and enhancement of community facilities across the District and Policy DM02: Amenity and Wellbeing will ensure that development has no adverse impact on the wellbeing of residents. Policy DM05: Green and Blue Infrastructure and Open Space supports the provision of green infrastructure and areas for recreation within development proposals. Policy DS01 Development Strategy: Delivering Homes supports the delivery of homes within sustainable locations that are within close proximity to areas of open space and active travel routes.

7.367 Other Local Plan policies will address health and wellbeing indirectly, in particular those that seek to increase walking and cycling and the protection and enhancement of the natural environment, e.g. through biodiversity net gain. Ecosystems rich in biodiversity have the capacity to remove pollutants from the air and increasing levels of walking and cycling, often facilitated through green infrastructure delivery, also has the potential to reduce use of the private car and associated pollutants, which can be damaging to human health. This includes DM06: Transport and Accessibility and DM10: biodiversity and Geodiversity Protection and Enhancement.

7.368 The sites allocated were initially assessed against this SA objective on the basis of the access they will provide to existing healthcare facilities and open space. The number of sites that would deliver a considerable amount of new homes whilst also being within close proximity to these services was fairly substantial. The overall scale of growth proposed through the Harborough Local Plan could put pressure on those existing healthcare facilities such as GP surgeries.

7.369 Overall, the Proposed Submission Draft Local Plan is expected to have a cumulative significant positive (++) effect on SA Objective 6: Health and Wellbeing.

SA Objective 7: Achieve social inclusion and equality for all

7.370 The Proposed Submission Draft Local Plan includes a number of policies that will ensure equality for all and social cohesion, both directly and indirectly. In particular, Policy DM12: Protection and Enhancement of Community Facilities ensures the protection and enhancement of community facilities across the District, offering places for social interaction. Policies such as Policy HN02 Housing Need: Mix of New Homes, Policy HN04: Housing Need: Supported and Specialist Housing and Policy HN06 Housing Need: Gypsy and Traveller and Travelling Showpeople Accommodation support the delivery of housing and accommodation to meet minority groups and ensure suitable accommodation is available for all.

7.371 There are numerous policies that are not directly aimed at improving community cohesion and safety, but which support the delivery of public open space and well-integrated development that incorporates walking and cycling, and which will help deliver cohesive neighbourhoods and opportunities for outdoor interactions. These include Policy DS05 Development Strategy: Supporting Strategic Infrastructure, Policy DM01: High Quality Inclusive Design, Policy DM05: Green and Blue Infrastructure and Open Space, DM06: Transport

and Accessibility and Policy DM10: Biodiversity and Geodiversity Protection and Enhancement.

7.372 Achieving regeneration through new development may help to promote a sense of ownership and community cohesion amongst residents. Although this will depend on the detailed proposals for sites and their design, the location of development will affect social deprivation and economic inclusion by influencing how easily people are able to access job opportunities and decent housing in a given area. For this reason, areas which are identified as most deprived are often those which benefit more from the achievement of regeneration. Sites allocated that fall within an area within the 20% most deprived were therefore considered to have a minor positive effect against this objective. All the sites allocated through Policy SA01: Site Allocation Schedule performed well in relation to this objective as the allocated sites are located in close proximity to areas of open space and footpath/cycle routes which provides opportunities for social interaction. A number of the allocated sites, particularly around Market Harborough, have good access to existing services and facilities and a small number of the site allocations are required to deliver community facilities which will have a positive impact of community cohesion and offering places for social interaction.

7.373 Overall, the Proposed Submission Draft Local Plan is expected to have a cumulative significant positive effect (++) on SA Objective 7: Social Inclusion.

SA Objective 8: To provide access to services, facilities and education

7.374 The overall scale of growth proposed through the Harborough Local Plan could put increased pressure on local services, facilities and education, if appropriate provision is not made as part of new developments. While most of the increased pressure will come from residential development, the development of mixed-use sites will also increase pressure for transport infrastructure, as well as some types of services and facilities. However, the Proposed Submission Draft Local Plan makes provision for the delivery of new

services, facilities and education through Policy DS05 Development Strategy: Supporting Strategic Infrastructure, Policy DM12: Protection and Enhancement of Community Facilities and Policy AP02: Development in Town, District and Local Centres.

7.375 The sites allocated for residential, employment and mixed-use development were initially assessed against this objective by considering their proximity to the built up areas of Market Harborough, Lutterworth, Broughton Astley as well as a number of large and medium villages, in addition to primary and/or secondary schools. Sites for employment use were only assessed in relation to their distance to market towns and a number of other settlements including large and medium villages. Approximately half the allocated sites are located in close proximity to the built-up areas of Market Harborough, Lutterworth, Broughton Astley as well as a number of large and medium villages. Similarly, half the residential and mixed use allocated sites are located in close proximity to a primary and/or secondary school. A small number of sites allocated through Policy SA01: Site Allocation Schedule require financial contribution for the or delivery of education provision.

7.376 Overall, the Proposed Submission Draft Local Plan is expected to have a cumulative minor positive effect (+) on SA Objective 8: Services, Facilities and Education.

SA Objective 9: Provide affordable, sustainable, good-quality housing for all

7.377 The Harborough Local Plan will deliver a total of 13,182 new homes over the Plan period, as detailed in Policy DS01 Development Strategy: Delivering Homes. Policy SA01: Site Allocations allocates 23 sites for residential development across Harborough District. One of the site allocations (SOA1: Land South of Gartree Road) will deliver approximately 4,000 new homes with 3,150 homes in Harborough District and the remaining 850 in neighbouring Oadby and Wigston. Policies within the Strategic Policies for Housing section support the delivery of a range of housing including affordable housing (Policy

HN01 Housing Need: Affordable Homes), specialist housing and homes for older people (Policy HN04 Housing Need: Supported and Specialist Housing) and meeting Gypsy and Traveller need through Policy HN06 Housing Need: Gypsy and Traveller and Travelling Showpeople Accommodation.

7.378 Overall, the Proposed Submission Draft Local Plan is expected to have a cumulative significant positive effect (++) on SA Objective 9: Housing.

SA Objective 10: Support the sustainable growth of the economy and provide employment opportunities

7.379 The Proposed Submission Draft Local Plan supports employment development and the creation of jobs for a diverse range of business sectors, through Policy DS02 Development Strategy: Creating jobs and diversifying the Economy. This will include the delivery of delivery of employment commitments and completions a minimum of 15.6 hectares of land for Business Uses (Office and Light Industry (E(g)(i)-(iii), General Industry (B2) and non-strategic Storage and Distribution (B8). Policies AP01: Development in Settlements, APO2: Development in Town, District and Local Centres, AP03: Development in the Countryside (Residential) and AP04: Development in the Countryside (Commercial/Non-Residential) support economic growth and job creation across a range of settlement tiers including development with rural areas to support the rural economy.

7.380 A number of sites allocated within the Proposed Submission Draft Local Plan are allocated solely for employment use. These sites range in scale from small employment growth sites under 5ha to large strategic employment development at Magna Park which includes approximately 97 hectares of employment land.

7.381 Overall, the Proposed Submission Draft Local Plan is expected to have a cumulative significant positive effect (++) on SA Objective 10: Economic Growth.

SA Objective 11: Reduce waste generation and increase levels of reuse and recycling

7.382 The overall scale of growth proposed through the Local Plan will inevitably result in an increase in waste generated within Harborough. However, the effects of sites allocated in the Proposed Submission Draft Local Plan on minimising waste and managing its sustainably will depend on factors such as the incorporation of waste management systems and recycling within sites. However, the Local Plan includes some mitigation in relation to waste generation, through Policy DM09: Sustainable Construction and Climate Resilience which requires development to demonstrate how waste is minimised.

7.383 Overall, the Proposed Submission Draft Local Plan is expected to have a cumulative minor negative effect (-) on SA Objective 11: Waste.

SA Objective 12: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

7.384 The majority of Harborough District falls within Flood Zone 1 although there are some areas of higher flood risk (Flood Zone 2 and 3) which are mainly associated with the watercourses in the District. Parts of Market Harborough centre, Lutterworth, Broughton Ashely and Kibworth are at medium to high risk of flooding. The River Sence runs along the eastern edge of the Strategic Site on the fringe of Oadby with which falls within Flood Zone 2 and 3. However, the areas of flood risk are generally confined to the course of the river. The overall scale of development resulting from the Local Plan could increase the risk of

flooding in the District, particularly as much of it will be on greenfield land. However, most of the sites allocated for development fall within Flood Zone 1 and are outside of areas highly vulnerable to flood risk.

7.385 The site allocations were initially assessed against SA Objective 12: Flood Risk on the basis of which flood zone they fall within and whether they are at risk of surface water flooding, as well as whether they contain a water body or water course, or fall within a Source Protection Zone. Due to the high level of surface water flooding risk across Harborough District, the allocated sites had the potential for significant negative effects. However, Policy SA01: Site Allocation Schedule requires the majority of the site allocations to submit a Flood Risk Assessment and consider sustainable urban drainage as part of the development proposal to help minimise increase flood risk associated with development.

7.386 In addition, the Proposed Submission Draft Local Plan includes a number of policies seeking to mitigate flood risk, in particular Policy DM07: Managing Flood Risk and Policy DM08: Sustainable Drainage. A number of policies (Policy DS03 Development Strategy: Tackling climate change and enhancing the natural environment, Policy DM01: High Quality Inclusive Design and Policy DM05: Green and Blue Infrastructure and Open Space) support the enhancement and creation of green and blue infrastructure which could help to mitigate flood risk.

7.387 Overall, the Proposed Submission Draft Local Plan is expected to have a minor negative effect (-) on SA Objective 12: Flood Risk.

SA Objective 13: Promote sustainable transport use and active travel

7.388 The Proposed Submission Draft Local Plan includes numerous policies seeking to reduce the need to travel and increase levels of walking, cycling and the use of public transport. These policies will help to mitigate the potential

negative effects of the overall scale of growth proposed in the Harborough Local Plan, which could lead to increased traffic in the area. In particular, Policy DS05 Development Strategy: Supporting Strategic Infrastructure supports new and improved infrastructure to support development. The Policy also encourages the co-location of services and facilities to sustainable transport links and this is further supported through Policy DM06: Transport and accessibility which requires major development to submit a Transport Assessment and ensure the efficient movement of all highway users which includes bus passengers, cyclists and pedestrians.

7.389 The sites allocated were initially assessed against SA Objective 13 on the basis of their proximity to sustainable transport links. Almost all of the sites allocated were found to be within close proximity of bus stops and/or cycle path. In addition, the strategic site allocation policies make provision for the incorporation of sustainable transport links as part of the development.

7.390 Overall, the Proposed Submission Draft Local Plan is expected to have a cumulative minor positive (+) effect on SA Objective 13: Sustainable Travel.

SA Objective 14: To conserve and enhance the character and distinctiveness of the landscape

7.391 There are no National Parks or National Landscapes in Harborough. Harborough District is located within four National Character Areas which cover a range of landscapes. The large-scale new development to be delivered through the Harborough Local Plan could have adverse effects on the character and quality of the landscape; however, it also offers opportunities to achieve enhancements through high quality and appropriately located new development which may benefit the townscape. Most of the allocated sites are located on greenfield land with some falling outside of defined settlement boundaries and in the countryside.

7.392 The Proposed Submission Draft Local Plan incorporates a policy that specifically aims to conserve and enhance the quality and character of the landscape (Policy DM04: Landscape Character and Sensitivity). Policies relating to the provision of green infrastructure will also benefit the overall character and appearance of the area (e.g. Policy DM05: Green and Blue Infrastructure and Open Space), while policies requiring high quality design will also provide mitigation (e.g. Policy DM01: High Quality Inclusive Design). A number of policies within the Directing development to the Right Place provide additional protection for Green Wedges and Areas of Separation which will prevent settlement coalescence and local landscape character.

7.393 However, due to the scale of development proposed on greenfield land, the Proposed Submission Draft Local Plan is expected to have a cumulative minor negative (-) effect on SA Objective 14: Landscape.

Summary of Cumulative Effects of the Publication Plan

7.394 Table 7.10 summaries the likely cumulative effects of the Proposed Submission Draft Local Plan on each of the 14 SA objectives, as described above.

Table 7.15: Summary of cumulative effects of the Proposed Submission Draft Local Plan

SA Objectives	Publication Plan
SA1: Climatic Factors	++/-
SA2: Biodiversity and Geodiversity	+/
SA3: Resources	--/+
SA4: Cultural Heritage	+/?

SA Objectives	Publication Plan
SA5: Air	+/
SA6: Health and Wellbeing	++
SA7: Social Inclusion	++
SA8: Services, Facilities and Education	+
SA9: Housing	++
SA10: Economic Growth	++
SA11: Waste	-
SA12: Flood Risk	-
SA13: Sustainable Travel	+
SA14: Landscape	-

In-combination Effects

7.395 Consideration has been given to the extent to which the content of neighbouring Local Authority Plans could lead to in-combination effects with the Harborough Local Plan. Potential in-combination effects tend to relate to any large-scale new developments that are located in close proximity to the Harborough District boundary.

7.396 The Rugby Local Plan 2011-2031 allocates a number of large residential and employment allocations to the north of Rugby Town. This equates to a total of 2,100 homes and 7.5ha of employment land. This significant level of development to the north of Rugby town could potentially result in in-combination effects with the significant level of development proposed around Lutterworth within the Harborough Local Plan. However, any development around Rugby Town is likely to rely on services/facilities and infrastructure within Rugby Town. The Rugby Borough Council is at the early stages of

producing its new Local Plan and therefore any new sites to be allocated are currently unknown.

7.397 Blaby District Local Plan proposes development largely around Kirby Muxloe, for a total of 750 dwellings, and across a number of smaller sites around Leicester Forest East and Kirby Muxloe. A large employment allocation of 33ha is proposed around Enderby. The large- scale development at Kirby Muxloe will support the delivery of services and facilities or financial contributions to enhance existing services and facilities to ensure there is available infrastructure to meet the needs of the development. In addition, given the close proximity of site allocations to Leicester City, development of these sites is more likely to impact on the availability of services/facilities and infrastructure within Leicester City rather than Harborough District. Work on the new Local Plan is currently under review following the changes to the NPPF.

7.398 Leicester City Council adopted its Core Strategy in 2014. Leicester City is the closest major city to Harborough District and lies to the north east/east of the District. The Core Strategy proposed half the residential growth within Leicester in Strategic Regeneration Areas with a large portion of growth proposed at Ashton Green to the north of the city. The Strategic Regeneration Areas are all located within Leicester City. Significant employment growth was also proposed within the city centre and at Abbey Meadows Science and Innovation Park located in the northern part of the city. The large- scale employment growth proposed through the Core Strategy has the potential for positive in-combination effects on Harborough District through the provision of employment opportunities that could support growth in Harborough District.

7.399 The new Leicester City Local Plan which is currently going through under examination. The Leicester Local Plan 2020 to 2036 supports the delivery of 20,730 dwellings within the plan period, some of which will be delivered through five strategic sites. The majority of the growth is located to the north, west and east of Leicester City. Any remaining housing development is through smaller sites located throughout the city. Approximately 29ha of employment sites land is proposed, largely to the north of Leicester City, with some development in the city centre. Given the connections between Harborough District and Leicester City there is the potential for positive in-combination effects as a result of growth

within the city. Any employment growth within the city could provide further job opportunities to support the planned growth in Harborough District.

7.400 The Borough of Oadby and Wigston is located to the south east of Leicester City and north west of Harborough District. The adopted Borough of Oadby and Wigston Local Plan 2011-2031 makes provision for the delivery of 2,960 new homes with the residential allocations largely consisting of smaller allocations on the edge of Oadby and Wigston, as well as a large allocation to the south of Wigston as part of a strategic growth area. A very small level of employment growth is proposed. The site allocations are located in close proximity to Harborough District, particularly the strategic development to the south of Wigston. However, given the close proximity of Oadby and Wigston Borough to Leicester City, growth in these areas is more likely to impact the city rather than Harborough District.

7.401 Oadby & Wigston Borough Council are currently progressing their its new Local Plan, with the Regulation 19 consultation planned for early 2025. The plan makes provision for 5,040 homes and includes a strategic cross-boundary allocation which extends within Harborough District (allocated as policy SA02 in the Harborough Local Plan). While there may be both positive and negative effects as a result of this cross-boundary allocation, they will occur as a result of the allocation as a whole and are not considered to be cumulative effects.

7.402 Charnwood Borough lies to the north of Leicester City, with largely rural areas along the boundary between Charnwood Borough and Harborough District. Charnwood Borough Council submitted the Charnwood Local Plan 2021-2037 for examination in 2021 and is currently consulting on Main Modifications to the Local Plan. The submitted Charnwood Local Plan 2021-2037 makes provision for the delivery of approximately 19,461 homes. The majority of the homes will be delivered within the Leicester Urban Area on the north of the city and around Loughborough urban centre. Therefore, large scale development within these areas is likely to impact Loughborough and Leicester City, being key centres, rather than Harborough District given the distance between settlements in Harborough and proposed development in Charnwood Borough. A large employment allocation of 81.8ha is proposed with 73ha of development at the Loughborough Science and Enterprise Park. This

employment allocation is unlikely to have an impact on Harborough District given the distance from the District. However, there could be some potential for employment opportunities for residents of Harborough District.

7.403 The adopted Melton Local Plan 2011-2036 makes provision for 6,125 homes along with 51ha of employment land. The majority of residential allocations and employment development are through the North and South Melton Mowbray Sustainable Neighbourhood. Development of the Sustainable Neighbourhood is located around the outskirts of Melton Mowbray which is a key settlement in Melton Borough. The creation of a sustainable neighbourhood will also deliver key infrastructure to support the housing and employment allocations. Therefore, this large- scale development is not expected to impact Harborough District. The remainder of the allocations are small residential and employment development located within Melton Mowbray and other service centres. These sites are not expected to have cumulative effects with development taking place in Harborough. Melton Borough Council is currently working towards Regulation 19 consultation of their new Local Plan. The Council has so far only published the Issues and options Consultation Document which does not allocated any sites.

7.404 The adopted Local Plan for Rutland County consists of the Core Strategy DPD and the Site Allocations and Policies DPD. A total of nine sites are allocated for residential development within the Site Allocations DPD consisting of a total of 184 dwellings. The employment requirement was also low at only 2.24ha. The number of sites allocated and the small size of the development sites means that in-combination effects with development in Harborough District are not expected. Rutland County Council has recently published the Regulation 19 Local Plan which will cover up to 2041. A total of 1,182 dwellings are proposed through allocations in Oakham, Uppingham, Stamford and a number of larger villages. None of these sites are located in close proximity to Harborough District. Given Rutland County's location between Leicester City and Peterborough, any development within Rutland will likely rely on the services/facilities and infrastructure within these two main centres.

7.405 North Northamptonshire lies to the south east of Harborough District. The North Northamptonshire Joint Core Strategy 2011-2031 sets a housing

requirement of 35,000 homes. The majority of the growth is focused around the key settlements of Corby, Rushden, Kettering and Wellingborough. Corby, Kettering and Wellingborough are relatively large settlements and therefore any new residential development will likely rely on the services/facilities and infrastructure within these settlements. Wellingborough and Rushden are located the furthest from Harborough District but are located in close proximity to Northampton, a larger town. Employment growth is also proposed in Corby, Kettering, Wellingborough and in East Northamptonshire aligning with housing growth. Therefore, no in-combination effects are expected between the North Northamptonshire Joint Core Strategy 2011-2031 and the Harborough Local Plan. North Northamptonshire Council is currently reviewing its Local Plan, extending the plan period to 2041. The Council is currently working towards publishing a Draft Plan for consultation and therefore there is no indication of the potential site allocations.

7.406 West Northamptonshire lies to the south of Harborough District and is largely rural apart from the major town of Northampton and the smaller town of Daventry and Towcester. The West Northamptonshire Joint Core Strategy Local Plan (Part 1) provides the strategic framework to guide the preparation of Part 2 Local Plans. The Settlements and Countryside Local Plan (Part 2) for Daventry District 2011-2029 allocates a total of 4,620 dwellings which will largely be located on the outskirts of Daventry town particularly through Daventry South West. The majority of employment growth is proposed at Daventry which aligns with housing growth. Given the distance of Daventry from Harborough District and its closer proximity to Rugby town and Northampton, no in combination effects are expected. The Northampton Local Plan Part 2 2011-2029 allocates a total of 3,821 dwellings. The majority of the allocations consist of smaller sites with roughly four larger allocations located on the outskirts of Northampton. The majority of employment allocations are located within Northampton and around the outskirts of the town. Therefore, no in-combination effects with development in Harborough are expected as development within and around Northampton will likely rely on the services/facilities and infrastructure within the town. The South Northamptonshire Part 2 Local Plan 2011-2029 proposes the majority of development near Brackley and Towcester town. A high level of growth is also proposed in the more rural areas. Brackley and Towcester town lie in the most

southernly point of West Northamptonshire located a significant distance from Harborough District.

7.407 West Northamptonshire Council is currently working on preparing a new Local Plan with a Regulation 18 Local Plan having been published. The Regulation 18 Local Plan makes provision for 39,150 new homes. The majority of allocations within the Regulation 18 Local Plan have already been allocated through the West Northamptonshire Joint Core Strategy, Daventry Local Plan (Part 2), Northampton Local Plan (Part 2) and the South Northamptonshire Local Plan (Part 2). The two new site allocations are for 4,100 homes on the edge of Northampton and therefore these sites will likely rely on services/facilities and infrastructure within Northampton. The majority of the employment growth is also proposed around Northampton, Daventry and Towcester. Therefore, no in-combination effects are expected between the West Northamptonshire Joint Core Strategy, Daventry Local Plan (Part 2), Northampton Local Plan (Part 2), the South Northamptonshire Local Plan (Part 2) and the Regulation 18 Local Plan and the Harborough Local Plan.

Duration of Effects

7.408 The Draft Local Plan sets out how growth will be planned, facilitated and managed over the Plan period up to 2041. Effects may be experienced in the short-term (defined for this SA as over the next five years), medium-term (defined as over the next 10 years), or long-term effects (defined as over the whole Plan period and beyond). Given the nature of the policies in the Proposed Submission Draft Local Plan, it is difficult to be precise about when, where and in what form all the effects will arise, and how one effect might relate to another. However, it is possible to draw some broad conclusions about the nature and interrelationship of the effects that the SA has identified.

7.409 Most of the effects will be long-term, in that the Proposed Submission Draft Local Plan aims to facilitate and manage growth and associated infrastructure that will last over time. There will be some temporary and short- or

medium-term effects during site preparation, construction or operation (see below).

7.410 The effects which have been identified in the appraisal of the Proposed Submission Draft Local Plan, both positive and negative, are likely to increase over time, as the policies in the plan are implemented, and more developments are delivered in Harborough District.

Short-term Effects

7.411 The effects of the Proposed Submission Draft Local Plan in the short-term are mostly related to the initial impacts of commencing development early in the Plan period. These will include the removal of vegetation, soil, and provision of infrastructure required. Such works could have negative impacts on biodiversity, health and well-being, amenity of local communities (possible disruption to rights of way, traffic flows, noise generation, vibration, dust etc.), soil quality, and the landscape. However, these impacts are temporary in nature, and some may be minimised through good design, adherence to the policies in the Proposed Submission Draft Local Plan or reversed through restoration measures in the long-term.

Medium-term Effects

7.412 Medium-term positive effects relate to the employment and economic benefits of development, new communities and district centres. Negative effects in the medium-term include the implications of having greater densities of residents and workers in parts of Harborough District on health and well-being, the amenity of local communities (e.g. noise, increased traffic etc.), and on environmental quality. However, these impacts should be avoided or mitigated through the adherence to the policies in the Proposed Submission Draft Local Plan when planning proposals are assessed and determined by the Council.

Long-term Effects

7.413 Long-term, permanent benefits that would result from the Proposed Submission Draft Local Plan include the provision of sufficient homes, new service, facilities and infrastructure and employment opportunities to meet Harborough District's needs. New developments will also enable flood alleviation schemes, habitat creation and biodiversity enhancement, recreation enhancement as well and the conservation of the Harborough District's landscapes and historic environment. Long-term, permanent negative impacts of the Proposed Submission Draft Local Plan are potentially: loss of habitats and areas of Best and Most Versatile Agricultural Land; and climate change implications of the energy required to power new homes and businesses and vehicle movements to and from sites.

Recommendations

7.414 A number of recommendations were made in a draft version of this SA report, which were considered by the Council before finalising the Proposed Submission Draft Local Plan for consultation. The recommendations made are listed below along with information about how the Council has responded to these recommendations (where appropriate the SA findings have been updated in this final SA report to consider the updated policy wording).

Vision

Recommendations

- The vision could specifically reference improvements to sustainable transport connections across Harborough District.

Harborough District Council's response

The Vision states that transport infrastructure will be developed for each new community alongside sustainable travel options including walking, cycling and bus provision. Policy DS03 Development Strategy: Tackling climate change and enhancing the natural environment

Recommendations

- Policy DS03 could explicitly reference achieving biodiversity net gain.

Harborough District Council's response

7.415 Reference included in criterion d and also included in DM10. This also addresses a similar comment by Natural England.

Policy SA01: Site Allocations

Recommendations

- Policy SA01 could require that the site allocations will not have an adverse effect on flood risk and require appropriate mitigation where new development is located on an areas of flood risk.
- The policy could reference a requirement for appropriate waste management within site allocations.

Harborough District Council's response

- Appropriate flood risk and requirements for site specific flood risk assessments have been included in the Site Allocation Schedule.

Policy SA01: Site Allocation Schedule

Recommendations

- Mitigation for surface water flooding could be required in relation to the following site allocations:
 - B1: Land at Gaulby Road
 - HH1: Land north of Uppingham Road
 - HB1: Land east of Welford Road
 - U1: Land south of Ashby Road
 - MP1: Land south of George House, Coventry Road (Site option: 24/10595)
 - MP2: Land to the north of Magna Park
 - GG1: Land north of London Road and east of Leicester Grammar School
 - TB1: Land north of A47 and east of Zouche Way
 - S1: Scraftoft East, Land between Scraftoft and Bushby
 - S2: Land at Beeby Road
 - MH5: Land OS3070, Leicester Road
 - MH6: Compass Point Business Park
 - MH7: St Marys Road (Site option: 24/10240)
 - MH8: Commons Car Park
 - BA1: Land off Frolesworth Road

- F1: Land north of Kilby Road and land west of Longgrey
- K1: Land west of Warwick Road and south of Priory Business Park
- K2: Land south and west of Priory Business Park

Harborough District Council's Response

- Appropriate requirements included in the policy.

Policy SA03: North Market Harborough

Recommendations

- Policy SA03 could include reference to flood risk management to mitigate potential adverse impacts.
- Policy SA03 could include mitigation in relation to waste management.

Harborough District Council's response

- Appropriate requirements included in the policy.

Policy HN04 Housing need: Specialist Housing

Recommendations

- Policy HN04 relates to specialist forms of accommodation in appropriate locations - the policy could specify what that means, i.e. locations that are well-served by public transport or within walking distance of community facilities.

Harborough District Council's response

We consider it appropriate to assess each development proposal for specialist forms of accommodation on a case by case basis depending on the nature of specialist provision. Policy AP02: Development in Town and Local centres

Recommendations

- Policy AP02 could include a criterion relating to the protection of heritage assets given the high number of listed buildings within Harborough's town and local centres.

Harborough District Council's response

Criterion added stating 'It preserves or enhances the unique local character and distinctiveness of the historic environment in these centres'. Policy AP05: Locating Renewable and Low-Carbon Energy Development

Recommendations

- Policy AP05 could specifically refer to the protection of soils within criterion 1. A), and could require that renewable and low carbon energy

developments are directed to lower quality agricultural land where possible.

Harborough District Council's response

DM11 sufficiently addresses preservation of high quality soils. We do not feel additional text is required in seeking to minimise repetition of policy wording. Policy DM16: Telecommunications Infrastructure

Recommendations

- Policy DM16 could reference the historic environment, e.g. stating that proposals for telecommunications infrastructure will also be accepted provided that the installation is designed to avoid any unacceptable impact the historic environment, character and appearance of the area.

Harborough District Council's response

7.416 Criterion added 'The installation is designed to avoid any unacceptable impact on the historic environment, including harm to the health or vigour of trees'.

Policy DM10: Biodiversity and Geodiversity Protection and Enhancement

Recommendation

- Policy DM10 could make direct reference to mandatory biodiversity net gain requirements, and how the policy supports this.

Harborough District Council's response

- As above, BNG now referred to in criteria 1 and 2. Comment also raised by Natural England.

How environmental and sustainability considerations have been integrated into the new Harborough Local Plan

The Sustainability Appraisal has been conducted in such a way that it meets the requirements of the EU Strategic Environment Assessment Directives (including through EU exit legislation) and UK Government guidance on the preparation of Sustainability Appraisals. As required by the regulations, the Sustainability Appraisal has been developed through an iterative process and has informed decision making at every stage of developing the Harborough Local Plan.

The initial informative stage of the Sustainability Appraisal was the Scoping process. This included a review of other relevant plans, programmes and strategies that have an influence on sustainability and provide the policy context for the Local Plan. The social, environmental and economic baseline was established which identified the key sustainability issues to be addressed and provided the basis from which the potential effects of the Local Plan could be assessed. The Scoping process has been updated as

the plan has developed over time. The original Scoping consultation took place from August 2023 and the key elements of the Scoping Report (i.e. the baseline information, review of plans, policies and programmes and key sustainability issues) have been reviewed and updated as appropriate in the SA Reports prepared at each stage of plan preparation since then.

How the Sustainability Appraisal has been taken into account

The policies and sites within the Local Plan, as well as the reasonable alternative options, have been subject to Sustainability Appraisal throughout the development of the Local Plan. Each option and policy has been assessed against the social, environmental and economic objectives in the SA framework in order to establish the likely positive and negative effects. Where significant negative effects were found, potential mitigation measures were identified wherever possible. The results of the appraisals were used to inform the decision-making process and, along with other factors, to establish appropriate options to take forward into the Local Plan. Each stage of developing the Local Plan has included undertaking Sustainability Appraisal to take account of new evidence and new policy options. These updates helped further refine the options to include in the Local Plan.

The Sustainability Appraisal Report includes the individual appraisals for each policy option taken forward into the Local Plan as well as the reasonable alternative options considered. The SA Report also includes an overview of all of the policies included in the Proposed Submission Draft Local Plan to show the cumulative impact of the policies (see Chapter 7).

Where appropriate, recommendations have been made in the SA regarding specific amendments that could be made to policies to minimise the potential negative effects identified or provide more robust mitigation for the effects of other Local Plan policies. At each stage of plan-making, the SA

was initially undertaken on the basis of a draft version of the consultation document so that there was an opportunity to feed any such recommendations back to the Council before the current iteration of the Plan was finalised. The SA has then been updated to reflect the final consultation document, and to explain how recommendations made previously have been addressed. For the current stage of plan-making, this information is provided in Chapter 7.

How the results of consultation have been taken into account

The SEA Regulations require that opinions expressed by consultees be taken into account during the development of a plan before the plan is adopted. The Sustainability Appraisal was consulted on alongside consultation on the draft Local Plan at each stage. Comments and representations were taken into account and used to further refine the Sustainability Appraisal, as detailed in Appendix A.

The reasons for choosing the Proposed Submission Draft (Regulation 19) Local Plan, in light of reasonable alternatives considered

The Local Plan sets the spatial vision of the place that Harborough will become by 2041 and is supported by five overarching development objectives. The vision and strategic objectives are framed by the Council's corporate plan and are considered to provide a robust framework for the preparation of the Proposed Submission Draft Local Plan.

The approach within the Local Plan has been developed with the aim of delivering the spatial vision, informed by a range of evidence-base studies and the Sustainability Appraisal.

Level of growth

The Local Plan sets out to meet Harborough's evidence-based needs. The objectively assessed housing need (OAN) for Harborough, using the Government's standard method, would be 534 dwellings per annum, or 11,214 over the Local Plan period. However, neighbouring Leicester City has an unmet housing need, and the Leicester and Leicestershire authorities have agreed a Statement of Common Ground (SoCG) apportioning that unmet need arising between 2020 and 2036 amongst the surrounding Districts/Boroughs. The SoCG suggests that Harborough's housing requirement should be increased by 123 homes per year between 2020 and 2036, and this is the figure taken forward into Policy DS01.

The NPPF permits departing from the standard method if exceptional circumstances justify an alternative approach which reflects demographic trends and market signals. A lower housing figure than the standard method is not considered to be a reasonable option for Harborough as there is land available to meet the OAN and no circumstances exist that would justify not planning to meet that evidence-based need. As explained in Chapter 4, a higher than OAN figure was tested through the SA (Option C), as well as the option of meeting only Harborough's own needs and not contributing to the unmet need from Leicester City (Option A). However, the Council has rejected these options in favour of the evidence-based approach (referred to in the SA as Option B: medium growth). Low Growth (Option A) was rejected because it does not make provision for unmet need from Leicester City, and the NPPF requires needs that cannot be met within neighbouring areas to be taken into account in establishing the amount of housing to be planned for. Low Growth (Option A) was therefore rejected as it is not justified or consistent the NPPF. High Growth (Option C) was rejected because there is no justification for making further upwards adjustments (on top of the unmet need contribution) and High Growth (Option C) has the most negative impacts against the SA objectives with comparable positive impacts compared to Medium Growth (Option B). High

Growth (Option C) was therefore rejected as it is not justified or consistent with the NPPF/PPG.

The level of employment growth planned for is also based on the evidence. The Local Plan seeks to support a stronger and more resilient local economy by making provision for identified needs to create jobs and maintain vibrant centres. The Harborough Local Housing and Employment Land Evidence (2024) identifies a total employment land need of 60.2ha, which is the figure taken forward into the Proposed Submission Draft Local Plan. This Study sits alongside the sub-regional evidence base and identifies an employment need for Harborough that is slightly higher than the Leicester and Leicestershire ('L&L') Housing & Economic Needs Assessment ('HENA'), and associated Housing and Employment Distribution Papers, which were published in 2022.

The Leicester and Leicestershire HENA Employment Distribution Paper (June 2022) was reviewed earlier in the plan-making process to understand Leicester's unmet need for employment land. It established that up to 2036 there should be no increase to Harborough's employment requirement to contribute towards Leicester City's needs; therefore the employment figure taken forward in the Local Plan is based only on meeting Harborough's needs.

As explained in Chapter 4, alternative options for the quantum of employment growth were appraised in the SA – low, medium and high growth. The first option was to make no additional allocations of employment land in Harborough, and this option was rejected by the Council as it would mean that the evidence-based requirement for employment land would not be met. Alternatively, a medium and a high growth option were appraised as 'in principle' options (no specific figures were attributed to each). The high growth option was rejected as only limited allocations were required to meet identified employment needs and

provide flexibility and choice across a range of locations. Allocating land for employment significantly above identified needs could mean negative effects against the SA objectives are more likely to occur and a high level of growth significantly above the demand for employment land is unlikely to be deliverable. The medium growth option was therefore taken forward as the preferred option, as it meets identified employment needs and provides flexibility and choice across a range of locations (in-line with the NPPF and emerging Local Plan Objectives) at a scale of growth that is considered deliverable over the plan period.

Distribution of growth

In terms of the location of new housing, an updated Settlement Hierarchy Assessment (October 2023) was produced to identify the most sustainable settlements in Harborough District. Taking account of the settlement hierarchy, six broad options for the distribution of the growth required to 2041 were identified by the Council and subject to SA in the context of the three alternative levels of growth referred to above (low, medium and high). At the same time, three alternative options for the distribution of employment growth were considered, again in the context of the alternative levels of growth outlined above.

Following the appraisal of the strategic and growth options and the Issues and Options consultation, the initial distribution and growth options were reviewed taking into account the SA findings for those options and were refined into three more specific options:

- Refined Option 1 (RO1) - Market Towns Focus (including new Strategic Site adjoining Lutterworth).
- Refined Option 2 (RO2) - Urban Area Focus (including new Strategic Site adjoining Oadby).

- Refined Option 3 (RO3) - Urban Area and Market Towns Focus (including Strategic Site at Oadby).

The three refined housing distribution options were considered at a single scale of growth, medium growth as defined within the Issues and Options Consultation Document (although it was subsequently refined by removing any contribution to Leicester's unmet need post 2036, applying a 15% buffer and not applying the buffer to homes already built). These options were subject to SA by LUC prior to drafting the Proposed Submission Draft Local Plan. The approach taken forward in the Local Plan represents Refined Option 3: Urban Area & Market Town Focus (including Strategic Site adjoining Oadby). This option combines elements of Refined Options 1 and 2. The SA indicates that Refined Option 3 performs slightly better than the other refined options and has a more even spread of growth at the higher tiers of the settlement hierarchy, making this option the most deliverable over the plan period.

As explained in Chapter 4, alternative options for the location of employment growth were appraised in the SA:

- Option 1: Intensifying the density of employment uses in existing employment areas in appropriate and sustainable locations.
- Option 2: Continue with the current approach of focussing new employment land in the District's main economic centres (Market Harborough, Lutterworth) and larger sustainable settlements.
- Option 3: Align new employment land provision with areas of significant housing growth.

Option 1 was rejected because it would not meet identified employment land needs. Options 2 and 3 were combined and taken forward as the preferred option to ensure identified employment needs were met. The combination of the two options provides flexibility and choice in the employment supply across a range of sustainable locations (including

meeting an identified gap in provision towards the Leicester Urban Area) and aligns the employment provision with existing and future residential development. This approach complies with the NPPF, draft Local Plan Objectives and enables employment land to be delivered in sustainable locations that are attractive to the employment market.

Site options

At each stage of the SA, reasonable alternative options for specific development site allocations have been considered using a consistent approach which is proportionate to the scope of the SA process. The SA findings for the individual site options have been considered by the Council alongside its own site assessment work to inform decision making. A site-by-site list of the options considered and the Council's reasons for selecting or rejecting each option can be found in Appendix E of this report.

Other key policy objectives and issues

The various stages of developing the Sustainability Appraisal have provided an iterative and rational method for refining the options considered throughout the Local Plan process. Based on the overarching objectives of the Local Plan policies and informed through the supporting evidence and the Sustainability Appraisal, the policy framework seeks to ensure the delivery of appropriate housing, enabling sustainable economic growth, enhancing and protecting the environment, supporting strong and healthy communities and delivering infrastructure. The various Sustainability Appraisal reports published during the preparation of the plan have shown that reasonable and alternative options have been considered and evaluated.

Measures that are to be taken to monitor the significant environmental effects of the implementation of the plan

A monitoring framework is included in the Sustainability Appraisal Report. This enables the significant effects of implementing the Local Plan sites and policies to be assessed and compared to those predicted in this Sustainability Appraisal Report. It helps to ensure that any unforeseen adverse effects can be identified, and remedial action taken if required.

Chapter 8

Monitoring

8.1 The SEA Regulations require that “the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action” and that the environmental report should provide “a description of the measures envisaged concerning monitoring”. Monitoring proposals should be designed to provide information that can be used to highlight specific issues and significant effects, and which could help decision-making.

8.2 Monitoring should be focused on the significant sustainability effects that may give rise to irreversible damage (with a view to identifying trends before such damage is caused) and the significant effects where there is uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be taken. Indicators have therefore been included for all SA objectives for which potential significant effects have been identified in the SA. These indicators were originally developed and included as part of the SA Scoping Report produced by LUC for Harborough District Council. The proposed monitoring framework was updated at the Issues and Options stage and has again been updated as part of preparing this report.

8.3 The data used for monitoring in many cases will be provided by outside bodies. Information collected by other organisations (e.g. the Environment Agency) can also be used as a source of indicators. It is therefore recommended that the Council continues the dialogue with statutory environmental consultees and other stakeholders that it has already commenced and works with them to agree the relevant sustainability effects to be monitored and to obtain information that is appropriate, up to date and reliable.

Proposed SA Monitoring Framework

SA Objective 1

- Minimise greenhouse gas emissions and develop a managed response to the effects of climate change

Indicators

- Reduction in Carbon emissions.
-
- Number of planning permissions leading to loss of Green Wedge Land.
- Number of development permissions contrary to policy.
- Number of developments incorporating renewable energy.

SA Objective 2

- Protect, enhance and manage biodiversity and geodiversity

Indicators

- Net gain in biodiversity as per DEFRA metric.
- BNG offsetting - developer contributions.
- Number of planning permissions leading to loss of Green Wedge Land.
- Net loss of any extent of a nationally or locally designated biodiversity or geodiversity asset arising from development that is permitted.
- Net gain in biodiversity as per DEFRA metric.

SA Objective 3

- To support efficient use of resources, including soils

Indicators

- Percentage of new development on brownfield land.

SA Objective 4

- To conserve and enhance the historic environment including the setting of heritage features

Indicators

- Area of Green Wedges designated
- Area of Strategic Areas of Separation
- Number of additions to Local List of NDHAs

SA Objective 5

- Protect and improve air quality

Indicators

- Air quality – latest AQMA readings and year on year trends.

SA Objective 6

- Safeguard and improve health, safety and wellbeing

Indicators

- Number of major planning completions accompanied by a Health Impact Assessment
- Average life expectancy.
- Obesity rates.

SA Objective 7

- Achieve social inclusion and equality for all

Indicators

- Number of wards in the most 50% deprived nationally.

SA Objective 8

- To provide access to services, facilities and education

Indicators

- Infrastructure delivery in line with the latest version of the IDP (Infrastructure Delivery Plan)
- Annual total of Section 106 Financial contributions received.
- Annual total of developer contributions towards community infrastructure.
- Community projects supported by funds from Section 106 developer contributions.
- Gains and losses to Open Space Areas or Playing Pitches.
- Telecommunications development permitted and completed.

- Number of healthcare facilities permitted and completed (improved or established).

SA Objective 9

- Provide affordable, sustainable, good-quality housing for all

Indicators

- Net additional dwellings permitted and completed.
- Number of affordable homes permitted and completed.
- Number of specialist housing dwellings for older people (Use Class C2) completed.
- Number of Gypsy and Traveller residential pitches delivered.
- Number of Travelling Showpeople plots delivered.
- Number of Self-build plots permitted and completed. Rolling percentage new homes completed, measured against last 3 years of rolling housing requirement (Housing Delivery Test result)
- 5 Year Housing Land Supply - For the purposes of monitoring 5 Year Housing Land Supply (5YHLS) the Authority will base housing requirement on the residual based on delivery since the start of the 2020 to 2041 plan period. This is to ensure that Development Management decisions are taken on a plan-led basis until strategic policies are found to require updating as a product of any future statutory review.

SA Objective 10

- Support the sustainable growth of the economy and provide employment opportunities

Indicators

- Net additional employment floor space permitted and developed.
- Loss of B2, B8, or E(g)(ii) class floorspace permitted and completed.
- Development permitted and completed in the Countryside for uses specified in Policy AP04, clauses 1a-i
- Net loss of retail floorspace in Market Harborough Primary Shopping Area (policy AP02).

SA Objective 12

- To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Indicators

- Recorded flood events.
- Number of major developments permitted contrary to Environment Agency flooding advice.

SA Objective 13

- Promote sustainable transport use and active travel

Indicators

- Bus patronage.
- Number of new developments granted planning permission with policy-compliant cycle parking provision.
- Number of developments with an active Travel Plan.

SA Objective 14

- To conserve and enhance the character and distinctiveness of the landscape

Indicators

- Percentage of development on brownfield land.
- Change in quality of landscape character and condition.
- Area of Green Wedges designated.
- Area of Strategic Areas of Separation.

Chapter 9

Conclusion and Next Steps

9.1 The SA of the Proposed Submission Draft Local Plan has been undertaken to accord with current best practice and the guidance on SA/SEA as set out in the National Planning Practice Guidance. SA objectives developed at the Scoping stage of the SA process have been used to undertake a detailed appraisal of the policies and site allocations included in the Proposed Submission Draft Local Plan as well as the reasonable alternative options considered. A large number of site options has been identified, including through two Call for Sites exercises, and subject to SA from early on in the plan-making process. This has enabled the Council to select sites for allocation on the basis of a robust assessment of the sustainability credentials of each site, as well as other planning factors.

9.2 The Proposed Submission Draft Local Plan sets out detailed policies to address strategic and non-strategic issues in the plan area, as well as identifying specific site allocations for residential, mixed use and employment development. Due to the overall scale of development proposed in the Proposed Submission Draft Local Plan and the generally rural nature of much of Harborough District, adverse effects have inevitably been identified in relation to some of the SA objectives, in particular relating to biodiversity, flood risk, the landscape and soil resources. Some of these effects have the potential to be significant. However, the development proposed will meet the identified need for housing and economic development in Harborough District, benefiting the social and economic sustainability topics considered.

9.3 The overall development strategy, which directs most growth to the larger settlements within the District and the area around Leicester City, will minimise impacts on rural areas and will provide new residents with good access to the jobs, services and facilities in those locations, although rural areas are not overlooked by the Plan. In addition, there is a suite of strong development management policies in the Local Plan that will help to mitigate the potential adverse effects of new development.

9.4 Infrastructure to support the housing and employment growth should be planned in and delivered in advance or alongside new development, and this is being addressed through Policy DS05 Development Strategy: Supporting Strategic Infrastructure. There are also measures in the Plan to promote active travel and the use of other sustainable forms of public transport which should help to reduce road travel overall, vehicle emissions and therefore air pollution and greenhouse gas emissions. Delivering a significant amount of the required development through the strategic allocations at the Land South of Gartree Road and North of Market Harborough will enable the creation of new communities, with services, facilities and employment opportunities delivered alongside housing. This will further support the delivery of sustainable development and minimise the potential adverse impacts of growth, although it is recognised that residual impacts on the landscape in particular will inevitably remain.

Next Steps

9.5 This SA Report will be available for consultation alongside the Proposed Submission Draft Local Plan during Spring 2025. The responses received in relation to the Proposed Submission Draft Local Plan and this SA Report will be reviewed and considered before the Local Plan is submitted for Examination.

LUC

February 2025

Appendix A

Consultation Comments

SA Scoping Report

A.1 Consultation on the SA Scoping Report for the Harborough Local Plan took place between 25th August to 29th September 2023. Set out below is a summary of consultee comments received on the SA Scoping Report and the SA team's response to these comments. This summary was originally presented in the Issues and Options SA Report; therefore any references to 'this report' or to chapter/appendix numbers refer to the Issues and Options SA Report.

Natural England

- Natural England consider the scope of the SA to be appropriate.
- The list of relevant plans, policies and programmes in Appendix 1 is comprehensive. Natural England are pleased to see mention of the Environment Act 2021, and specifically the mention of the Local Nature Recovery Strategies this act has mandated. Although the Leicestershire and Rutland LNRS is not complete, the Harborough local Plan should consider the emerging objectives of the LNRS, and both documents should be developed in collaboration to ensure the Local Plan complements the delivery of the LNRS and Nature Recovery network.
- Noted.
- Natural England have no specific comment to make on the baseline information, but would refer you to Annex B for our generic advice on sources of local plan evidence on the natural environment.
- Noted. When updating the baseline information for the current iteration of the SA Report reference has been made to Annex B.

- Natural England consider the Key Sustainability issues listed to be suitable and have no additional issues to add. We welcome the inclusion of access to nature, biodiversity (including opportunities to enhance, restore and connect, not simply prevent adverse effects) air quality, water quality, agricultural land quality and local deprivation (which can be linked to low access to nature; [Natural England's Green Infrastructure Mapping](#) can be a useful tool in assessing correlation between the Index of Multiple deprivation, and access to Nature).
- Noted.
- Generally, Natural England consider the objectives and questions set out in the SA framework to be appropriate; we have a few recommendations below:
 - SA2 includes: 'Will it have a detrimental impact on the presence or condition of local biodiversity/geodiversity?'. Natural England welcome this but would encourage the inclusion of consideration of any enhancement of local biodiversity/geodiversity, as is the case with specific ecological assets in the question prior. We welcome the inclusion of consideration of the LNRS in this objective.
 - SA3 includes: 'Will it avoid development on higher quality agricultural land?'. Natural England welcome this, but would recommend inclusion of reference to Best and Most Versatile Land.
 - SA7 includes: 'Will it integrate new neighbourhoods with existing neighbourhoods allowing for higher levels of pedestrian activity/outdoor interaction?'. Natural England would welcome inclusion of specific reference to access to nature, and equal opportunities not only for outdoor access, but to high quality green spaces.
 - SA12 includes questions around the use of SuDS to deliver flood resilient design, and protection/improvement of water quality, which are both welcomed. Natural England recommend that reference to SuDS could be made in relation to water quality, as well as flood resilience, as SuDS can play a key role in improving quality as well as reducing flood risk.

Appendix A Consultation Comments

- Noted. The appraisal questions for SA2, 3, 7 and 12 have been updated in line with the recommendations.
- The distances used in B.4 are welcomed to promote sustainable and active travel – Natural England recommend that distances could be included to green space/access to nature – which would be in keeping with the governments ambition to ensure everyone lives within 15 minutes' walk of nature. This could also be included in the criteria for assessment for sites under SA8.
 - Within the site assessment assumptions, a walking distance to greenspace/access to nature is already included. SA6 considers the distance of each housing or employment site option to open space. A walking distance of 720m is used.
- B.9 uses percentages to consider impacts to high quality agricultural land. Natural England note that this approach may not be appropriate, as a large site could impact less than 25% of the high quality land, but still result in an impact on a significant area. I.e. 25% of a 1000ha site would be 250ha of high quality land. Natural England are a statutory consultee on developments not in accordance with a local plan, that could lead to the loss of over 20ha of BMV land.
 - The point regarding agricultural land loss is noted. The majority of Harborough is covered by Grade 3 agricultural land which will result in most of the sites being identified as having significant negative effects. In this SA report, where sites were not found to have a significant negative effect, a manual check has been done to identify any sites where there may be significant loss of high quality agricultural land, despite this comprising less than 25% of the site area (where a site is particularly large).
- Monitoring of the Plan – Chapter 1 of the SA Scoping report notes that the requirement for a description of the measures envisaged concerning monitoring in accordance with regulation 17 of the SEA regulations will be met at a later stage in the SA process. Natural England have no comments to make at this stage, but consider this to be a key element of the SA.
 - Noted.

Historic England

- Plans, Policies and Programmes (PPP) – Paragraph 2.32 – We welcome the potential scope for designated and non-designated heritage assets although the use of the word ‘conservation’ instead of ‘protection’ may provide flexibility for maintaining a heritage asset, or managing its change, and any enhancement as envisaged by the NPPF glossary definition of ‘conservation’ whilst meeting any legislative requirements.
 - Noted.
- Plans, Policies and Programmes (PPP) – Climate Change paragraph 2.39 – We recommend you consider inclusion of HE’s advice paper on retrofit and energy efficiency in historic buildings in the PPP list. Please note that a draft HE Advice Note on Climate Change is due for consultation soon and we will advise further on this in due course as it would be relevant to considerations for the plan where SA topic areas overlap.
 - Historic England’s advice paper on retrofit and energy efficiency in historic buildings has been included within the relevant plans and programmes section of the current iteration of the SA Report.
- Plans, Policies and Programmes (PPP) - Paragraph 2.43 - We recommend you consider including HE’s Heritage Counts publication on heritage as society in the PPP list. Further information on links between health and wellbeing and the historic environment can be found on [HE’s website](#).
 - Historic England’s Heritage Counts publication on heritage as society has been included within the relevant plans and programmes section of the current iteration of the SA Report.
- Plans, Policies and Programmes (PPP) – Paragraph 2.45 – We recommend that the scope of the SA is extended to include opportunity for the Local Plan to consider how elements of the historic environment, whether green space or urban fabric, can contribute to health and well-being through appreciation and enjoyment of one’s surroundings.
 - Reference to the fact that elements of the historic environment can contribute to health and well-being is now reflected within the current

SA Report. An additional appraisal question has been added to SA Objective 6: “Will it improve access to cultural activities?”.

- Plans, Policies and Programmes (PPP) – Paragraph 2.53 – We note the proposed PPP for this topic and recommend that the following Good Practice Advice and Historic Environment Advice Notes in particular are included in the list:
 - [Historic England \(2015\) The Historic Environment in Local Plans](#)
 - [Historic England \(2015\) Managing Significance in Decision-Taking in the Historic Environment](#)
 - [Historic England \(2017\) The Setting of Heritage Assets](#)
 - [Historic England \(2015\) The Historic Environment and Site Allocations in Local Plans](#)
 - We also recommend that the [Historic Landscape Characterisation](#) information is used as part of the evidence base for the Plan.
- The Historic England publications has been added to the review of plans, policies and programmes in the current iteration of the SA report.
- Plans, Policies and Programmes (PPP) – Paragraph 2.58 – We would recommend inclusion of [HE’s Heritage Counts](#) data within the PPP list. Opportunities for heritage led regeneration can often attract additional funding streams especially where projects are community led.
 - The Historic England Heritage and Economy 2020 and The heritage sector in England and its impact on the economy (2020) have been added to the review of plans, policies and programmes in the current iteration of the SA report.
- Appendix B – SA4 Historic Environment Development Site Options – B13 sets out uncertain effects which is accepted at this stage. However, in order to demonstrate a positive approach to the historic environment in the Plan process we would expect any uncertainties to be addressed through further work as the Plan progresses to clearly set out whether there could be positive or negative effects on heritage assets, or setting, as sites come forward for consideration. For site assessment work we recommend use of

the five steps set out in [HE's The Historic Environment and Site Allocations in Local Plans](#). We look forward to working with you as the SA and Plan progress. Please do not hesitate to get in touch if you wish to discuss any matters further ahead of the next iteration of the Plan and associated SA.

- Noted. When it comes available, the SA will make use of a RAG style rating through the Strategic Housing and Economic Land Availability Assessment to undertake the site assessment against SA4.

Environment Agency

- Plans, policies or programmes – A general observation we wish to make is on the separating of Environment (biodiversity/geodiversity, landscape and soils) (Section 2.48) and Water and Air (Section 2.55). All of these disciplines are interrelated and most of the Plans, Policies and Programmes are relevant to both lists.
- Within the plans, policies or programmes section in the main report and the appendices, biodiversity/geodiversity, landscape and soils and Water and Air have now been combined under one heading: 'Environment'.
- Plans, policies or programmes Paragraph 2.2 – We welcome reference to measurable net gains for biodiversity has been included. We would suggest and support this term being used throughout the document. We would also suggest that where green infrastructure is mentioned this is accompanied by 'blue' infrastructure. [Nature Recovery Network](#) should be added in this section.
 - Reference to blue infrastructure is included alongside green infrastructure where applicable.
- Paragraph 2.50 – Request amended to: Measurable net gain biodiversity.
- Paragraph 2.51 – Request amended to: New blue and green infrastructure...

Appendix A Consultation Comments

- Paragraph 2.52 – Request amended to include: ‘Protection and enhancement of watercourses’ and ‘blue and green infrastructure’.
 - The mentioned amendments have been made to the equivalent parts of the current SA report to paragraphs 2.50, 2.51 and 2.52.
- Water and Air Section 2.55 – [Climate Change Allowances 2022](#) should be added to this section.
- We recommend the Land Drainage Act 1991 is added to this section.
- We recommend Environmental Permitting Regulations (2016) is amended to read ‘Environmental Permitting (England and Wales) Regulations 2016’. This should also be listed in section 2.48.
- A reference to the Environment Agency policy against the culverting of watercourses should be included in this section.
- Sub National 2.64 – Section 2.64 has only listed the Humber River Basin District Flood Risk Management Plan 2021 to 2027. For Harborough District Council the list also should include: Anglian River Basin District Flood Risk Management Plan 2021 to 2027 & Severn River Basin District Flood Risk Management Plan 2021 to 2027.
- Appendix A has referenced these documents, so no further reference required here. Guiding Principles in Land Contamination 2 should be included in this section. Land contamination risk management should be included in this section.
 - Under the water and air plans and sub-national plans section within the main report and appendices, these plans have been included.
- Updates to SFRA required.
- Section 3.79 and 3.80 – These sections reference the Harborough Level 1 SFRA (2009) and the Leicestershire and Leicester City Level 1 SFRA (2017). Whilst these remain the latest SFRA documents for Harborough District Council, there have been significant planning policy changes over the past 6 years, particularly relating to calculating the risk of flooding as a result of climate change:

Appendix A Consultation Comments

- The current SFRA include details which are no longer consistent with the requirements set out in [Planning Practice Guidance](#) and [Environment Agency SFRA Guidance](#), including updates to [Climate Change Allowances](#). This could have a significant influence on the alternatives for development.
- We would therefore request of the Council when, as is stated at 3.79, the Level 1 SFRA is due to be updated. We would welcome early engagement on the SFRA update.
- The updated SFRA will need to be informed by the latest models the Environment Agency has for the District. For the Wellend catchment of the District the Agency's model was completed in 2016 and published in 2018.
- Figure 3.6 – It would be useful to distinguish between 'Main River' and 'ordinary' watercourses.
- Figure 3.7 – It would be useful if this map distinguished between Flood zone 3a and Flood zone 3b (functional floodplain). This distinction will be key when making site allocation decisions.
- Open space – We suggest that data regarding the community's access to waterways and blue infrastructure would be a useful addition here.
- Table 3.11 Open space provision in Harborough District (2021) – If quantifiable, consideration should be given to adding a line for 'Waterways'.
- Paragraph 3.75 – Regarding "The River Welland has been categorised as being in 'Bad' or 'Poor' conditions", it would be useful context if reference to the Water Framework Directive (WFD) is made here.
- Protection of controlled waters – The geographical area covered by the Plan is predominantly located on Secondary Aquifers. Secondary aquifers are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.
- The consideration of land contamination, protection and enhancement of controlled waters via the planning regime is a key consideration. Groundwater is a regional, rather than a local resource and a holistic

approach to its protection is more effective at a strategic planning stage. The proactive protection of groundwater resources is key to providing improvements to the aquatic environment and protecting water resources for future use.

- The development of brownfield sites is encouraged as it provides an opportunity to remove areas of contamination that would otherwise continue to present a risk to our environment, controlled waters and human health. It is important that adequate site investigation and remediation is carried out and groundwater issues are considered.
- According to information held by the Environment Agency there are potentially several historic landfill sites with the area covered by the local plan. We recommend that any developer contact the local council, as lead regulator for these sites, for further information.
- Historic landfills have the potential to contain contamination which may currently be impacting 'Controlled Waters' receptors. Furthermore, there is potential for re-mobilisation of any contaminants during site development.
 - Noted. Where possible, the main river has been labelled within Figure C.6.
 - GIS data are not available to differentiate between Flood Zones 3a and 3b – this has been identified as a data limitation in this SA report.
 - Where available, additional information have been included on community access to waterways and blue infrastructure.
 - Reference to the Water Framework Directive has been included within the water section of the baseline information.
- We support the identification of the issue regarding water quality in Harborough District Council's watercourses.
- We support the identification of the issue regarding the threat to biodiversity in District as a result of development. We encourage the implementation of measurable Biodiversity Net Gain. This point should also include the need for developments to be set back from watercourses (at least 8 m) creating an undeveloped, unlit, and undisturbed buffer zone for biodiversity. These buffers along watercourses also improves/

maintains connectivity between watercourses. The Environment Agency have a policy against culverting watercourses and that should also be reflected here. Conversely, developments should be encouraged to improve the condition and biodiversity within watercourses and this may include daylighting (removing) culverts.

- Within the key sustainability issues and likely evolution without the plan for biodiversity, the following have been included:

- The plan should ensure the implementation of measurable Biodiversity Net Gain.
- The plan should ensure the need for developments to be set back from watercourses (at least 8 m) creating an undeveloped, unlit, and undisturbed buffer zone for biodiversity.
- There will be no culverting watercourses.
- Developments will be encouraged to improve the condition and biodiversity within watercourses and this may include daylighting (removing) culverts.

- Paragraph 4.5: As well as hotter, drier summers it is also expected that we will experience warmer and wetter winters with more frequent and intense weather extremes.

The second sentence should be extended to include "...particularly in the location of and in the design of...". And also "whole developments and blue and green infrastructure".

- The mentioned sentence in the first paragraph has been extended as recommended.

- 7th paragraph: Whilst this paragraph rightly identifies regular flooding events as an issue, it does not state how the Local Plan can seek to address this, i.e. through taking a flooding sequential approach to locating new development. Conversely, and rightly, the paragraph has explicitly mentioned this approach with regards to water quality.

The 1st sentence should cross-reference "moderate status" with the Water Framework Directive (WFD).

- The seventh paragraph now states that the Local Plan will seek to address flooding. Reference to the Water Framework Directive has been included.
- From the perspective of the remit of the Environment Agency we particularly welcome the Appraisal Questions attached to SA1, 2, 3, 5 and 11.
- SA12 – This objective to manage and reduce flood risk from all sources and to protect the quality and quantity of water resources is welcomed.

Regarding the 1st Appraisal Question under this Objective, the Environment Agency will not support any development that is not compatible with flood zone based on the NPPF or any development that increases flood risk elsewhere.

The report explains that the majority of the District is within Flood Zone 1; on this basis if the (flooding) Sequential Test was applied we consider that development in high flood risk areas can and should be avoided. The early application of the Sequential and where applicable Exception Tests are essential in in this regard.

- Reasonable alternatives – Paragraphs 5.13, 5.14 and 5.15 provides commentary on the topic of Reasonable Alternatives. However, the report does not appear to provide details of any Reasonable Alternatives, how they have been come by, assessed and discounted. In this sense the report doesn't evidence that Reasonable Alternatives have been considered.
- At the time of drafting the SA Scoping Report, strategic options and reasonable alternatives were not available and so were not subject to SA. Strategic and site options have now been appraised in Chapters 4 and 5 of this SA report.
- Cumulative effects assessment of the impacts of multiple developments – The report does not appear to have examined the potential cumulative effects of the impacts of multiple developments. This should be included as part of the SA process.

- Due to the high-level nature of the Issues and Options Consultation, cumulative effects are not yet able to be addressed but will be considered in future iterations of this SA Report.
- We are comfortable with the proposed site assessment criteria with the following exception:

Appendix B Site Assessment Criteria and Assumptions: SA12

We are unclear on the meaning of the words 'significant negative, minor negative, and negligible' as they are used in this section.

We consider that for the flood risk aspect of Objective 12, it may be more prudent to refer to NPPF Table 1 (flood zones), table 2 (Flood risk vulnerability and incompatibility) and Annex 3 (vulnerability classification) as these clearly set out what type of development is appropriate for each location.

For example, under the current wording, if a site is brought forward which falls within flood zone 3 (significant negative effect), what is it telling us? It is not clear what type of developments can be brought forward and which cannot for the location. As currently worded it is unclear what the position would be is there is a mixture of significant and minor negative impacts. Would only part of the site be allocated for built development?

- Noted.
- The scoring is used to help inform Harborough District Council of the site options that could have the most impact on flood risk. Sites that fall mainly within Flood Zone 3 perform least well in the SA as they are more likely to increase flooding as a result of developing these sites.
- The site assessment criteria are designed to enable numerous site options to be appraised consistently, so are based on spatial data. The assumptions recognise that factors such design will also affect the achievement of this objective, but these cannot be assessed spatially. The appraisal of site options is provided to the Council to help inform their decision on which sites to allocate.

Issues and Options SA Report

A.2 Consultation on the Issues and options Consultation Document for the Harborough Local Plan took place between 16th January and 27th February 2024. Set out below is a summary of consultee comments received on the SA Report that accompanied the Issues and options Consultation Document and the SA team's response to these comments.

A.3 Note that some of the consultee comments have been abridged or summarised where appropriate, due to their length.

AFD Ltd

- AFD Ltd acknowledges the SA is an interim document reflecting the current position reached in the plan-making process. It is important to regularly review and update this document in response to representations made and where additional information and/or new site opportunities have been submitted to the Council. For example, where there are new site opportunities identified, such as the option to consider an alternative use of Land at Airfield Farm/Wellington Business Park (2019 Local Plan allocation MH4) arising from the Council's HENA conclusions that there is a surplus of employment land allocated to date. This particular site benefits from outline planning permission for commercial development and is within the urban area of Market Harborough. Accordingly, it would perform strongly against all the SA criterion and would help deliver an urban focused spatial strategy in isolation, or in conjunction with the adjacent land being promoted by HLM and William Davis on the former showground site (Site reference 21/8234).
- The SA report has been updated to reflect the Draft Local Plan, taking into account any updated evidence base and representations made at Issues and Options Consultation Stage.
- Any sites submitted through the Call for Sites as part of the Issues and options Consultation have been assessed against the SA Objectives in

this SA report, including site 21/8234. As recorded in Appendix E, site 21/8234 has not been selected by the Council for allocation in the new Local Plan because the southern part of the site lies within the Lubenham Area of Separation.

Anglian Water Services Ltd

- AWS's supports in principle the SA objectives and specifically SA1. AWS disagrees with 5.3 and the decision that SA1 is scoped out of the appraisal of residential, mixed use and employment site options. The location of development will affect the achievement of this objective as locating development in locations which have existing infrastructure capacity would utilise that embedded (capital) carbon in accordance with the sustainability hierarchy. Locating growth in water recycling catchments which don't have headroom capacity would necessitate the construction of additional infrastructure with its attendant greenhouse gas emissions. To not utilise existing infrastructure capacity in the selection of spatial options would be contrary to SA3, 10, 11, and 12 and not support the principles set out at 3.13 of the SA. Paragraph 3.73 sets out the requirement through the SEA Regulations for the Plan to consider the future environment including more severe weather events. The Scoping out of SA1 may also be contrary to NPPF paragraphs 8, 11 and 20. Recent work by AWS identifies that for each new home which requires new capacity to be constructed at the water recycling centre it connects to will produce on average 0.22t CO₂e. A spatial pattern of growth therefore needs to consider SA1 and the capital (embedded) carbon in that distribution of growth as well as the operational carbon associated, for example, with transport.
- Noted. While climate change is a cross cutting objective and sites have been appraised in relation to related topics such as likely travel distances and proximity to flood risk, the location of individual development sites will not itself determine the effects on climate change more generally and it is considered appropriate to scope out the objective for the appraisal of site options. This is proportionate for the SA of a Local Plan. For example, through the SA, it is not possible to measure the levels of embedded carbon within existing infrastructure

and understand the capacity of nearby existing infrastructure. However, SA13 considers the distance of a site option to modes of sustainable transport. Therefore, site options that are in close proximity to public transport perform more positively as they are likely to encourage the use of sustainable modes of transport and reduce reliance on the private car.

- Separate to the SA, the Local Plan is informed by the latest evidence base which includes consideration of the infrastructure requirements within Harborough District.

Pegasus Group on behalf of Ashfield Land (Land east of A5 and Land at Gibbet Lane)

- The purpose of the SA is to assess the sustainable development Ashfield Land support the SA Framework: it is considered that the objectives address all relevant subject areas which need to be covered within the new Harborough Local Plan. At this stage in the plan-making process, the SA provides only a strategic overview of the options for development as set out in the Issues and Options consultation against the SA framework objectives. It is acknowledged that the SA will evolve further over time and include site specific considerations. It is important that the SA has full regard for and reflects up-to-date evidence when undertaking those revisions and that the SA informs the evolution of the Local Plan itself.
- Noted. The SA Report has been updated to reflect the content of Draft Local Plan and takes into account any updated evidence base where available.

Besh Ltd, John Littlejohn Designer Homes Limited, Marrons (Land North of

A47, Houghton on the Hill), Miller Homes

- We are generally supportive of the SA's overall approach to testing the options identified. It is welcome that the various spatial options are tested in tandem with different growth scenarios and that different growth scenarios have been considered and presented. Thorough and consistent testing of growth options in terms of both scale and distribution at an early stage in plan preparation, and developing these iteratively over the course of plan preparation will be critical to demonstrating that the New Local Plan (NLP) is justified.
- Noted.
- We broadly agree with the Key Sustainability Issues. In particular, we welcome the recognition that the affordability of housing and the delivery of affordable homes is a key sustainability issue within the Plan Area, along with increasing demand for housing generally as the population increases. We also welcome the identification of the District's ageing population as a key sustainability issue, although we observe this has implications for the level and type of housing provision required through the NLP, which has not been expressly recognised within the key sustainability issues or elsewhere in the SA and will only be delivered alongside a sufficient quantity of overall housing growth.
- Noted. The key sustainability issues have been reviewed as part of the preparation of this SA Report for the Proposed Submission Draft Local Plan. The implications of the ageing population in terms of the requirement for specialist housing is recognised in the key sustainability issues.
- We feel there is limited explanation as to how the various growth and distribution options have been formulated. In relation to the conceptualisation of distribution options, the Settlement Hierarchy Assessment (October 2023) has been referred to in the SA. There is, however, no explanation as to how this has shaped the options tested and why these have been selected as "reasonable" alternatives. There is less explanation in respect of the three growth level options presented. The

“low growth” scenario simply reflects the District’s own Local Housing Need (LHN) calculated using the Standard Methodology. The PPG is clear that the LHN is the minimum starting point for calculating the number of homes needed. The LHN is not a housing requirement figure and there are numerous reasons why the latter could be higher than the LHN. In Harborough’s case, plan preparation is proceeding on the basis of providing a contribution to meeting unmet need from Leicester. Not to do so would clearly fall afoul of the Duty to Cooperate (DtC) and for these reasons, it is considered that meeting the LHN for Harborough alone is not a reasonable alternative. In this respect, the “medium growth” scenario should in fact be treated as the minimum or lower growth option.

- The six options have now been further refined into three alternative options which have also been subject to SA. Further details has been included in Chapters 2, 4 and 5 of this SA Report on how the various growth and distribution options have been formulated.
- For the reasons set out below, we do not consider that the emerging plans housing needs evidence adequately tests all these matters. As such, they will require detailed consideration in order to facilitate the formulation of a sound and robust housing requirement, which should then be subject to SA as appropriate. That said, we welcome the consideration of a “high growth” scenario which reflects LHN plus 246 dwellings per year, but there is little explanation as to how this number has been arrived at.
- We have considered the testing of the various growth and distribution options presented from page 73 onwards and would make the following observations:
- The medium and high options are generally associated with negative effects against SA2. A number of specific ecological site designations are identified that could be affected by higher levels of growth, but the potential impact pathways are not identified. It is acknowledged elsewhere within the SA (page 58) that Harborough generally has low biodiversity value owing to most of the countryside being in agricultural use. Yet the SA testing in relation to this matter seems overly focused on the subject of land-take, when practically all forms of development will be required to demonstrate a minimum of 10% Biodiversity Net Gain, which will demonstrably improve the baseline low BNG value. Higher growth options

cannot therefore be confidently associated with negative effects on biodiversity purely on land-take alone, because of the role new development will play in nature recovery.

- The benefits of higher growth options in respect of addressing SA7 and SA8 are understated. Meeting only the LHN for Harborough will not address housing-related deprivation because the LHN on its own only provides a need figure based on demographic projections with an affordability uplift. It does not consider the specific needs for affordable housing or other specialist housing types which (as demonstrated below) will not be delivered purely by planning for LHN alone. Conversely, the provision of the high growth option will provide a greater amount of opportunities to address affordability and specialist housing needs which will promote social inclusion and diversity. That same broadly applies to SA8 in respect of the provision of services and facilities in that options which deliver higher growth offer the potential for greater infrastructure and service provision.
- It is surprising that the provision of higher housing growth is generally associated with more negative effects in respect of SA10. This has been adjudged on the basis that higher housing growth scenarios could result in too much housing and insufficient employment opportunities, which is a one dimensional way of looking at the issue. Firstly, it is well established that new housing development has wide-ranging economic benefits. Secondly, as with housing, the SA tests a variety of employment growth options in respect of scale including the provision of additional land for development to maintain a flexible supply and planning for an even greater level of growth to address economic aspirations and regeneration priorities.
- The HLP will need to demonstrate an aligned approach to new homes and jobs and so employment provision and housing should not be looked at by the SA in isolation. A high growth option is more likely to result in the take up of significant areas of land and the loss of greenspace and therefore performs negatively in the SA. Each of the three growth options were considered in relation to each of the six distribution option. The distribution options also considered the presence of Local Wildlife Sites and Local Nature Reserves, which

there is a high density of around Market Harborough, Lutterworth and Broughton Astley. The initial options appraisal is high level and is not able to take into consideration site specific requirements such as biodiversity net gain. In addition, as the exact site locations were unknown in the context of the high level options appraisal, it isn't possible to consider the potential impact pathways with Local Wildlife Sites and Local Nature Reserves. The approach taken within the SA is proportionate for this strategic level assessment.

- In relation to SA7, the options appraisal concluded that the low growth option is unlikely to provide enough growth to support social inclusion and reduce levels of deprivation across Harborough District.
- In relation to SA8, the high growth option has performed positively under all the distribution options. However, a higher level of growth could impact on the availability of services and result in services becoming overstretched. Option 4 is the only distribution option that considers the development of strategic sites and therefore, it is not possible for the SA to take into consideration at this early stage whether other sites will deliver new infrastructure as part of development.
- The options appraisal undertaken at Issues and Options stage is a high level appraisal and therefore a high level judgement is made on how housing and employment growth will align. The initial options appraisal has helped the Council to refine the housing and employment options with the refined options appraised in this updated SA report.

Bloor Homes Limited

- The SA has tested three growth options across six broad spatial strategy options. In light of the Council's commitments in relation to LCC's unmet need, it is clear that Growth Option A would be unacceptable both from a planning and political perspective, and likewise simply settling for Option B would not deliver a sufficient quantum of housing (including affordable housing) to begin to address the existing affordability issues in the District. Therefore, the Council should strongly consider opportunities to deliver a

scale of growth that aligns as closely as possible with Growth Option C. BHL welcomes the recognition within the I&O document that the preferred spatial strategy “may be a hybrid containing elements from different options.” That reflects the nature of SAs and their role in a plan’s evidence base. They are simply high-level assessments that might guide plan-making, but are ultimately not a precise tool that should be determinative in their own right. Indeed, it would not be possible nor appropriate for an SA to consider every possible quantum of growth / spatial strategy distribution, and therefore there are clearly levels of growth between Growth Options B (657dpa) and C (780dpa); and it is for the Council to consider what an appropriate balance between the options is, with the above evidence pointing towards a figure closer to Option C. Moreover, SA analysis can often overlook contextual considerations that are not so easily measured by the methodology used in an SA. For example, BHL consider that the assessment of Growth Option A (the lower growth option) has not necessarily captured the significant adverse impacts that a lower level of growth would bring. Whilst the more obvious impacts in relation to the stock and affordability of housing have perhaps been reflected, the SA does not fully reflect the negative effects from an economic perspective, in terms of limiting growth. Nor does it fully recognise the environmental impacts in terms of the entrenchment of unsustainable patterns of development, whereby workers accessing jobs in Leicester and Harborough would live further away from their places of work and therefore be likely to depend on less sustainable modes of transport. Moreover, the SA perhaps does not reflect the significant positive impacts of the higher growth option (Option C) from a socio-economic perspective, in terms of the benefits of addressing affordability issues, and the manner in which that would also support a higher level of inward investment and economic activity.

- As a result of the natural rigidity of the spatial options that SAs consider and their high-level focus, they also do not fully reflect that positive effects can be maximised and negative effects can be moderated through a carefully considered spatial strategy. For example, whilst the majority of SAs note that, generally, increased levels of growth will maximise socio-economic benefits but may result in additional negative environmental effects, effective site selection, implementation of policy requirements, and

sensitive masterplanning can moderate or entirely avoid such negative effects. Moreover, development of an increased scale, where carefully planned, can facilitate the delivery of key infrastructure that can support local communities and realise more sustainable lifestyles. That, too, is not as easily captured by the high-level approach that SAs take. Those matters should be taken into account in setting the housing requirement and finalising the spatial strategy in response to that, and in that regard BHL welcome HDC's recognition that the formulation of a spatial strategy is an iterative process that takes account of, but is not directly informed by, the SA.

- BHL would welcome the preparation of an updated HNA that considers the level of uplift that is required above the base LHN in order to address affordability issues, and consider that a scale of growth that is closely aligned with Option C would be most appropriate in that regard. That should also be accompanied by further SA testing of the housing requirement targets, which should consider the maximum level of growth that is achievable between the current Growth Option B and C (recognising that negative effects can be moderated through careful plan-making), pushing towards the higher growth option. That would maximise the delivery of market and affordable housing to remedy affordability issues, and also provide a healthy buffer should the contribution towards LCC's unmet housing needs increase in the post-2036 period.
- In that regard, the consideration of some spatial options with no additional development within the larger villages (i.e. the 'Strategic Sites Focus' and 'Market Town Focus' options) is particularly concerning. In addition, whilst BHL recognise the relative merits of those options, they are also concerned that their comparatively favourable outcomes within the SA may have over-simplified the assessment of these options and overlooked the importance of delivering a sufficient amount of new development within larger villages.
- Indeed, whilst the I&O document (in providing a summary of the SA) is correct to identify that a positive of the 'Strategic Sites Focus' option is that Leicester's unmet housing need can be met close to where it arises, any option that would fail to identify any further development in the other settlements would conversely fail to meet the District's own need for

housing; a large proportion of which will relate to a desire to live in the towns and larger villages within the District. Failing to meet those specific needs by only focusing growth on sites adjacent to Leicester could potentially result in out-migration from the District, as those who wish to live in the villages rather than on the fringes of Leicester might choose to relocate to more rural settlements in adjacent local authority areas. For those who work within Leicester city, that could potentially result in less sustainable travel to work patterns, which itself could give rise to significant environmental impacts.

- Likewise, delivering an insufficient quantum of development within more sustainable large villages would fail to support their vitality, and the ongoing viability of key services and facilities (NPPF paragraph 83). Given the reasonably rural nature of parts of the District and the manner in which residents depend on the services and facilities within larger villages such as Kibworth and Great Glen (as set out above), such an outcome would have very significant negative effects. Socially, that could result in the isolation of rural communities, economically it would likely be a barrier to investment in such areas, and from an environmental perspective it could potentially promote private car use due to rural communities needing to drive further to access services and facilities. It does not appear that this has fully been taken into consideration in assessing options with no additional development in large villages.
- SAs are ultimately tools to guide, but not directly inform, plan-making, and overlook practical elements of plan-making. For example, the SA does not consider the practicalities of delivering strategic sites, which often have lengthy lead-in periods ahead of delivery given their complexity and the scale of the infrastructure required to support them. This means that they are not able to deliver early on in the plan period, whereas small and medium sites are able to “make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly” (NPPF paragraph 70). That is a particularly significant consideration in demonstrating a five year supply of housing in the early stages of the plan period in particular, and for that reason the NPPF suggests that local plans should “promote the development of a good mix of sites.”

- Noted. Generally, options for the level and distribution of growth tend to be quite high level and therefore, the options appraisal is quite high level. The options have now been refined into three potential options which has been subject to SA. This appraisal is contained within Chapter 5 within this SA Report. As part of the Proposed Submission Draft stage, a spatial strategy has been developed within the Draft Local Plan which has been subject to SA within Chapter 7 of this SA Report.
- Harborough District Council has identified that they currently have enough employment land upto 2041. Therefore, the low growth option would not be limiting growth as there is currently enough allocations for employment development that still supports growth within the District. In relation to the level of residents potentially commuting and environmental impacts, this is more likely to relate to the location of growth rather than the level of growth. Therefore, options (Option 6) that locate growth further from the market towns and Leicester have therefore performed negatively in relation to this point. Options that propose the majority of growth towards the Market Towns and South and East of Leicester have performed more positively as growth will likely be located closer to employment opportunities and sustainable transport modes.
- All of the growth options are expected to deliver the housing need required within the District. In relation to the high growth option, it is likely to have a significant positive effect when considered in relation to each of the spatial options as the options appraisal identifies that the high growth option would deliver the largest variety in housing. It is agreed that a higher level of inward investment could be as a result of a higher level of growth, however, a higher level of growth can result in strains on services and infrastructure within the District. Both of these have been identified within the options appraisal.

Bloor Homes, Clowes Developments, Parker Strategic Land and Wilson Enterprises

- Any conclusions in the Issues and Options SA should only be seen in the context of the current plan-making stage. The completion of evidence to support the Local Plan is highly likely to provide a greater range of information to inform assessments, and greater certainty that the assessment is robust.
- This SA Report for the Proposed Submission Draft stage has been updated and updated evidence base has been taken into account.
- The assessment of option 4 for the location of new homes (Strategic Sites Focus) explains that “The approach through Option 4 would concentrate new development in areas that are already more densely populated”. In our view that is the wrong conclusion as Option 4 is premised on the basis that it may include new settlements.
- The Issues and options Consultation Document states that “these large strategic sites are generally located around the South and East of Leicester”. Therefore, the appraisal of Option 4 has taken into consideration that the majority of strategic sites will be located near populated areas close to Leicester City.
- Chapter 5 of the Issues and Options SA presents ‘SA for the Site Options’ and considers each against the fourteen sustainability appraisal objectives. At this stage, we note that it is unclear how the authors of the report have considered the potential site options in the absence of detailed/topic based evidence, and we note that the document does not present any explanation as how each ‘score’ is achieved. The Consortium will look to provide the Council with sufficient evidence regarding the proposals at South Whetstone to undertake a detailed assessment.”
- The appraisal of the site options is undertaken using a distance based approach. Appendix D of the SA report contains the site assessment

criteria which details the assumptions used in relation to each SA Objective.

Caister Castle Trust

- We note the SA provides an assessment of the various growth options for housing identified as Options 1 to 6. However, the Issues and Options document, along with the SA, contains little detail on how proposals in Leicester and Leicestershire Strategic Growth Plan (2018) are to be addressed, despite being identified as a 'key matter' in the Duty to Cooperate Engagement document (December 2023) and confirmed by the Council as something the local authorities will need to take "into account when developing their Local Plans". Clearly the Strategic Growth Plan includes ambitious proposals to support the long-term growth and prosperity across the sub-region. Three of these directly affect Harborough District. Notably growth Option 4 of the Issues and Options document is identified as being "most aligned with the Strategic Growth Plan" (Table 10). It is not clear, following the scrapping of the A46 'expressway' bypass, what elements of this option would be aligned with Growth Plan that are still to be progressed, but it is of note that there are still items deemed "critical" to the sub regional strategy. Clarification on this matter would be welcome.
- If the proposals contained in Strategic Growth Plan are to be delivered by the new Local Plan, then it is vital to understand the infrastructure required to support this, and importantly the levels of growth required to assist their delivery, as it is highly likely to be excess of the levels currently proposed. Consequently, the sustainability of the proposals contained in the Strategic Growth Plan should be considered in more detail and presented as an 'alternative option' when reviewing the SA in the future. This will help support the Council's decisions on whether to take forward the Growth Plan proposals.
- Chapter 4 of the SA considers the Strategic Growth Options outlined in the Issues and Options paper and assesses the three options for housing growth that are set out in Table 1 of the consultation document. These consist of low, medium and high growth scenarios. Each growth option is

then assessed against fourteen Sustainability Appraisal Objectives, referenced SA1 to SA14. A colour coding system is then applied to score the effects of the various growth scenarios and development options. This approach is clear and easy to follow. Table 4.7 provides a summary of the effects on various grow Sustainability Appraisal objectives.

- Option 4 scores better than Option 3 on a number of criteria particularly SA8, SA10 and SA13. The reason for this appears to be that the assessment is based on assumption that Option 3 will not deliver sites of more than 1,500 homes. This is despite the Issues and Options proposing 4,267 homes for the 'Adjoining Leicester Urban Area' (Scraptoft, Bushby and Thurnby) under Option 3.
- As discussed previously, the Caister Castle Trist is working with a consortium of landowners to promote a Sustainable Urban Extension to the east of Scraptoft. It is anticipated this could deliver approximately 1,800 new homes. This would provide a new neighbourhood within the highest tier settlement within the Districts proposed settlement hierarchy and would deliver the necessary infrastructure and facilities required to achieve a sustainable development. The Issues and Options document acknowledges larger sites have a critical mass that enables delivery of strategic and local infrastructure, including schools, community and healthcare facilities, along with open space sustainable travel solutions. If the SA is based on Option 3, then the assessment has been carried out on the assumption of smaller sites (under 1,500 homes) that are potentially less effective in delivering key infrastructure to support sustainable growth. We therefore consider it necessary for an additional Growth Option to be considered (an Option 3a), which assumes that housing allocations are of a scale capable of delivering the required infrastructure, and for this to be assessed as an alternative when further SA is undertaken.
- Further detail on how the Leicester and Leicestershire Strategic Growth Plan has informed the options has been included within the SA report.
 - The options within the Issues and options Consultation Document have been further refined into three potential options for growth (see Chapter 5)

- Option 3 within the Issues and Options Document states that this option will not result in the development of sites of more than 1,500 homes and therefore, the appraisal has been undertaken in line with the Issues and Options Document.

Castlethorpe Homes

- For the purpose of this set of representations the Housing Options have been the focus due to the nature of our Client's site at Swinford.
- The approach to define housing growth across the District as per the SA, was through use of The Leicester and Leicestershire Housing and Economic Needs Assessment (HENA) (2022) and The Leicester and Leicestershire HENA Housing Distribution Paper (Housing Distribution Paper) (2022).
- As per the HENA, Harborough has been recognised as having the highest house prices within the Housing Market Area (HMA), which is 30% above the average. In addition, the Housing Distribution Paper defines the Standard Method used for calculating the District's Local Housing Need (LHN) as well as the additional dwellings per annum (dpa) required to accommodate Leicester City's unmet need. This paper considers the functional and commuter relationships between the surrounding authorities and Leicester City, with Harborough scoring 4th highest overall. The HENA and Housing Distribution Paper were then used to define six broad distribution and growth options within the SA.
- Of these options the SA assessed that Option 3 and secondly Option 4 scored most highly in terms of the positive impact for the District. Although these score highly these options do not allow for a proportionate amount/spread of growth across the District which in turn limits the delivery of other key SA objectives. Although these Options ranked highly against the SA criteria, we consider that there are a number of advantages to delivering housing under Options 1 and 2 and that the scoring weight could have been applied higher to the housing category for this option.
- Each of these Distribution Options were then considered against varying levels of growth, that being low, medium and high. In respect of the three

levels of growth for assessing the SA against the housing distribution options we consider the 'High' growth option should be used. This option factors in the increase in the amount of housing required by using the Standard Method and the uplift in housing needed in relation to Leicester City's unmet need, as well as allowing for an adequate buffer. The low growth option does not allow for a higher enough provision to meet the required housing target and therefore the plan would not be found sound if this was brought forward. The medium option would meet HDC's LHN and contribute towards meeting Leicester's unmet need, however there would not potentially be sufficient homes delivered to ensure sufficient choice in the market and boost the delivery of housing.

- Noted.

Caulmert Limited

- Caulmert on behalf of PNNH have undertaken their own analysis of the Site against the SA objectives and the findings are presented below. The Issues and Options SA report identifies the Site in Table 5.1 as 'Land off Manor Road' (Site ID 21/8219) with the assessment findings summarised as follows:
- SA1: The enclosed Call for Sites Layout (Drawing no. 1661-10) (Appendix 1) indicates where opportunities for enhancement could be located. At this stage it is not possible to provide accurate information regarding potential environmental impacts. - Ranking 0 – Negligible effect likely.
- SA2: The site is not located within 250m of a Local Wildlife Site nor is it located within 1km of a SSSI (closest SSSI is Miserton Marshes located some 1.7km). In terms of the IRZ map prepared by Natural England, the site is not located within the relevant IRZ of the Miserton Marshes SSSI. – Ranking - 0.
- SA3: As per Natural England's Agricultural Land Classification Map East Midlands Region (ALC005), the area is identified as being Grade 3 agricultural land. The site does not fall within a Minerals Safeguarding Area. Ranking --?/ 0.

Appendix A Consultation Comments

- SA4: The site is located within the Bitteswell Conservation Area, and approximately 30m from The Olde Royal Oak Public House (Grade II Listed - HER List Entry No. 1210158). Ranking --?.
- SA5: The site is not located within 100m of the AQMA. - Ranking 0.
- SA6: The site is located within walking distance (720m) of areas of open space, and a footpath/cycle path. Ranking +.
- SA7: No assessment required. Ranking 0.
- SA8: The site is within 720m of the built-up area of Lutterworth. The site is within 600m St Marys C of E Primary School, and approximately 610m from Lutterworth College. Ranking +?.
- SA9: The site is proposed to deliver 13 dwellings including an element of tenure blind affordable housing to policy requirements. Ranking +.
- SA10: The site is located within walking distance (600m) of public transport links (bus stops located to the northwest of the site along Ashby Lane) but not a Key or General employment area. Ranking +.
- SA11: No assessment required. Ranking 0.
- SA12: The site is, in its entirety, within Flood Zone 1 (0), and does not contain a water body or watercourse or does it fall within a Source Protection Zone. Ranking 0.
- SA13: The site is located within 450m of a bus stop (bus stops located to the northwest of the site along Ashby Lane. Ranking +.
- SA14: The small site (less than 500 dwellings) is greenfield land within the countryside. Ranking --?.
- Justification is provided below in relation to the appraisal of Land off Manor Road (Site ID 21/8219) where different effects are proposed.
SA2: The site is located within 250m of the Bitteswell Brook and hedge to west of Lutterworth LWS. All other effects aligns with how the site option was assessed in Chapter 5 of the SA report.

Claybrooke Magna Parish Council

- Too much jargon, very complex. An appraisal does not warrant comments, it is an overview of the method
 - A Non-Technical Summary has been prepared alongside the SA of the Draft Local Plan at Proposed Submission Draft stage. The Non-Technical Summary provides a concise summary of the full SA Report, including a description of the SEA/SA process and the SA appraisal findings.
- Yes we think the approach appropriate.
 - Noted.

CPRE Leicestershire

- The SA refers to some historic documents which have been overtaken by events. These include:
 - The Strategic Growth Plan 2018 (SGP). The vision of an A46 Expressway around the south and east of Leicester was a key concept of the SGP. The cost, problems and difficulties of achieving this project were ignored and the SGP failed to consider climate change. The Expressway was shown to be undeliverable in 2021.
 - Local Transport Plan 3 (LTP). Published in 2011 it was the last LTP to be produced. Its role in bidding for transport funding was short-lived. New LTP guidance has been promised for over a year.
 - Leicester and Leicestershire Rail Strategy. HS2 through Leicestershire has now been abandoned and the protection of safeguarded land is due to end this year. The Midland Main Line through Harborough has had electrification wiring installed.
- The SA is weak with regard to considering the location of development and the need to reduce travel, to minimise congestion and contribute to the mitigation of climate change. The locational impact of development, especially on the need and modes of travel, does not appear to feature as

a consideration in the questions for SA Objective 1 regarding managed responses to effects of climate change or SA Objective 13 on Sustainable Transport.

- Option 4 appears to assume that an orbital road around the east and south of Leicester would still be provided. This is no longer tenable and as such the SA analysis is over-optimistic and unrealistic. It plays up the extent to which such development would reduce the need for travel, the availability of viable sustainable travel options (the infrastructure of which would need to be developed) and is dismissive (in 4.55) of the impact of an orbital road link and (in 4.57) “of higher levels of congestion within the towns and towards Leicester”, which will affect the SA1 Climatic Factors score.
- In 4.57, it is suggested that “there could be enhancements to the public transport network and active travel routes through strategic development”. This would only happen if the needed infrastructure is planned from the start of the plan-making process and not an afterthought as is so often the case currently. The delivery of effective public transport and active travel for large strategic sites elsewhere, including those in Leicestershire, has proved to be extremely difficult, even non-existent.
- Future SAs should include an analysis of Car Ownership and Mode Share from the 2011 and 2021 Censuses. The 2011 Census also includes data showing the mode share and origin and destination of work journeys. The SA should consider data about the bus use in connection with potential development locations, especially regarding proximity, frequency, destinations, hours of operation.
- The relevant programs and plans section has been updated within this SA Report.
- The options were appraised against SA13 in relation to whether growth would be located within close proximity to sustainable transport options. Therefore, the availability of bus routes and railway stations was considered. The sites which are now proposed to be allocated have had a more detailed appraisal in terms of distances to specific transport links and site specific policy requirements. Similarly, each of the growth options are considered in relation to their distance to sustainable transport links and whether they would likely increase use

of the car under SA1. Therefore, growth options that would reduce reliance on the private car perform more positively as these growth options are likely to be more sustainable and have a lower impact on greenhouse gas emissions.

- The options appraisal undertaken as part of the SA focussed on information provided within the Issues and Options Consultation. Once the options were refined, these options were also appraised (see Chapter 5). The decision on the orbital road around the east and south of Leicester is outside of the scope of the SA.
- Any strategic sites that have come forward as policies in the Proposed Submission Draft Local Plan have been appraised in this SA report, taking into consideration any infrastructure enhancement proposals.
- Census 2021 data on car ownership and Travel to work has been referred to within this SA report. The appraisal of the site options can only consider the distance to bus stops. However, any allocated sites taken forward into policies within the Local Plan have been considered further in terms of the availability of public transport options available

Davidsons Development Ltd

- We feel there is limited explanation as to how the various growth and distribution options have been formulated.
- In relation to the conceptualisation of distribution options, the Settlement Hierarchy Assessment (October 2023) has been referred to in the SA. There is, however, no explanation as to how this has shaped the options tested and why these have been selected as “reasonable” alternatives. There is less explanation in respect of the three growth level options presented.
- The “low growth” scenario simply reflects the District’s own Local Housing Need (LHN) calculated using the Standard Methodology. As set out further in our response below, the PPG is clear that the LHN is the minimum starting point for calculating the number of homes needed. The LHN is not

a housing requirement figure and there are numerous reasons why the latter could be higher than the LHN.

- In Harborough's case, plan preparation is proceeding on the basis of providing a contribution to meeting unmet need from Leicester. Not to do so would clearly fall afoul of the Duty to Cooperate (DtC) and for these reasons, it is considered that meeting the LHN for Harborough alone is not a reasonable alternative. In this respect, the "medium growth" scenario should in fact be treated as the minimum or lower growth option.
- For the reasons set out below, we do not consider that the emerging plan's housing needs evidence adequately tests all these matters. As such, they will require detailed consideration in order to facilitate the formulation of a sound and robust housing requirement, which should then be subject to SA as appropriate. That said, we welcome the consideration of a "high growth" scenario which reflects LHN plus 246 dwellings per year, but there is little explanation as to how this number has been calculated.
- We have considered the testing of the various growth and distribution options presented from page 73 onwards and would make the following observations:
- The medium and high options are generally associated with negative effects against SA2. A number of specific ecological site designations are identified that could be affected by higher levels of growth, but the potential impact pathways are not identified. It is acknowledged elsewhere within the SA (page 58) that Harborough generally has low biodiversity value owing to most of the countryside being in agricultural use. Yet the SA testing in relation to this matter seems overly focused on the subject of land-take, when practically all forms of development will be required to demonstrate a minimum of 10% Biodiversity Net Gain, which will demonstrably improve the baseline low BNG value. Higher growth options cannot therefore be confidently associated with negative effects on biodiversity purely on land-take alone, because of the role new development will play in nature recovery.
- The benefits of higher growth options in respect of addressing SA7 and SA8 are understated. Meeting only the LHN for Harborough will not address housing-related deprivation because the LHN on its own only

provides a need figure based on demographic projections with an affordability uplift. It does not consider the specific needs for affordable housing or other specialist housing types which (as demonstrated below) will not be delivered purely by planning for LHN alone. Conversely, the provision of the high growth option will provide a greater amount of opportunities to address affordability and specialist housing needs which will promote social inclusion and diversity. That same broadly applies to SA8 in respect of the provision of services and facilities, in that options which deliver higher growth offer the potential for greater infrastructure and service provision.

- It is surprising that the provision of higher housing growth is generally associated with more negative effects in respect of SA10 (Economy). This has been adjudged on the basis that higher housing growth scenarios could result in too much housing and insufficient employment opportunities, which is a one dimensional way of looking at the issue. Firstly, it is well established that new housing development has wide-ranging economic benefits.² Secondly, as with housing, the SA tests a variety of employment growth options in respect of scale including the provision of additional land for development to maintain a flexible supply and planning for an even greater level of growth to address economic aspirations and regeneration priorities. The NLP will need to demonstrate an aligned approach to new homes and jobs and so employment provision and housing should not be looked at by the SA in isolation.
- We support and encourage the Council to choose the 'High Growth' option (Council's LHN plus an additional 246 homes per year) in order to ensure a robust supply of homes over the plan period. This can be twintracked with Option C 'High Growth' for employment land provision to achieve a thriving economy in the District and attract the economic growth that comes with a higher provision of much needed homes."
- The Leicester and Leicestershire Housing and Economic Needs Assessment (2022) was used to inform the level of housing growth required within Harborough District. The Settlement Hierarchy Assessment identified the most sustainable settlements in Harborough District and therefore, the most growth was directed to these areas. The least sustainable settlements received the least growth through the

alternative options. Further detail has been provided within the SA Report (Chapter 2) on how the growth and distributed options were formulated.

- The six options have been further refined into three alternative options which have been subject to SA (see Chapter 5).
- A high growth option is more likely to result in the take up of significant areas of land and the loss of greenspace and therefore performed negatively. Each of the three growth options were considered in relation to each of the six distribution option. The distribution options also considered the presence of Local Wildlife Sites and Local Nature Reserves, of which there is a high density around Market Harborough, Lutterworth and Broughton Astley. The options appraisal is high level and is not able to take into consideration site specific requirements such as biodiversity net gain. In addition, as the exact site locations were unknown it was not possible to consider the potential impact pathways with Local Wildlife Sites and Local Nature Reserves.
- SA7: the options appraisal concluded that the low growth option is unlikely to provide enough growth to support social inclusion and reduce levels of deprivation across Harborough District.
- SA8: the high growth option has performed positively for all the distribution options. However, higher growth could impact on the availability of services and result in services becoming overstretched. Option 4 is the only distribution option that considers the development of strategic sites and therefore, it was not possible to take into consideration at this early stage whether other sites will deliver new infrastructure as part of development.
- The options appraisal undertaken at Issues and Options stage is a high level appraisal and therefore a high level judgement was made on how housing and employment growth will align. The initial options appraisal has helped the Council to refine the housing and employment options.

Davidsons Development Ltd, Westernrange Ltd and Jelson Ltd

- We are generally supportive of the SA's overall approach to testing the options identified. It is welcome that the various spatial options are tested in tandem with different growth scenarios and that different growth scenarios have been considered and presented. Thorough and consistent testing of growth options in terms of both scale and distribution at an early stage in plan preparation, and developing these iteratively over the course of plan preparation will be critical to demonstrating that the New Local Plan (NLP) is justified.
- We feel there is limited explanation as to how the various growth and distribution options have been formulated.
- In relation to the conceptualisation of distribution options, the Settlement Hierarchy Assessment (October 2023) has been referred to in the SA. There is, however, no explanation as to how this has shaped the options tested and why these have been selected as "reasonable" alternatives. There is less explanation in respect of the three growth level options presented.
- The "low growth" scenario simply reflects the District's own Local Housing Need (LHN) calculated using the Standard Methodology. As set out further in our response below, the PPG is clear that the LHN is the minimum starting point for calculating the number of homes needed. The LHN is not a housing requirement figure and there are numerous reasons why the latter could be higher than the LHN.
- In Harborough's case, plan preparation is proceeding on the basis of providing a contribution to meeting unmet need from Leicester. Not to do so would clearly fall afoul of the Duty to Cooperate (DtC) and for these reasons, it is considered that meeting the LHN for Harborough alone is not a reasonable alternative. In this respect, the "medium growth" scenario should in fact be treated as the minimum or lower growth option. There are numerous other factors apart from accommodating unmet needs elsewhere which may point to the need for a higher housing requirement.

- For the reasons set out below, we do not consider that the emerging plan's housing needs evidence adequately tests all these matters. As such, they will require detailed consideration in order to facilitate the formulation of a sound and robust housing requirement, which should then be subject to SA as appropriate. That said, we welcome the consideration of a "high growth" scenario which reflects LHN plus 246 dwellings per year, but there is little explanation as to how this number has been calculated.
- We have considered the testing of the various growth and distribution options presented from page 73 onwards and would make the following observations:
- The medium and high options are generally associated with negative effects against SA2. A number of specific ecological site designations are identified that could be affected by higher levels of growth, but the potential impact pathways are not identified. It is acknowledged elsewhere within the SA (page 58) that Harborough generally has low biodiversity value owing to most of the countryside being in agricultural use. Yet the SA testing in relation to this matter seems overly focused on the subject of land-take, when practically all forms of development will be required to demonstrate a minimum of 10% Biodiversity Net Gain, which will demonstrably improve the baseline low BNG value. Higher growth options cannot therefore be confidently associated with negative effects on biodiversity purely on land-take alone, because of the role new development will play in nature recovery.
- The benefits of higher growth options in respect of addressing SA7 and SA8 are understated. Meeting only the LHN for Harborough will not address housing-related deprivation because the LHN on its own only provides a need figure based on demographic projections with an affordability uplift. It does not consider the specific needs for affordable housing or other specialist housing types which (as demonstrated below) will not be delivered purely by planning for LHN alone. Conversely, the provision of the high growth option will provide a greater amount of opportunities to address affordability and specialist housing needs which will promote social inclusion and diversity. That same broadly applies to SA8 in respect of the provision of services and facilities in that options

which deliver higher growth offer the potential for greater infrastructure and service provision.

- It is surprising that the provision of higher housing growth is generally associated with more negative effects in respect of SA10. This has been adjudged on the basis that higher housing growth scenarios could result in too much housing and insufficient employment opportunities, which is a one dimensional way of looking at the issue. Firstly, it is well established that new housing development has wide-ranging economic benefits. Secondly, as with housing, the SA tests a variety of employment growth options in respect of scale including the provision of additional land for development to maintain a flexible supply and planning for an even greater level of growth to address economic aspirations and regeneration priorities. The NLP will need to demonstrate an aligned approach to new homes and jobs and so employment provision and housing should not be looked at by the SA in isolation.
- We support and encourage the Council to choose the 'High Growth' option (Council's LHN plus an additional 246 homes per year) in order to ensure a robust supply of homes over the plan period. This can be twin tracked with Option C 'High Growth' for employment land provision to achieve a thriving economy in the District and attract the economic growth that comes with a higher provision of much needed homes."
- The Leicester and Leicestershire Housing and Economic Needs Assessment (2022) was used to inform the level of housing growth required within Harborough District. The Settlement Hierarchy Assessment identified the most sustainable settlements in Harborough District and therefore, the most growth was directed to these areas. The least sustainable settlements received the least growth through the alternative options. Further detail has been provided within the SA Report (Chapter 2) on how the growth and distributed options were formulated.
- The six options have been further refined into three alternative options which have been subject to SA.
- A high growth option is more likely to result in the take up of significant areas of land and the loss of greenspace and therefore was scored

negatively. Each of the three growth options were considered in relation to each of the six distribution option. The distribution options also considered the presence of Local Wildlife Sites and Local Nature Reserves, which there is a high density of sites and reserves around Market Harborough, Lutterworth and Broughton Astley. The options appraisal is high level and is not able to take into consideration site specific requirements such as biodiversity net gain. In addition, as the exact site locations are unknown it is not possible consider the potential impact pathways with Local Wildlife Sites and Local Nature Reserves.

- In relation to SA7, the options appraisal concluded that the low growth option is unlikely to provide enough growth to support social inclusion and reduce levels of deprivation across Harborough District.
- In relation to SA8, the high growth option has scored positively for all the distribution options. However, a higher growth could impact on the availability of services and result in services becoming overstretched. Option 4 is the only distribution option that considers the development of strategic sites and therefore, it is not possible for the SA to take into consideration at this early stage whether other sites will deliver new infrastructure as part of development.
- The options appraisal undertaken at Issues and Options stage is a high level appraisal and therefore a high level judgement is made on how housing and employment growth will align. The initial options appraisal has helped the Council to refine the housing and employment options.

Davidsons Homes

- Davidsons are generally supportive of the SA's overall approach to testing the options identified. Various spatial options are tested alongside different growth scenarios, and different growth scenarios have been considered and presented. This is welcome. Appropriate testing of the growth options in terms of both scale and distribution at an early stage in plan preparation is crucial to ensure that the emerging Local Plan is justified. This is key in the context of the NPPF (paragraph 35(b)).

- We do not agree with the 'Low Growth' Scenario given that this only aims to meet the Authority's Local Housing Need (LHN) (which is calculated using the standard methodology) with no additional growth or buffer applied beyond this. The LHN should be the minimum starting point for calculating housing need (as set out in the NPPF), therefore the Council should be planning for a higher level of growth. It is vital that the Council meet some of the unmet needs from Leicester and consider other factors that may result in the need for a higher housing figure such as the need to deliver key infrastructure, affordable housing, or aligning the provision of employment growth with a sufficient number of homes.
- The emerging Local Plan will need to demonstrate an aligned approach to new homes and jobs and so employment provision and housing should not be looked at by the SA in isolation. The two are interlinked.
- We support and encourage the Council to choose the 'High Growth' option (comprising of the Council's LHN plus an additional 246 homes per year) in order to ensure a robust supply of homes over the plan period. This can be twin-tracked with Option C 'High Growth' for employment land provision to achieve a thriving economy in the District and attract the economic growth that comes with a higher provision of much needed homes. A buffer of at least 20% should be applied to the housing need figure for robustness."
- Noted.

Dean Lewis Estates Ltd.

- The SA should ensure that Reasonable Alternatives fully consider the options to deliver the most sustainable patterns of growth for the District when having regard to accommodate the unmet needs of neighbouring Leicester City. Development of areas such as Scraptoft, Thurnby, Bushby, and other related locations should be encouraged but with the caveat that necessary and appropriate community infrastructure should be delivered alongside the new housing growth.
- Throughout the options appraisal of the distribution options, the options that supported growth within the most sustainable locations such as

Market Harborough, Lutterworth and around South and East Leicester scored positively. These settlements were included high up within the settlement hierarchy and are considered the most sustainable settlements for growth. Option 4 included the development of strategic sites which would include associated infrastructure to support development. This option was scored positively against a number of SA objectives to take account of this.

Environment Agency

- Overall we consider the approach is appropriate and have no adverse comments to make on the findings of the report. Chp 5, SA Obj 12, para 5.39: It would be useful to use the terms fluvial and pluvial to differentiate between flooding from rivers and surface waters. A sequential approach to development should be taken for both, indeed all sources of flooding. Para 5.41: There is not much commentary on water quality, although we appreciate this topic is covered elsewhere within the report. We welcome and support the Appraisal questions set out within the SA Framework section of the report.
- Where possible, the terms pluvial and fluvial have been used to differentiate between flooding from rivers and surface water in relation to SA12 within Chapter 5. Additional text has been included in relation to water quality under SA12.

Gladman Developments

- In accordance with Section 19 of the 2004 Planning and Compulsory Purchase Act, policies set out in Local Plans must be subject to SA. Incorporating the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004, SA is a systematic process that should be undertaken at each stage of the Plan's preparation, assessing the effects of the Local Plan's proposals on sustainable development when judged against reasonable alternatives. The Council should ensure that the results of the SA process clearly justify its policy choices. In meeting

the development needs of the area, it should be clear from the results of the assessment why some policy options have been progressed, and others have been rejected. Undertaking a comparative and equal assessment of each reasonable alternative, the Harborough Local Plan's decision-making and scoring should be robust, justified, and transparent.

- The findings of the SA of the policies will be made available to the Council in advance of finalising the Proposed Submission Draft Local Plan. In addition, where any negative effects could arise, suitable mitigation will be recommended to reduce the potential for negative effects as a result of the policy.

Hallam Land Management Limited

- Hallam Land Management would support further assessment of Land at M1 Junction 20 (site reference 21/8104), based on these representations to reassess the site's suitability. Hallam Land Management do not support the Council's assessment of the site against SA4, SA8 and SA14.
- Land at M1 Junction 20 received an uncertain minor negative effect likely against Objective SA4. There are no heritage designations identified on this site, and there would be no impact on the setting of any nearby heritage assets. In the SA, the Council used a distance-based approach to assess a site's impact on heritage assets, which has resulted with Land at M1 Junction 20 to be assessed negatively against SA4, due to its straight-line proximity to Lutterworth Conservation Area. However, this approach lacks consideration for the built form and landscape factors between heritage assets and potential development sites. In this instance, it fails to account for the presence of open green space, St John's Business Park, and crucially, the A4303, which separates the site from the Lutterworth Conservation Area. It was also confirmed in the determination of the previous planning application (18/00678/OUT) that there was no conflict with heritage policies. This effect should therefore be reviewed.
- The site received an uncertain mixed minor effect likely against SA8, which Hallam Land Management disagree with. Land at M1 Junction 20 will be within walking and cycling distance of the services and facilities

located north of the site in Lutterworth town centre. Notably, immediately north of the site lies an Aldi supermarket, with the town centre approximately 1km from the site, health services at 1.3km, and education facilities at 1.4km. Further, the site can safely access the town centre via the existing pedestrian/cycle crossing facility. In addition, the area is planned to benefit from a significant increase in services and facilities arising from the Lutterworth East development to the north east of the site. This effect should be reviewed.

- SA14: Hallam Land Management do not support the Council's negative assessment in terms of landscape impact. The site is in effect bound on three sides by built development. This is the A4303 and employment area to the north, the M1 to the east, and the residential development to the west. The extent to which there will be a significant negative effect on the landscape to the south is limited by topography and the defined edge created by Swinford Road. Additionally, the presence of existing hedgerows, embankments, and natural separations to the north, east, and west further minimises the visibility of any development from the surrounding area. It was confirmed in the determination of the previous planning application (18/00678/OUT) that there was no conflict with landscape policies. This effect should therefore be reviewed."
- Due to the high number of site options to appraise as part of the SA, a consistent approach is adopted across all the site options using GIS to allow us to appraise the number of site options.
- Land at M1 Junction is located within 1km of Lutterworth Conservation Area which contains a number of Listed buildings and therefore scored minor negative effect with uncertainty in relation to SA4. A distance based approach was used in the absence of a Heritage Impact Assessment.
- As part of the site assessment, it was not possible to take into consideration surrounding potential development. or services and facilities that may come forward. However, if the site is allocated, we the SA will appraise any site allocation policy and take into consideration any mitigation and the wider context of the area.

- The site option scored negatively against SA14 as the site falls within an area defined as the countryside and greenfield land. If the site is allocated, any site allocation policy will be appraised taking into account mitigation proposed through the policy.

Hinckley & Bosworth Borough Council

- It is recognised that the SA report has been prepared at an early stage in the plan making process. There is the potential for it to be informed by other evidence prepared by other planning authorities and stakeholders beyond the administrative boundary. For SA3, for example, this could include the emerging Joint Water Cycle Study, the Water Resource Management Plans prepared by Severn Trent Water and Anglian Water, Regional Plans produced by Water Resources East and West and by Minerals and Waste Plans. In the absence of a Regional Plan for the East Midlands, strategic policies relating to the management and enhancement of natural resources should be carefully coordinated. Since the Adoption of the current Local Plan in 2019, the area covered by Severn Trent has been determined by the Environment Agency to be an Area of Serious Water Stress. The area covered by Anglian Water for the East continues to be seriously water stressed. The resilience of strategic infrastructure networks and plant to withstand the challenges brought about by growth, both planned and unplanned, and by climate change is a shared risk.
- The Proposed Submission Draft SA report takes into account any updated evidence base.
- Noted. SA12 covers the protection of water resources including water quantity and quality. Where available, information will be drawn from the emerging Joint Water Cycle Study, the Water Resource Management Plans prepared by Severn Trent Water and Anglian Water, Regional Plans produced by Water Resources East and West and by Minerals and Waste Plans. The Anglian Water's and Severn Estuaries Draft Water Resources Management Plan 2024 is referred to within Appendix C: baseline Information.

Historic England

- Historic England welcomes the information set out in PPP for the historic environment. However, we would suggest the following information is included as part of the baseline information:
 - Heritage at Risk Register - Harborough assets; and, Historic England's Heritage Counts information
<https://historicengland.org.uk/research/heritage-counts/>
- We note there is only one appraisal question for the historic environment and the heritage counts information may assist with any further development of monitoring indicators and appraisal questions as the Plan progresses. The information covers a wide range of topics that the draft Plan seeks to encompass especially links with the economy, wellbeing, and climate change. An additional question, for example, could focus around any opportunities to better reveal, experience and understand the historic environment which would help explore the synergy cultural heritage/historic environment issues have with other SA and draft Plan objectives such as wellbeing, climate change, economy (town and village centres and tourism), design, natural/built/historic environments, green and blue infrastructure, landscape, connectivity/transport/infrastructure etc.
- We note that HE's advice note on Sustainability Appraisal work, which may be of use at this time, is included in the PPP list at paragraph 3.49 of the SA.
- In terms of the various options put forward, the uncertain outcomes in respect of the historic environment indicated at present for strategic and growth options highlight the need for further assessment work to be undertaken as the Plan progresses. We agree with the current conclusion of paragraph 4.87 that sets out an overall negative effect for the historic environment, and the same for landscape (paragraph 4.97).
- We do not have capacity to consider all sites put forward in the SHELAA but would recommend that more detailed assessment work separate to the SA is undertaken in respect of any sites that may be taken forward which would have the potential to harm a heritage asset or its setting to ensure any site is developable and deliverable in the way the Council anticipates.

We recommend our 5 step approach to assessing allocation sites in Local Plans: <https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>

- In terms of monitoring we recommend the one criteria for SA Objective 4 historic environment is reworded to 'The change in the number of xxxx' as this would take into account any assets removed from or added to the Heritage at Risk register. We note the information refers to listed buildings and conservation areas only but Harborough has a scheduled monument on the current HAR which links in with landscape objectives of the draft Plan too.
- Noted. Additional baseline information in relation to the Heritage at Risk Register has been included within Appendix C: Baseline Information.
- The monitoring indicators contained within Chapter 7 of the SA Report have been further developed at Proposed Submission Draft Stage. The following monitoring indicator has been reworded within the monitoring framework under SA Objective 4: "The change in the number of Listed Buildings, Conservation Areas and Scheduled Monuments on 'At Risk' Registers.
- The following appraisal question has been included under SA Objective 4: "Will it offer opportunities to better reveal, experience and understand the historic environment".
- Historic England's recommendations on the approach to heritage assessment as part of the SA of site options are noted. A Heritage Impact Assessment was not available at the time of undertaking the SA of the site options and therefore a distance based approach has been used.

Home Builders Federation

- The SA considers each of the six spatial options against a high, medium and low growth scenario. HBF agree with the outcomes of SA9, but the Plan and SA should recognise the role that new open-market housing

plays. HBF agree that it will be important for the Plan to meet all local housing needs, including delivering an appropriate mix of housing and specialist housing. We agree that it will be important to improve access to affordable housing. It will be important for the Plan to make housing available to people in need taking into account requirements of location, size, type and affordability and it will be important to improve the quality of housing stock and makes homes more liveable. However, the policy ask must be considered in the round to ensure development remains viable. It is also important to recognise that new open market housing has a role to play in delivering these objectives.

- Noted.

Jelson Homes Limited

- We are generally supportive of the SA's overall approach to testing the options identified. It is welcome that the various spatial options are tested in tandem with different growth scenarios and that different growth scenarios have been considered and presented. Thorough and consistent testing of growth options in terms of both scale and distribution at an early stage in plan preparation, and developing these iteratively over the course of plan preparation will be critical to demonstrating that the New Local Plan (NLP) is justified. For the purposes of the SA, we feel there is limited explanation as to how the various growth and distribution options have been formulated.
- Paragraph 35 of the NPPF is clear that for a Local Plan to be considered 'sound' it must be positively prepared, justified, effective and consistent with national policy. For a Local Plan to be considered justified it must be based on "an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence".
- In relation to the conceptualisation of distribution options, the Settlement Hierarchy Assessment (October 2023) has been referred to in the SA. There is, however, no explanation as to how this has shaped the options tested and why these have been selected as "reasonable" alternatives.

- There is less explanation in respect of the three growth level options presented. The “low growth” scenario simply reflects the District’s own Local Housing Need (LHN) calculated using the Standard Methodology. As set out further in our response below, the PPG is clear that the LHN is the minimum starting point for calculating the number of homes needed. The LHN is not a housing requirement figure and there are numerous reasons why the latter could be higher than the LHN.
- In Harborough’s case, plan preparation is proceeding on the basis of providing a contribution to meeting unmet need from Leicester. Not to do so would clearly fall afoul of the Duty to Cooperate (DtC) and for these reasons, it is considered that meeting the LHN for Harborough alone is not a reasonable alternative. In this respect, the “medium growth” scenario should in fact be treated as the minimum or lower growth option. There are numerous other factors apart from accommodating unmet needs elsewhere which may point to the need for a higher housing requirement. These are:
 - Delivery of infrastructure;
 - Aligning provision homes and jobs;
 - Meeting affordable housing and other specialist housing needs; and
 - Previous assessments of housing need
- For the reasons set out below, we do not consider that the emerging plan’s housing needs evidence adequately tests all these matters. As such, they will require detailed consideration in order to facilitate the formulation of a sound and robust housing requirement, which should then be subject to SA as appropriate. That said, we welcome the consideration of a “high growth” scenario which reflects LHN plus 246 dwellings per year, but there is little explanation as to how this number has been calculated.
- We have considered the testing of the various growth and distribution options presented from page 73 onwards and would make the following observations:
 - The medium and high options are generally associated with negative effects against SA2. A number of specific ecological site designations are identified that could be affected by higher levels of growth, but the

potential impact pathways are not identified. It is acknowledged elsewhere within the SA (page 58) that Harborough generally has low biodiversity value owing to most of the countryside being in agricultural use. Yet the SA testing in relation to this matter seems overly focused on the subject of land-take, when practically all forms of development will be required to demonstrate a minimum of 10% Biodiversity Net Gain, which will demonstrably improve the baseline low BNG value. Higher growth options cannot therefore be confidently associated with negative effects on biodiversity purely on land-take alone, because of the role new development will play in nature recovery.

- The benefits of higher growth options in respect of addressing SA7 and SA8 are understated. Meeting only the LHN for Harborough will not address housing-related deprivation because the LHN on its own only provides a need figure based on demographic projections with an affordability uplift. It does not consider the specific needs for affordable housing or other specialist housing types which (as demonstrated below) will not be delivered purely by planning for LHN alone. Conversely, the provision of the high growth option will provide a greater amount of opportunities to address affordability and specialist housing needs which will promote social inclusion and diversity. That same broadly applies to SA8 in respect of the provision of services and facilities in that options which deliver higher growth offer the potential for greater infrastructure and service provision.
- It is surprising that the provision of higher housing growth is generally associated with more negative effects in respect of SA10. This has been adjudged on the basis that higher housing growth scenarios could result in too much housing and insufficient employment opportunities, which is a one dimensional way of looking at the issue. Firstly, it is well established that new housing development has wide-ranging economic benefits. Secondly, as with housing, the SA tests a variety of employment growth options in respect of scale including the provision of additional land for development to maintain a flexible supply and planning for an even greater level of growth to address economic aspirations and regeneration priorities. The NLP will need to demonstrate an aligned approach to new homes and jobs and so employment provision and housing should not be looked at by the SA in isolation.

- We support and encourage the Council to choose the 'High Growth' option (Council's LHN plus an additional 246 homes per year) in order to ensure a robust supply of homes over the plan period. This can be twin tracked with Option C 'High Growth' for employment land provision to achieve a thriving economy in the District and attract the economic growth that comes with a higher provision of much needed homes.
- The Leicester and Leicestershire Housing and Economic Needs Assessment (2022) was used to inform the level of housing growth required within Harborough District. The Settlement Hierarchy Assessment identified the most sustainable settlements in Harborough District and therefore, the most growth was directed to these areas. The least sustainable settlements received the least growth through the alternative options. Further detail has been provided within the SA Report (Chapter 2) on how the growth and distributed options were formulated.
- The six options have been further refined into three alternative options which have been subject to SA.
- A high growth option is more likely to result in the take up of significant areas of land and the loss of greenspace and therefore was scored negatively. Each of the three growth options were considered in relation to each of the six distribution option. The distribution options also considered the presence of Local Wildlife Sites and Local Nature Reserves, which there is a high density of sites and reserves around Market Harborough, Lutterworth and Broughton Astley. The options appraisal is high level and is not able to take into consideration site specific requirements such as biodiversity net gain. In addition, as the exact site locations are unknown we can't consider the potential impact pathways with Local Wildlife Sites and Local Nature Reserves.
- In relation to SA7, the options appraisal concluded that the low growth option is unlikely to provide enough growth to support social inclusion and reduce levels of deprivation across Harborough District.
- In relation to SA8, the high growth option has scored positively for all the distribution options. However, a higher growth could impact on the availability of services and result in services becoming overstretched.

Option 4 is the only distribution option that considers the development of strategic sites and therefore, it is not possible the SA to take into consideration at this early stage whether other sites will deliver new infrastructure as part of development.

- The options appraisal undertaken at Issues and Options stage is a high level appraisal and therefore a high level judgement is made on how housing and employment growth will align. The initial options appraisal has helped the Council to refine the housing and employment options.

L&Q Estates

- L&Q Estates generally supports the approach that has been taken within the Issues and Options SA. In relation to the 'Housing Options', it will be important to reflect the role that settlements across the hierarchy will need to play in achieving sustainable development. In this regard, the planned distribution of a proportion of growth to medium villages should feature across a range of the growth options that will be tested.
- Noted.
- The approach to the Issues and Options SA is generally supported. In relation to the 'Housing Options', it will be important to reflect the role that settlements across the hierarchy will need to play in achieving sustainable development. In this regard, the planned distribution of a proportion of growth to medium villages should feature across a range of the growth options that will be tested.
- The site assessment considers the five strategic site options identified in the consultation document including our client's site, Newton Croft, north of Newton Harcourt. This includes all the sites capable of accommodating more than 1,500 homes. It finds that the five sites perform the same across all but three of the SA objectives, which are considered below.
- SA3: The first difference between the strategic sites relates to SA3 and the difference appears to relate to whether sites fall within a Mineral Safeguarding Area. Paragraph 5.12 explains that sites located within a Mineral Safeguarding Area (MSA) are expected to have a minor negative

effect due to the potential to sterilise minerals resources. All other sites are expected to have negligible effects with regards to minerals as the sites do not fall within a MSA.

- Our client's site at Newton Croft is one of three of the strategic sites identified as being within a MSA and therefore identified as having a minor negative effect. Our clients have, however, commissioned Wardell Armstrong to undertake a Mineral Resource Assessment for the site (Appendix E) and this finds that the MSA covering the site is a continuation of the 200m buffer zone for the deposit of alluvium that is located to the south of the site boundary. The report concludes that there is no safeguarded mineral resource on the site. There are small deposit of colluvium and silty clayey sand and gravel present, however, these have no commercial value.
- Whilst it will be important to avoid the unnecessary sterilisation of mineral resources, this should not be identified as a potential minor negative effect for our client's site. This assessment should be reconsidered in light of the attached Minerals Resource Assessment and shouldn't be a determining factor in assessing the relative performance of strategic sites at the next stage of the process without a more detailed consideration of the potential for resource sterilization.
- SA6: The second difference between the strategic sites relates to SA6. All of the strategic sites, with the exception of the Farmcare Estate, Stoughton site, are identified as having minor positive effects against this objective. This part of the appraisal is not supported and is challenged in the context that all strategic sites have the potential to deliver new health care facilities, open spaces and walking and cycling infrastructure and should therefore be identified as having a significant positive effect. The Integrated Care Board (ICB) are increasingly interested in providing new facilities as part of large developments.
- The appraisal should be updated to reflect that the distance to existing facilities is not relevant in the context of developing a strategic site. It is also not relevant if the edge of one strategic site is less distance from a health facility than others as in all cases that distance will increase from locations elsewhere in the site. The appraisal of these sites against this objective should be reviewed for consistency on this basis. It is suggested

that consideration should be given to the potential for Newton Croft to deliver new facilities and therefore have significant positive effects against this objective. The delivery of services and facilities is integral to the vision for this strategic site.

- SA8: Finally, the third difference between the strategic sites relates to SA8 which assesses access to existing services and facilities in existing urban areas. This approach is not supported for strategic sites. The SA needs to take account of the potential for new services and facilities to be delivered as part of strategic sites. In the case of Newton Croft this could include a new secondary school, two primary schools, pre-school provision, community facilities, public transport provision, shops, library, employment and health care facilities, as well as flexible space for mobile facilities ensuring the provision of facilities can adapt and evolve with the needs of the community. These facilities would be the equivalent of homes being located close to settlement such as Broughton Astley and should therefore see Newton Croft identified as likely to have minor positive effects against this objective. It is not appropriate to assess large scale sites on the basis of how far the edge of the site is from existing settlements or facilities when the aim will be to create sustainable neighbourhoods within the site.
- SA2, SA4, SA12 & SA14: There are a number of Objectives where the appraisal findings are not supported because the opportunity presented by strategic sites has not been taken into account in appraising the likely effects. This includes the remaining objectives where strategic sites were appraised as likely to have significant negative effects. SA2, SA4 and SA14. The SA states that significant negative effects are identified because sites contain or are in close proximity to designated sites or areas. However, the scale of strategic sites makes proximity to designated sites and areas much more likely but means there is the space available to dedicate land to protecting and enhancing biodiversity or protecting the local historic environment or reducing landscape impacts and this doesn't appear to have been taken into account.
- The significant negative effects of sites in relation to flood risk, identified in the Sustainability Appraisal, relate primarily to the presence of surface water flooding. Whilst the need to take account of surface water is understood, it is important to consider that surface water flooding can be

addressed as part of a development's sustainable drainage systems and as such does not create a constraint to development or have the potential to create significant negative effects.

- Noted.
- The site at Newton Croft also scored negatively against SA3 as more than 25% of the site fell within Grade 3 Agricultural land. Only a small portion of the southern part of the site fell within the Mineral Safeguarding Area. However, as a GIS based approach was undertaken the small overlap resulted in the site scoring negatively against this SA objective. If the site is allocated, any mitigation within the site allocation policy will be taken into consideration during the appraisal.
- The site appraisal work is a high level distance based approach due to the number of site options that require appraisal. The site appraisal work is not able to take into consideration any mitigation proposed through the development of a site such as the proposal of new infrastructure. This will be considered through a site allocation policy.
- As stated above, the further details in relation to the site are not able to be taken into consideration in the appraisal of site options. A high level approach to identify the most sustainable sites with the least environmental impacts is used. This site assessment work will inform the Council's decision making in helping them to choose the most appropriate sites to allocate within the Local Plan. A future iteration of the SA will then appraise any site allocation policies taking into account any mitigation proposed through these policies, such as the provision of new services and facilities. Therefore, any scores given during the site assessment work will be reviewed if the site is allocated through the Local Plan.
- If a site is allocated, any mitigation proposed such as BNG, landscape enhancements and sustainable urban drainage will be taken into consideration within the appraisal of the site.

Leire Parish Council

- It's difficult for anybody to comment on a 356-page document. The content is over whelming and to expect residents to respond to this consultation would be confusing and unfair. We would agree with most of the findings however we believe that some comments in the approach are not appropriate or correct.
- A Non-Technical Summary has been prepared alongside the SA of the Proposed Submission Draft Local Plan. The Non-Technical Summary provides a concise summary of the full SA Report, including a description of the SEA/SA process and the SA appraisal findings.

Logan Neighbourhood Forum

- The SA Objectives set out the intention to minimise significant affect on the District's environment and where possible protect and improve environmental conditions. However there is concern that the SA ignores the option of reducing/ceasing growth, but does not explain why.
- More significantly, there is the general consensus of Logan Neighbourhood Forum Members that the evidence of recent development is that infrastructure (transport, water/drainage, healthcare etc) is not always delivered to accommodate the scale of growth. This has resulted in increased traffic congestion, over-stretched healthcare provision adversely affecting health and well-being of existing residents, and degradation of the environment. The SA assumes that infrastructure will be provided to accommodate new development, which is not the proven case.
- The SA overlooks the potential impact of the of the new prison development at Gartree on the District, and should be considered at the very least as context.
 - A low option is considered which covers limited growth. The option of reducing growth is not possible. The option to cease growth would not be considered a reasonable option and therefore is not considered appropriate to appraise. The option to cease growth would result in

Harborough District not meeting its housing and employment need over the plan period.

- The SA now appraise any policies within the Proposed Submission Draft Local Plan which includes policies relating to infrastructure requirements. Any site taken forward could form a site allocation policy which may include requirements for required infrastructure to support the site. Where the policy could result in significant negative effects, the SA suggests appropriate mitigation to be included within the policy.
- HMP Gartree received outline planning consent in November 2023. Therefore, this site is not appraised through the SA as the development as already received permission.

Lubenham 1 Limited, Phoebe Conway (Marrons), Mr Alasdair Thorne (Marrons),

- Our client is generally supportive of the SA overall approach to testing the options identified. We consider that the SA would benefit from greater explanation as to how the various growth and distribution options have been formulated.
- Whilst the Settlement Hierarchy Assessment (October 2023) has been referred to in the SA, there is no explanation as to how this has shaped the options tested and why these have been selected as “reasonable” alternatives. There is less explanation in respect of the three growth level options presented.
- The “low growth” scenario simply reflects the District’s own Local Housing Need (LHN) calculated using the Standard Methodology. As set out further in our response below, the PPG is clear that the LHN is the minimum starting point for calculating the number of homes needed. The LHN is not a housing requirement figure and there are numerous reasons why the latter could be higher than the LHN.

- In Harborough's case, plan preparation is proceeding on the basis of providing a contribution to meeting unmet need from Leicester. Not to do so would clearly fall afoul of the Duty to Cooperate (DtC) and for these reasons, it is considered that meeting the LHN for Harborough alone is not a reasonable alternative. In this respect, the "medium growth" scenario should in fact be treated as the minimum or lower growth option.
- There are numerous other factors apart from accommodating unmet needs elsewhere which may point to the need for a higher housing requirement.
- For the reasons set out below, we do not consider that the emerging plan's housing needs evidence adequately tests all these matters. As such, they will require detailed consideration in order to facilitate the formulation of a sound and robust housing requirement, which should then be subject to SA as appropriate. That said, we welcome the consideration of a "high growth" scenario which reflects LHN plus 246 dwellings per year, but there is little explanation as to how this number has been arrived at.
- We have considered the testing of the various growth and distribution options presented from page 73 onwards and would make the following observations:
- The medium and high options are generally associated with negative effects against SA2. A number of specific ecological site designations are identified that could be affected by higher levels of growth, but the potential impact pathways are not identified. It is acknowledged elsewhere within the SA (page 58) that Harborough generally has low biodiversity value owing to most of the countryside being in agricultural use. Yet the SA testing in relation to this matter seems overly focused on the subject of land-take, when practically all forms of development will be required to demonstrate a minimum of 10% Biodiversity Net Gain, which will demonstrably improve the baseline low BNG value. Higher growth options cannot therefore be confidently associated with negative effects on biodiversity purely on land-take alone, because of the role new development will play in nature recovery.
- The benefits of higher growth options in respect of addressing SA7 and SA8 are understated. Meeting only the LHN for Harborough will not

address housing-related deprivation because the LHN on its own only provides a need figure based on demographic projections with an affordability uplift. It does not consider the specific needs for affordable housing or other specialist housing types which (as demonstrated below) will not be delivered purely by planning for LHN alone. Conversely, the provision of the high growth option will provide a greater amount of opportunities to address affordability and specialist housing needs which will promote social inclusion and diversity. That same broadly applies to SA8 in respect of the provision of services and facilities in that options which deliver higher growth offer the potential for greater infrastructure and service provision.

- It is surprising that the provision of higher housing growth is generally associated with more negative effects in respect of SA10. This has been adjudged on the basis that higher housing growth scenarios could result in too much housing and insufficient employment opportunities, which is a one dimensional way of looking at the issue. Firstly, it is well established that new housing development has wide-ranging economic benefits.² Secondly, as with housing, the SA tests a variety of employment growth options in respect of scale including the provision of additional land for development to maintain a flexible supply and planning for an even greater level of growth to address economic aspirations and regeneration priorities. The NLP will need to demonstrate an aligned approach to new homes and jobs and so employment provision and housing should not be looked at by the SA in isolation.
- The Leicester and Leicestershire Housing and Economic Needs Assessment (2022) was used to inform the level of housing growth required within Harborough District. The Settlement Hierarchy Assessment identified the most sustainable settlements in Harborough District and therefore, the most growth was directed to these areas. The least sustainable settlements received the least growth through the alternative options. Further detail has been provided within the SA Report (Chapter 2) on how the growth and distributed options were formulated.
- The six options have been further refined into three alternative options which have been subject to SA.

- A high growth option is more likely to result in the take up of significant areas of land and the loss of greenspace and therefore was scored negatively. Each of the three growth options were considered in relation to each of the six distribution option. The distribution options also considered the presence of Local Wildlife Sites and Local Nature Reserves, which there is a high density of sites and reserves around Market Harborough, Lutterworth and Broughton Astley. The options appraisal is high level and is not able to take into consideration site specific requirements such as biodiversity net gain. In addition, as the exact site locations are unknown we can't consider the potential impact pathways with Local Wildlife Sites and Local Nature Reserves.
- In relation to SA7, the options appraisal concluded that the low growth option is unlikely to provide enough growth to support social inclusion and reduce levels of deprivation across Harborough District.
- In relation to SA8, the high growth option has scored positively for all the distribution options. However, a higher growth could impact on the availability of services and result in services becoming overstretched. Option 4 is the only distribution option that considers the development of strategic sites and therefore, it is not possible for the SA to take into consideration at this early stage whether other sites will deliver new infrastructure as part of development.
- The options appraisal undertaken at Issues and Options stage is a high level appraisal and therefore a high level judgement is made on how housing and employment growth will align. The initial options appraisal has helped the Council to refine the housing and employment options.

Hallam Land Management and William Davis

- Hallam Land Management and William Davis support the broad methodology used in the SA and its implementation in terms of assessing suitable development sites and determining potential growth options. Whilst the scope of the Sustainability Appraisal is appropriate, there are

several limitations and assumptions which hinder the level of detail in which the sites are assessed. Due to the limitations outlined by the SA Report itself, Hallam Land Management and William Davis would support further assessment of Land at Airfield Farm (site reference 21/8234), based on these representations to reassess the site's suitability.

- Hallam Land Management and William Davis do not support the Council's assessment of the site against SA2, SA4, SA8, SA12 and SA14.
- Land at Airfield Farm received an uncertain significant negative effect likely on SA2, which is not reflective of the site's ecological value or context. A Technical Note: Ecology has been submitted with these representations which confirms there are no statutory ecological designations that affect the site, the habitats within and around the site do not pose a constraint on its development, and any impact on protected species found within the site can be mitigated for through on site provision of green infrastructure. In fact, it concludes that development has the potential to have a significant positive effect in terms of habitat creation. Hallam Land Management and William Davis are therefore confident it can deliver at least 10% BNG on this site and will actively manage the site with the aim of encouraging the development of new biodiversity assets and linkages to existing habitats. This will ensure a significant positive effect.
- The site received an uncertain significant negative effect likely against SA4. A Heritage Assessment and Archaeological Desk Based Assessment have been submitted with these representations which confirms there are no heritage designations identified on this site, and there would be no harm caused to the setting of any nearby heritage assets. Further, there is no evidence to suggest the site has the potential to contain archaeological remains of sufficient importance to constrain development. There is therefore no uncertain significant effect and this effect should therefore be reviewed.
- The site received an uncertain minor negative effect likely against SA8. However, as illustrated within the Planning and Design Statement submitted with these representations, Land at Airfield Farm will be within walking distance of the services and facilities (including primary school and local centre) being delivered as part of the Wellington Place development to the immediate south and east. Further, employment uses

exist and are committed on land to the east. A wide range of facilities are also available within the town to the south which are all within reasonable cycling distance or by public transport. Given the scale of the potential development, the illustrative masterplan for the site shows how a new primary school, community hub (including potential shop), and community space could be accommodated. This effect is therefore not likely to be negative and should be reviewed.

- Against SA12, the site received uncertain significant negative effect likely. As evidenced within the Drainage Technical Note submitted with the representations, the site is wholly within Flood Risk Zone 1 and development on the site can deliver improved drainage outcomes through the implementation of SUDs and support the efficient use of water through carefully designed homes. This effect is not likely to be negative and should be reviewed.
- Against SA14, Hallam Land Management and William Davis do not support the Council's negative assessment in terms of landscape impact. As illustrated in the Landscape Technical Note submitted with these representations, the site is characterised by large scale arable fields with few landscape features as a result of its previous use and is not bound by any landscape designations. It is bound on two sides by built development with the employment area to the east and the residential area to the south and east. Further, the prison development to the west (both existing and committed) is a further detractor in the landscape. Previous landscape assessments for the Council have concluded the land being of moderate-low sensitivity and having medium capacity for development. The extent to which there will be a significant negative effect on the landscape and views to the north is limited by topography and the defined edge created by Gallow Field Road.
- Reference is made to the Area of Separation at Lubenham being at risk, and this could have a detrimental effect on the landscape (paragraph 4.70), however the intervening topography (Mill Hill) between the site and Lubenham means that development would not be visible from Lubenham. Further, there would still be a significant area of separation between the site and the existing settlement. This effect is therefore not a significant negative effect and should therefore be reviewed.

- The site scored an uncertain significant negative effect due to the site falling within 250m of a Local Wildlife Site. This score does not reflect the site's own ecological value. However, any future proposals as part of the site in relation to biodiversity net gain will be considered if the site is allocated through a site allocation policy.
- The site is located within 250m of Grand Union Canal Conservation Area.
- The site is located beyond 720m from a settlement, which is considered a reasonable walking distance to local services and facilities. If the site is allocated through a site allocation policy then any new infrastructure delivered as part of the proposal will be taken into consideration.
- SA12 considers surface and groundwater flooding as well as if the site is located within a Flood Zone. The majority of the site is at risk of groundwater flooding. If the site is allocated, then any mitigation within the site allocation policy in relation to sustainable urban drainage will be taken into consideration.
- The site is a large greenfield site that falls within the countryside and therefore, the site scored a significant negative effect on the landscape.
- The site proposals are not able to be taken into consideration in the appraisal of site options. A high level approach to identify the most sustainable sites with the least environmental impacts is used. This site assessment work will inform the Council's decision making in helping to choose the most appropriate sites to allocate within the Local Plan. This updated SA then appraises any site allocation policies taking into account any mitigation proposed through these policies, such as the provision of new services and facilities. Therefore, any scores given during the site assessment work are reviewed if the site is allocated through the Local Plan.
- As part of the Local Plan preparation, an Area of Separation Study is currently being undertaken as part of the evidence base. This study will consider the Areas of Separation around Lubenham.

Marrons (Land North West of Manor Farm Walk, Tilton on the Hill)

- Our Client has no specific commentary to make in respect of the Council's SA.
- Noted.

Mintringe Strategic Land

- The approach to the SA is generally supported. The SA assesses 8no. housing sites alongside 4no. mixed use sites in Kibworth, however, the site put forward as part of these representations has not been assessed as it has not been submitted to the previous Call for Sites.
- The wider site under reference 21/8042 has been considered, which is one of the best performing housing sites in Kibworth with significant positive effects on SA6 and SA10. It is also identified as likely to have minor positive/negligible effects on SA8 and SA9. The site is only identified to have potentially three significant negative effects, one is applied to almost all sites as they would require the development of agricultural land; SA3. The other two are also identified to be the case for most other sites in Kibworth and relate to SA12 and SA14.
- It is acknowledged that the SA will evolve further over time to provide a more detailed site assessment and draw further conclusions with regard to the most appropriate locations for future growth and development over the plan period. However, it should be noted that the site put forward with these representations is smaller and therefore is likely to have much less significant effects particularly, for example, as the potential effects on flood risk can be addressed by avoiding development of the area at risk of flooding and through use of sustainable drainage systems.
- In terms of landscape, the site is located in the Welland Valley Landscape Character Area with medium-high capacity for development as defined by The Harborough District Council Rural Centres Landscape Character Assessment and Landscape Capacity Study (2007). The potential

landscape impact was assessed by an independent consultant (on behalf of 5 Harborough District) during a previous application on the site (planning reference 15/01398/OUT) and it was concluded that there would only be localised impacts. In addition, the proposed built form would be seen in the context of the existing development within Kibworth. The impact is likely to be even less significant given the proposals include bungalows.

- Accordingly, the smaller site is likely to be the best performing housing site in Kibworth when you take these points into consideration. The SA findings for 21/8042 should reflect the potential SA score for the smaller site at Land at Wentworth Close. The findings for SA12 and SA14 should be updated to show a negligible effect and uncertain minor negative effect.
- Noted.
- The Council undertook a further Call for Sites as part of the Issues and Options Consultation. The sites submitted through this Call for Sites have been assessed against the 14 SA objectives with the appraisal findings contained within Chapter 5 of this SA Report.
- The assessment of the site options is a high level appraisal which considers a large number of potential site options and therefore is not able to take into consideration mitigation within the site and detailed design as this is not known.

Mr Charles John Halford Brooks

- It is considered that the Issues and Options SA covers a wide array of options which are appropriate to be considered at this stage of the Local Plan process. We consider, the stages which define the SA to be robust in nature and ensure that the fundamental areas in relation to the plan making process have been considered.
- Of the 6 options, the SA assessed that Option 3 and secondly Option 4 scored most highly in terms of the positive impact for the District. Although these score highly these options do not allow for a proportionate amount/spread of growth across the District which in turn limits the

delivery of other key SA objectives. Although these Options ranked highly against the SA criteria, we consider that there are a number of advantages to delivering housing under Options 1 and 2 and that the scoring weight could have been applied higher to the housing category for this option.

- In respect of the three levels of growth for assessing the SA against the housing distribution options we consider the 'High' growth option should be used. This option factors in the increase in the amount of housing required by using the Standard Method and the uplift in housing needed in relation to Leicester City's unmet need, as well as allowing for an adequate buffer. The low growth option does not allow for a higher enough provision to meet the required housing target and therefore the plan would not be found sound if this was brought forward. The medium option would meet HDC's LHN and contribute towards meeting Leicester's unmet need, however there would not potentially be sufficient homes delivered to ensure sufficient choice in the market and boost the delivery of housing.
- Options 3 and 4 proposes growth towards the most sustainable locations within the District. Options 1 and 2 scored the same as Option 3 as each of the options provided a level of growth to each of the settlement levels. Albeit, Option 1 and 2 provides a larger spread of growth to the lower level settlements within the settlement hierarchy. It was identified that Option 4 resulted in the least spread of growth resulting in a mixed effects in relation to SA9: Housing.

Natural England

- We note that our comments made at the scoping stage of the SA report have been considered and noted.
- We are pleased to see that Natural England's Green Infrastructure Framework has been referenced with the report. We suggest that there are other references to Climate Change Adaptation which may be useful:
 - NE, EA and FC shared vision to use nature-based solutions to tackle the climate emergency (2020)
 - NE and RSPB Climate Change Adaptation Manual (2020)

- Natural England's climate change risk assessment and adaptation plan (2021)
- Natural England generally agree that the information within the section on Baseline Information (Appendix C) is correct, relevant, and suitable for the plan. We would suggest the following additional points for consideration:
- Air quality - We acknowledge air quality has been covered in terms of emissions but has not covered air quality impacts from agriculture. 88% of ammonia emissions come from agriculture; ammonia can lead to significant environmental impacts via contributing to nitrogen deposition and eutrophication. In addition, the emphasis appears to be on human health and we consider that they should be greater coverage of the impact of air pollution on the natural environment.
- Climate Change - Natural England emphasises the need to promote nature-based solutions for climate change, particularly through the implementation of local plan policies. These measures include the installation of green roofs and walls in new buildings; the provision of Sustainable Urban Drainage Systems (SuDs) and wetlands; planting of street trees; habitat creation and enhancement to providing increased connectivity between fragmented areas of habitat to build up resilience to climate change and contribute to the Nature Recovery Network.
- Reference to the below documents has been included within the Policies, Plans and Programmes in Chapter 3 and Appendix B of this updated SA report: NE, EA and FC shared vision to use nature-based solutions to tackle the climate emergency (2020), NE and RSPB Climate Change Adaptation Manual (2020) and Natural England's climate change risk assessment and adaptation plan (2021)
- The suggested additions in relation to air quality and climate change baseline have been included within Appendix C.

North Kilworth Parish Council

- It's difficult for anybody to comment on a 356-page document. The content is over-whelming and expecting residents to respond to this is confusing

and unfair. We agree with most of the findings however we believe that some comments in the approach are not appropriate or correct. The suggestion that 'made' Neighbourhood Plans are currently considered is concerning given the level of development that has taken place in settlements with 'made' Neighbourhood Plans that have exceeded the Neighbourhood Plan and Local Plan figures. We would strongly urge that 'made' Neighbourhood Plans are given more weight in the new Local Plan.

- A Non-Technical Summary has been prepared alongside the SA of the Proposed Submission Draft Local Plan. The Non-Technical Summary provides a concise summary of the full SA Report, including a description of the SEA/SA process and the SA findings.

Scraptoft Parish Council

- Yes we do support the approach and agree with the findings.
- Noted.

Mrs Carol Parker

- Agree with most of findings however some comments in approach are not appropriate or correct. The Harborough Local Plan is not prepared in isolation and must be in conformity with a range of international and national plans and programmes as show in Figure 3.1 overleaf. In addition, the Local Plan for Harborough comprises any 'made' Neighbourhood Plans within the District and is supported by other documents such as the Statement of Community Involvement, Local Development Scheme, Authority Monitoring Report and Supplementary Planning Documents. Suggestion that the Neighbourhood plan is currently considered is concerning considering the level of planning within Swinford that has contravened the agreed and signed off neighbourhood plan. Will Village plans form more of a basis (not ignored) going forward?
- Noted.

The Ginns Family, Collier and Forrester families and Halls Family

- We are pleased to see that the Issues and Options document is accompanied by a detailed SA by professional consultants and that the Council will update at each stage, as the Local Plan progresses. This provides a robust basis for the new Local Plan's preparation.
- We do however wish to make a few comments. Firstly we note the SA provides an assessment of the various growth options for housing identified as Options 1 to 6. However, the Issues and Options document, along with the SA, contains little detail on how proposals in Leicester and Leicestershire Strategic Growth Plan (2018) are to be addressed, despite being identified as a 'key matter' in the Duty to Cooperate Engagement document (December 2023) and confirmed by the Council as something the local authorities will need to take "into account when developing their Local Plans".
- Clearly the Strategic Growth Plan includes ambitious proposals to support the long-term growth and prosperity across the sub-region. Three of these directly affect Harborough District.
- Notably growth Option 4 of the Issues and Options document is identified as being "most aligned with the Strategic Growth Plan" (Table 10). It is not clear, following the scrapping of the A46 'expressway' bypass, what elements of this option would be aligned with Growth Plan that are still to be progressed, but it is of note that there are still items deemed "critical" to the sub regional strategy. Clarification on this matter would be welcome.
- If the proposals contained in Strategic Growth Plan are to be delivered by the new Local Plan, then it is vital to understand the infrastructure required to support this, and importantly the levels of growth required to assist their delivery, as it is highly likely to be excess of the levels currently proposed. Consequently, the sustainability of the proposals contained in the Strategic Growth Plan should be considered in more detail and presented as an 'alternative option' when reviewing the Sustainability Appraisal in the future. This will help support the Council's decisions on whether to take forward the Growth Plan proposals.

- With regards to the growth options proposed in the Issues and Options document, Chapter 4 of the SA considers the Strategic Growth Options outlined in the Issues and Options paper and assesses the three options for housing growth that are set out in Table 1 of the consultation document. These consist of low, medium and high growth scenarios. Each growth option is then assessed against fourteen SA Objectives, referenced SA1 to SA14. A colour coding system is then applied to score the effects of the various growth scenarios and development options. This approach is clear and easy to follow.
- Table 4.7 provides a summary of the effects on various grow Sustainability Appraisal objectives. We note from this Option 4 scores better than Option 3 on a number of criteria particularly SA8, SA10 and SA13. The reason for this appears to be that the assessment is based on assumption that Option 3 will not deliver sites of more than 1,500 homes. This is despite the Issues and Options proposing 4,267 homes for the 'Adjoining Leicester Urban Area' (Scraptoft, Bushby and Thurnby) under Option 3.
- As discussed previously, the family is working with a consortium of landowners to promote a Sustainable Urban Extension to the east of Scraptoft. It is anticipated this could deliver over 1,500 new homes. This would provide a new neighbourhood within the highest tier settlement within the Districts proposed settlement hierarchy and would deliver the necessary infrastructure and facilities required to achieve a sustainable development. The Issues and Options document acknowledges larger sites have a critical mass that enables delivery of strategic and local infrastructure, including schools, community and healthcare facilities, along with open space sustainable travel solutions. If the Sustainability Appraisal is based on Option 3, then the assessment has been carried out on the assumption of smaller sites (under 1,500 homes) that are potentially less effective in delivering key infrastructure to support sustainable growth. We therefore consider it necessary for an additional Growth Option to be considered (an Option 3a), which assumes that housing allocations are of a scale capable of delivering the required infrastructure, and for this to be assessed as an alternative when further SA is undertaken.

- The SA provides a comprehensive assessment of the Options proposed in the Issues and Options consultation document. However, we consider there are reasonable alternatives that require consideration. A high growth scenario to meet the proposals contained in the Leicester and Leicestershire Strategic Growth Plan, including options for new strategic road infrastructure as a possible alternative to the Leicester A46 'Expressway' bypass proposal. An assessment of Option 3 to include sites capable of accommodating more than 1,500 homes, allowing a critical mass to deliver strategic and local infrastructure.
- The Issues and Options consultation was a high-level consultation. The Local Plan at Proposed Submission Draft stage will include further detail in relation to the Leicester and Leicestershire Strategic Growth Plan. This will be reflected within the SA Report at Proposed Submission Draft stage.
- Noted. As stated within the Issues and Options Consultation Document, Option 3 did not include sites accommodating more than 1,500 homes. As the options are high level, the appraisal did not consider the potential individual sites but did assume that no strategic sites would be delivered. Therefore, Option 4 scored more highly in relation to SA8, SA10 and SA13 as strategic sites will likely deliver associated infrastructure. However, Option 3 did score positively in relation to SA8, SA10 and SA13 due to the close proximity to Leicester.
- Further refined options have been subject to SA and the findings of their appraisal are set out within this SA report.

Mr R Shield

- Firstly we note the SA provides an assessment of the various growth options for housing identified as Options 1 to 6. However, the Issues and Options document, along with the SA, contains little detail on how proposals in Leicester and Leicestershire Strategic Growth Plan (2018) are to be addressed, despite being identified as a 'key matter' in the Duty to Cooperate Engagement document (December 2023) and confirmed by the

Council as something the local authorities will need to take “into account when developing their Local Plans”.

- Clearly the Strategic Growth Plan includes ambitious proposals to support the long-term growth and prosperity across the sub-region. Three of these directly affect Harborough District.
- Notably growth Option 4 of the Issues and Options document is identified as being “most aligned with the Strategic Growth Plan” (Table 10). It is not clear, following the scrapping of the A46 'expressway' bypass, what elements of this option would be aligned with Growth Plan that are still to be progressed, but it is of note that there are still items deemed “critical” to the sub regional strategy. Clarification on this matter would be welcome.
- If the proposals contained in Strategic Growth Plan are to be delivered by the new Local Plan, then it is vital to understand the infrastructure required to support this, and importantly the levels of growth required to assist their delivery, as it is highly likely to be excess of the levels currently proposed. Consequently, the sustainability of the proposals contained in the Strategic Growth Plan should be considered in more detail and presented as an ‘alternative option’ when reviewing the SA in the future. This will help support the Council’s decisions on whether to take forward the Growth Plan proposals.
- With regards to the growth options proposed in the Issues and Options document, Chapter 4 of the SA considers the Strategic Growth Options outlined in the Issues and Options paper and assesses the three options for housing growth that are set out in Table 1 of the consultation document. These consist of low, medium and high growth scenarios. Each growth option is then assessed against fourteen SA Objectives, referenced SA1 to SA14. A colour coding system is then applied to score the effects of the various growth scenarios and development options. This approach is clear and easy to follow.
- Table 4.7 provides a summary of the effects on various grow Sustainability Appraisal objectives. We note from this Option 4 scores better than Option 3 on a number of criteria particularly SA8, SA10 and SA13. The reason for this appears to be that the assessment is based on assumption that Option 3 will not deliver sites of more than 1,500 homes. This is despite

the Issues and Options proposing 4,267 homes for the 'Adjoining Leicester Urban Area' (Scraptoft, Bushby and Thurnby) under Option 3.

- The Issues and Options document acknowledges larger sites have a critical mass that enables delivery of strategic and local infrastructure, including schools, community and healthcare facilities, along with open space sustainable travel solutions. If the Sustainability Appraisal is based on Option 3, then the assessment has been carried out on the assumption of smaller sites (under 1,500 homes) that are potentially less effective in delivering key infrastructure to support sustainable growth. We therefore consider it necessary for an additional Growth Option to be considered (an Option 3a), which assumes that housing allocations are of a scale capable of delivering the required infrastructure, and for this to be assessed as an alternative when further Sustainability Appraisal is undertaken.
- The SA provides a comprehensive assessment of the Options proposed in the Issues and Options consultation document. However, we consider there are reasonable alternatives that require consideration. A high growth scenario to meet the proposals contained in the Leicester and Leicestershire Strategic Growth Plan, including options for new strategic road infrastructure as a possible alternative to the Leicester A46 'Expressway' bypass proposal. An assessment of Option 3 (Urban Area Focus) to include sites capable of accommodating more than 1,500 homes, allowing a critical mass to deliver strategic and local infrastructure.
 - The Issues and Options consultation was a high level consultation. The Local Plan at Proposed Submission Draft stage will include further detail in relation to the Leicester and Leicestershire Strategic Growth Plan. This will be reflected within the SA Report at Proposed Submission Draft stage.
 - Noted. As stated within the Issues and Options Consultation Document, Option 3 did not include sites accommodating more than 1,500 homes. As the options are high level, the appraisal did not consider the potential individual sites but did assume that no strategic sites would be delivered. Therefore, Option 4 scored more highly in relation to SA8, SA10 and SA13 as strategic sites will likely deliver associated infrastructure. However, Option 3 did score positively in relation to SA8, SA10 and SA13 due to the close proximity to Leicester.

- Further refined options have been subject to SA and the findings of their appraisal are set out within this SA report

Mrs Linda Moss

- The consultation period is short given the complexity of the subject. The language and tone of the document is geared towards “planning officers and professionals” rather than being an easily understandable user friendly document .The option to answer almost sixty questions is lengthy and laborious and seems geared to dissuade ordinary members of the public from responding at all. Most people would agree that there is a need to provide affordable, quality, sustainable housing that provides options and opportunities for all demographics and the ability to access services and employment opportunities in the local area.
- A Non-Technical Summary has been prepared alongside the SA of the Proposed Submission Draft Local Plan. The Non-Technical Summary provides a concise summary of the full SA Report, including a description of the SEA/SA process and the SA appraisal findings.

Joanna Harling

- This is a comment on the process rather than the report itself that this has not been easy to understand and read through the documentation and terminology for a layperson. The report would really benefit from a simple summary that can be understood by a wider audience and is more accessible and understandable. This could include using other medium for those who struggle to read lengthy documents, if the Council does want a diverse range of views through the consultation.
- A Non-Technical Summary has been prepared alongside the SA of the Proposed Submission Draft Local Plan. The Non-Technical Summary provides a concise summary of the full SA Report, including a description of the SEA/SA process and the SA appraisal findings.

Parker Strategic Land

- The Issues and Options document is supported by a SA, prepared by Land Use Consultants Limited. The purpose of the SA is to assess the sustainable development implications of the proposals presented in the Issues and Options consultation document, where the SA outputs will help the authority to identify sustainable development options. NPPF paragraph 32 identifies that local plans should be informed throughout their preparation by an SA which meets the relevant legal requirements, and which should demonstrate how the Plan has addressed relevant economic, social, and environmental objectives.
- To support the Issue and Options consultation the SA has considered different locational options. These include the 6 no. proposed spatial distribution options for the plan period which have been considered in the context of three different growth options, taking into account the Authority's Local Housing Need (LHN) through low, medium, and high growth options. The latter two growth options also address the provision of Leicester City's unmet housing needs.
- The quantum of the unmet need has in principle been agreed within the Leicester & Leicestershire Strategic Growth Plan 2023 - Statement of Common Ground (SoCG) Relating to Housing and Employment Land Needs (13th May 2022). The SoCG identified that Harborough will need to provide an average annual Leicester City unmet housing need contribution from 2020 to 2036 of 123 dwellings per annum. Harborough District Council formally agreed to sign the SoCG at its Full Council meeting held on the 18th December 2023. The low growth option, which does not address the Leicester City unmet need, should be discounted for this reason alone.
- The SA has used the SA Framework to evaluate how the different reasonable alternatives perform against objectives outlined in Chapter 5 of the SA.
- The significance of effects is assessed in accordance with Table 2.1 in the SA. The site assessments undertaken within Chapter 4 of the SA assess the three proposed growth options. It is acknowledged that these areas will

evolve into more defined spatial areas through the plan-making process which will allow for more detailed assessments of the sites to take place. Parkers support the SA Framework which has evolved from the fourteen SA objectives and its associated decision-making criteria. It is considered that the objectives address all relevant subject areas which need to be covered within the new Harborough Local Plan.

- Chapter 5 of the SA provides a summary table showing the findings of specific residential site options within Harborough, including an assessment of the northern parcel of land forming Houghton East under Site ID 21/895. Within the initial appraisal findings of site 21/895 scored lower for the following SA objectives, minor negative effect likely for SA2 and significant negative effect likely/negligible effect likely for SA12. Technical evidence to support the proposed allocation at Houghton East (subject to live planning application references: 23/01499/OUT, 23/01810/OUT, and 24/00175/OUT) has already been prepared in the form of an Ecological Appraisal, Biodiversity Technical Note and a Flood Risk Assessment (FRA) which are provided within this submission as Appendix 3 and Appendix 4 respectively.
- With regards to biodiversity, the Ecological Report concludes that subject to defined mitigation measures and enhancements, then the proposed development can avoid significant ecological impacts and can demonstrate a minimum 10% biodiversity net gain onsite, which would provide an opportunity to have a positive impact and enhance biodiversity in alignment with SA2.
- With regards to flood risk the FRA produced for the development site confirms that the proposed development does not pose any increased flood risk to the Site itself or adjacent development and is not susceptible to flooding and is sited within Flood Zone 1. The proposed uses are classified as 'less vulnerable' (NPPF Annex 3: Flood Risk vulnerability classification), where the proposed uses are generally considered acceptable within Flood Zone 1. To mitigate the development impact on the current runoff regime, it is proposed to incorporate surface water attenuation and storage as part of the development utilizing sustainable drainage systems ("SuDS") which can be incorporated within the design.

- Future mitigation measures and provisions can address the potential issues identified by the SA, yet have not been taken into consideration within its wider assessment. It is considered that the overall scoring and assessment within the SA should be updated to reflect this evidence and provide further clarity and consistency with respect to the overall assessment. It is important that the SA reflects the up-to-date information that is available such that decisions made are based upon the latest evidence available.
- At this stage in the plan-making process, the SA provides only a strategic overview of the assessed sites against the SA framework objectives. It is acknowledged that the SA will evolve further over time to provide a more detailed site assessment and draw further conclusions with regard to the most appropriate locations for future growth and development over the plan period. It is important that the SA has full regard for and reflects up-to-date evidence when undertaking those revisions. Failure to do so would undermine the credibility of the SA process. Full technical evidence supporting the viability and delivery of Parkers site is accessible at 23/01499/OUT – key documents which challenge the published SA objectives are attached to this submission for completeness.
- Noted.
- The site (21/8195) falls within an area at risk of groundwater flooding. In relation to biodiversity, the site is located approximately 29m from the Hungarton, Ingarsby Lane Pond Local Wildlife Site.
- The initial scores through the site assessment work will be used as a starting point in undertaking a further detailed appraisal of the site if it is allocated within the Local Plan. Any mitigation contained within the site allocation policy will be taken into consideration during the appraisal of the site. This has the potential to reduce any negative effects identified within the initial site assessment work.

Paul Newman New Homes Ltd

- Caulmert on behalf of PNNH have undertaken their own analysis of Land off Manor Road' (Site ID 21/8219) against the SA objectives and the finding are presented below.
- SA1: The enclosed Call for Sites Layout (Drawing no. 1661-10) (Appendix 1) indicates where opportunities for enhancement could be located. At this stage it is not possible to provide accurate information regarding potential environmental impacts. Ranking 0.
- SA2: The site is not located within 250m of a Local Wildlife Site nor is it located within 1km of a SSSI (closest SSSI is Misterton Marshes located some 1.7km). In terms of the IRZ map prepared by Natural England, the site is not located within the relevant IRZ of the Misterton Marshes SSSI. Ranking 0.
- SA3: As per Natural England's Agricultural Land Classification Map East Midlands Region (ALC005), the area is identified as being Grade 3 agricultural land. The site does not fall within a Minerals Safeguarding Area. Ranking --?/ 0.
- SA4: The site is located within the Bitteswell Conservation Area, and approximately 30m from The Olde Royal Oak Public House (Grade II Listed - HER List Entry No. 1210158). Ranking --?.
- SA5: The site is not located within 100m of the AQMA. Ranking 0.
- SA6: The site is located within walking distance (720m) of areas of open space, and a footpath/cycle path. Ranking +.
- SA7: No assessment required. Ranking 0.
- SA8: The site is within 720m of the built-up area of Lutterworth. The site is within 600m St Marys C of E Primary School, and approximately 610m from Lutterworth College. Ranking +?.
- SA9: The site is proposed to deliver 13 dwellings including an element of tenure blind affordable housing to policy requirements. Ranking +.

- SA10: The site is located within walking distance (600m) of public transport links (bus stops located to the northwest of the site along Ashby Lane) but not a Key or General employment area. Ranking +.
- SA11: No assessment required. Ranking 0.
- SA12: The site is, in its entirety, within Flood Zone 1 (0), and does not contain a water body or watercourse or does it fall within a Source Protection Zone. Ranking 0.
- SA13: The site is located within 450m of a bus stop (bus stops located to the northwest of the site along Ashby Lane. Ranking +.
- SA14: The small site (less than 500 dwellings) is greenfield land within the countryside. Ranking --?.
- Justification is provided below in relation to the appraisal of Land off Manor Road (Site ID 21/8219) where different effects are proposed:
SA2: The site is located within 250m of the Bitteswell Brook and hedge to west of Lutterworth LWS.
- All other scoring aligns with how the site option was assessed in Chapter 6 of the SA Report.

Richborough

- It is considered that the Issues and Options SA covers a wide array of options which are appropriate to be considered at this stage of the Local Plan process. The SA helps to understand the social, economic and environmental baseline for the plan area and the distribution of growth across the District. It helps to guide development and assess the impacts upon sustainability.
- We consider, the stages which define the SA to be robust in nature and ensure that the fundamental areas in relation to the plan making process have been considered. For the purpose of this set of representations the Housing Options have been the focus due to the nature of our client's site at Dunton Bassett.

- The approach to define housing growth across the District as per the SA, was through use of The Leicester and Leicestershire Housing and Economic Needs Assessment (HENA) (2022) and The Leicester and Leicestershire HENA Housing Distribution Paper (Housing Distribution Paper) (2022).
- As per the HENA, Harborough has been recognised as having the highest house prices within the Housing Market Area (HMA), which is 30% above the average. In addition, the Housing Distribution Paper defines the Standard Method used for calculating the District's Local Housing Need (LHN) as well as the additional dwellings per annum (dpa) required to accommodate Leicester City's unmet need. This paper also considers the functional and commuter relationships between the surrounding authorities and Leicester City, with Harborough scoring 4th highest overall.
- The HENA and Housing Distribution Paper were then used to define six broad distribution and growth options within the SA.
- Of these options the SA assessed that Option 3 and secondly Option 4 scored most highly in terms of the positive impact for the District. Although these score highly these options do not allow for a proportionate amount/spread of growth across the District which in turn limits the delivery of other key SA objectives.
- Although these Options ranked highly against the SA criteria, we consider that there are a number of advantages to delivering housing under Options 1 and 2 and that the scoring weight could have been applied higher to the housing category for this option. The conclusions reached in relation to these options are further discussed in relation to Question 11 and 12 below.
- Each of these Distribution Options were then considered against varying levels of growth, that being low, medium and high.
- In respect of the three levels of growth for assessing the SA against the housing distribution options we consider the 'High' growth option should be used. This option factors in the increase in the amount of housing required by using the Standard Method and the uplift in housing needed in relation to Leicester City's unmet need, as well as allowing for an adequate buffer. The low growth option does not allow for a higher enough provision to

meet the required housing target and therefore the plan would not be found sound if this was brought forward. The medium option would meet HDC's LHN and contribute towards meeting Leicester's unmet need, however there would not potentially be sufficient homes delivered to ensure sufficient choice in the market and boost the delivery of housing..

- Noted.

Stantec UK Ltd

- In accordance with Section 19 of the 2004 Planning and Compulsory Purchase Act, policies set out in Local Plans must be subject to SA. For these documents it is also necessary to conduct an environmental assessment in accordance with the requirements of the SEA Directive (European Directive 2001/42/EC), as transposed into law in England by the SEA Regulations and which remains in force despite the UK exiting the European Union in January 2020.
- It is understood that this report is the first stage of the SA and will be updated at each stage as the Local Plan progresses. SA paragraph 8.2 states that "At the next stage of the SA, detailed policies and site allocations will be subject to appraisal and consideration will be given to the likely cumulative effects on the SA objectives and on particular geographical areas within Harborough".
- Ahead of the next stage of the Local Plan process, it is important that the cumulative effects are fully considered and thoroughly tested through the SA process to ensure that proposals support balanced growth and do not individually or cumulatively lead to harmful impacts. IM Land reserves the right comment on the outputs of the SA that accompany subsequent versions of the Plan, once the preferred growth options and site allocations have been considered.
- At this stage of the Local Plan process, the SA has taken a broad brush approach to the appraisal of options at this Issues and Options Stage where six different options have been considered. It is recognised that all six spatial options will involve the take up of significant areas of greenfield land on the outskirts of the main settlements in Harborough District. It is

noted that “all growth options represent a significant level of housing development. Therefore, the delivery of housing would be likely to result in the loss of greenfield land to new development”. IM Land support this recognition that housing delivery is likely to be on greenfield land. However, we disagree with the conclusion that Option 4 is the most sustainable option. The main focus of development in this option would be strategic sites only, however this accounts for no new development in other tiers of the settlement hierarchy. This has scored the highest on an assessment of sustainability, however this is largely due to the fact these are new settlements with all services, facilities, open space etc will be provided for as part of development, reducing reliance on private vehicles. The SA needs to take a holistic view and look at the growth options in comparison, considering mitigation and wider benefits. A reliance on strategic sites only could result in delays or uncertainty about how much development is deliverable within the plan period. It does not support the vitality and viability of existing settlements, not does it meet their localized housing needs. IM Land consider that the Council will need to take a combined approach with the growth options.

- Chapter 5 of the SA summarises the SA findings for the reasonable alternative site options that are being considered for allocation in the Harborough Local Plan. A total of 169 residential sites, 33 mixed use sites, 12 employment site options and two renewable energy generation site options have been appraised. The likely effects of each site option are presented in Table 5.1 of the SA.
- IM Land wishes to raise that the likely effects have been assessed on a collective basis as opposed to an individual site basis, so it is difficult to comment on this early stage of the process. Notwithstanding, ‘Land off Frolesworth Road’ (Site ID 21/8154) is the Site that is subject of these representations.
- IM Land support SA9 being scored as a significant positive effect (++). As set out in the Vision Document, the development will deliver up to approximately 400 high-quality new homes of a range of types, tenures and sizes to suit local needs and expand the existing residential community. This will include a fully policy compliant level affordable homes

to meet the local requirement which will be of an equal design quality to the market dwellings.

- SA2: paragraph 4.85 states that “development proposed through all the growth options will likely result in the development of greenfield land which could negatively impact local biodiversity and geodiversity”. The Site is considered to have a likely ‘minor negative effect’; however, this is considered a blanket approach to biodiversity which does not consider any potential mitigation and biodiversity net gain to be provided as part of the proposed scheme. In accordance with the Environment Act 2021, Developers must now deliver a BNG of 10%. This means a development will result in more or better-quality natural habitat than there was before development. For this reason, we consider that the score should be ‘negligible’. Future planning applications would be supported by relevant technical evidence to address this requirement.
- SA3: paragraph 5.10 states that the majority of land in Harborough is Grade 3 agricultural land, with smaller areas of both Grade 2 and Grade 4 land. From review of Natural England’s Agricultural Land Classification Map East Midlands Region (ALC005), our Site is classified as Grade 3 (Good to Moderate).
- Paragraph 5.11 states that due to the rural nature of Harborough District, 163 residential site options are expected to have significant negative effects on this SA objective as they are greenfield land and contain a significant proportion ($\geq 25\%$) of Grade 1, 2 and/or 3 agricultural land. As such, rather than reviewing the Sites as a collective impact, it would be prudent to assess each site option individually in comparison with other sites to assess the level of effect. There is a recognised local housing need in the District (plus an additional requirement towards Leicester’s unmet housing need). As such, it will not be possible to avoid building on agricultural land if this level of housing need is to be met. This is recognised by the Council at paragraph 5.13 who conclude that “given the nature of Harborough and the lack of brownfield site options, significant effects on this objective may be unable to be avoided”. Indeed, the Settlement Hierarchy Paper (December 2023) specifically notes that brownfield land opportunities in Broughton Astley are very limited. For this reason, the score should be changed from ‘significant negative effect

likely/negligible (---/0)' to 'minor negative effect likely/negligible (---/0) in the next stage of the SA.

- SA4: paragraph 5.14 states that “all of the residential, mixed use, employment and renewable energy generation site options are expected to have negative effects on SA objective 4 (minor or significant) due to being within at least 1km of a heritage asset”. SA para 5.16 notes that “the potential negative effects on this SA objective are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development and nearby assets”.
- The Site is not the subject of any statutory heritage designations. There are a number of listed buildings with Broughton Astley to the north east of the Site however these are sufficiently detached from the Site that they will not be impacted by development. The nearest designated heritage asset is located approximately 260 metres to the east of the Site (Church of St Mary, Grade II* Listed Building); however, this is already separated by residential dwellings.
- As detailed in the Vision Document, there are no recorded archaeological assets or features on the Site however there is evidence of potential ridge and furrow both on the site and in the surrounding fields. This is not a constraint to development and there are examples of this locally. Additionally, the site is located to the south west of the historic medieval core of Primethorpe and as such there is potential that the Site could contain further unidentified medieval agricultural features. Any features would be assessed fully at a future planning application stage through an agreed programme of archaeological assessments. There are isolated historic features in proximity to the site but no designated archaeological assets nearby with the closest scheduled monument over 3km to the south west. As per normal application procedure, investigation and mitigation can ensure any heritage assets are suitably incorporated into a sensitive design. Overall, there are no constraints on the Site from a heritage perspective which cannot be mitigated against and overcome as part of the proposals. The SA recognises that this will depend on the design of the development. For this reason, we do not consider that SA4 should be

scored as a potential 'minor negative effect likely' and instead this should be reassessed as 'negligible' in the next stage of the SA.

- SA12: paragraph 5.39 confirms that the majority of Harborough District falls within Flood Zone 1. There are some areas of Flood Zone 2 and 3 which are mainly associated with the watercourses in the District. The Government's Flood Map for Planning indicates the Site largely falls entirely in Flood Zone 1 Low Probability (land having a less than 1 in 1,000 annual probability of flooding from rivers and sea) with a low surface water risk noted in part of the Site. This has been considered in the design and all ditches will be retained as part of the development proposals. Indeed, surface water will be accommodated within attenuation basins and swale systems provided across the development area utilising sustainable drainage principles. This will provide amenity and biodiversity improvements as well as mitigate against any pollution risk from development generated surface water entering the existing water course systems. No other sources of flood risk are identified at the Site. As such, we consider that the next SA should change the scoring from a potential 'significant negative effect likely' to a 'negligible' effect. The Site is therefore considered to be suitable for residential development from a flood risk perspective.
- SA14: paragraph 5.44 states that "the likely effects of the options on the landscape have been assessed based on whether the site options fall within the countryside and are on greenfield land". Given our Site is on greenfield land in the countryside, we agree that there will be an effect on the landscape, by virtue of change. However, change does not automatically amount to a negative impact and the development will be designed to minimize impacts on the surrounding landscape. As set out in the Vision Document, as part of the proposals, the existing landscape and hedgerows on Site will be retained wherever possible to inform new public open space and green corridors. Additionally new landscaping will be introduced to enhance public open space and create new landscaped buffers along key site boundaries. The development will create approximately 23.8ha of new high quality public open space, over half of the site, enhanced by new and retained landscaping. Additionally new landscaping will be introduced to create and enhance landscaped buffers along key site boundaries. A new attenuation pond will also be created,

providing a new recreational feature at the edge of the village. In our view, the Site is not particularly sensitive in landscape terms and further evidence can be provided to demonstrate this. As such, on the basis of the work completed so far IM Land consider that the score in the next SA should be changed from a potential 'significant' to 'minor' negative effect likely.

- An assessment of the cumulative effects is contained within Chapter 8 of this SA Report.
- As part of a SA, site options are appraised against the SEA topics to considers the most sustainable options. The summary of the growth and spatial options is provided within Chapter 5 of this SA Report. The pros and cons of each spatial option was provided within the Issues and Options Consultation Document and reflected in the SA. The potential issues with strategic sites was identified during the appraisal of Option 4. Option 4 was scored negatively in relation to SA9 due to the limited spread of growth and long lead in times for strategic sites through this Option.
- If the site at Land off Frolesworth Road is allocated through a policy in the Local Plan, any mitigation within the policy will be taken into consideration during the appraisal of the policy. This could reduce the number of negative effects and the significance of the negative effects scored against each of the SA objectives for the site. In addition to the site being located on greenfield land, the site is also within 250m of Mill Farm Hedge Local Wildlife Site. In relation to SA3, the significant negative effect still stands as development on Grade 3 agricultural land will result in the loss of good quality soils even if this is inevitable given that Harborough is a rural District. Based on the available evidence base at the time of undertaking the site assessment work, a distance based approach was used for the appraisal of site options against SA4. For SA12, the site option falls within an area at risk of groundwater flooding. Parts of the southern eastern portion of the site is at risk of surface water flooding (1 in 30 year event and 1 in 100 year event). As detailed above, any mitigation proposed through a site allocation policy will be taken into consideration if the site is allocated within the Local Plan.

Stoughton Parish Council

- Generally support this.
- Noted.

Swinford Parish Council

- It's difficult for anybody to comment on a 356-page document. The content is over whelming and to expect residents to respond to this consultation would be confusing and unfair. We would agree with most of the findings however we believe that some comments in the approach are not appropriate or correct. The suggestion that 'made' Neighbourhood Plans are currently considered is concerning given the level of development that has taken place in settlements with 'made' Neighbourhood Plans that have exceeded the Neighbourhood Plan and Local Plan figures. We would strongly urge that 'made' Neighbourhood Plans are given more weight in the new Local Plan.
- Noted. A Non-Technical Summary has been prepared alongside the SA of the Proposed Submission Draft Local Plan. The Non-Technical Summary provides a concise summary of the full SA Report, including a description of the SEA/SA process and the SA findings.

Thurnby and Bushby Parish Council

- The issues are District wide. Thurnby & Bushby PC feels that its remit is limited to issues directly related to the Parish.
- Noted.

Ullesthorne Parish Council

- It's difficult for anybody to comment on a 356-page document. The content is over whelming and to expect residents to respond to this consultation

would be confusing and unfair. We would agree with most of the findings however we believe that some comments in the approach are not appropriate or correct. The suggestion that 'made' Neighbourhood Plans are currently considered is concerning given the level of development that has taken place in settlements with 'made' Neighbourhood Plans that have exceeded the Neighbourhood Plan and Local Plan figures. We would strongly urge that 'made' Neighbourhood Plans are given more weight in the new Local Plan.

- Noted. A Non-Technical Summary has been prepared alongside the SA of the Proposed Submission Draft Local Plan. The Non-Technical Summary provides a concise summary of the full SA Report, including a description of the SEA/SA process and the SA findings.

Vistry Group

- The approach to the Issues and Options SA is generally supported.
- The site assessment considers out client's site, Land at Witham Villa, Broughton Road, Broughton Astley (21/8220) and it is shown to be the best performing option in Broughton Astley across the range of sustainability criteria. The site is identified as likely to have significant positive effects on SA6, 8 and 10. It is identified as likely to have minor positive effects on SA9. This strong performance in the SA reflects the accessibility of this site to everything residents need on a day to day basis including employment and a range of services and facilities. The site is only identified to have three significant negative effects, one is applied to almost all sites as they would require the development of agricultural land (SA3). The other two are identified to be the case for all sites in Broughton Astley and relate to flood risk and landscape.
- The potential significant negative effects on flood risk can be addressed by avoiding development of the area at risk of flooding and through use of sustainable drainage systems. ADC Infrastructure Limited have already been commissioned by Vistry Group to provide flood risk and drainage advice for this site and have concluded that the site is not at any direct flood risk from flooding associated with fluvial, sewer or groundwater

sources. In relation to the surface water flow paths that follow natural gradient of the site down to the south-west, it is concluded that these can be mitigated by an appropriate surface water strategy and through general design considerations. The ADC report sets out a strategy to achieve this and calculates the anticipated discharge rates and attenuation volumes and this has informed the design of a basin sited in the southwest corner of the masterplan. ADC conclude that the development can proceed without being at any significant flood risk and without increasing flood risk elsewhere. The current significant negative effects identified are therefore challenged based on this evidence which we would be happy to share.

- It is the case the significant negative effects on landscape will be mitigated through appropriate design, but this score for our client's site at Witham Villa is not understood as the summary states that any options that contain fewer than 500 dwellings in the countryside on greenfield land, which would include our client's site, are likely to have minor negative effects not significant ones. This score is therefore challenged.
- The site Land at Witham Villa, Broughton Astley falls within an area at risk of groundwater flooding and areas to the eastern part of the site are at risk of surface water flooding (1 in 30 year event and 1 in 100 year event). If the site is allocated through a site allocation policy within the Local Plan, any mitigation proposed through the policy and any details of site design will be taken into consideration when appraising the site. this could remove any negative effects or reduce their significance depending on design.
- As detailed above, any mitigation proposed through a site allocation policy will be taken into consideration if the site is allocated within the Local Plan.

WSP

- William Davis Homes broadly agree with the approach of the SA but believe the summary of the assessment of site options does not highlight the overall positive conclusion for their site at Land off Leicester Road, Lutterworth (ref: 21/8167). The SA highlights that the site performs

positively against SA6, 8, 9, 10 and 13. This reflects the site's sustainable location, with good access to services, facilities and education, near key employment sites, and with modes of sustainable transport. Furthermore, the site would help contribute towards delivering a supply of affordable, sustainable and good quality housing. Residential sites were not assessed against SA1, 7 and 11. Whilst the site did not perform positively against other objectives, the SA recognises that potential negative effects are uncertain at this stage, and will be dependent on factors such as development design. For example, against SA4 on the historic environment, lines of sight between sites and nearby heritage assets haven't been assessed at this stage, yet the SA concludes there may be a negative impact as a result of developing the site. This cannot be concluded at this stage, and should not reflect negatively upon sites being assessed.

- Further, with regard to SA2, there is the clear ability to minimise the impact of the site on biodiversity and ensure enhancements through the protection and enhancement of the area of separation. The objective recognises that often impacts can be mitigated and therefore further consideration is required here when it comes to detailed design.
- Finally, when considering the impact on the landscape, while it is recognised that there will be an impact on landscape due to the greenfield nature of the site, the SA recognises (SA15) that the District lacks an ability to provide housing on brownfield sites (due to lack of availability). Greenfield land is therefore required for housing and the landscape should therefore be considered in the context of the site. The fact it adjoins the existing built form of Lutterworth means that it will have a reduced impact on the landscape and will form a logical extension of the existing built form, reducing the landscape impact compared to an isolated site in the countryside. Overall, the findings of the assessment of site options should be stated more clearly, instead of providing a brief summary of some of the best and worst performing sites. At present, the document does not reflect the potential positive contribution of some sites, such as of site 21/8167 towards health and wellbeing, and affordable, sustainable, and good quality housing, nor its sustainable location.

- Having regard of the above we recommend that the SA is updated once all relevant assessments have been undertaken so that a complete assessment of all sites can be presented, reviewed and consulted on. This is required to ensure that the Plan is justified and based on appropriate evidence (NPPF Para 35). A sound assessment of the sites cannot currently be made owing to the lack of evidence on several key matters.
- The site assessment work takes into consideration the contribution that the residential site option would make towards delivering housing and the distance of the site to services and facilities including open space. The appraisal of the site options is a high level appraisal and the affordable housing split is not known at that stage. Where a site is located close to services and facilities, the site will perform positively against the relevant SA objective.

William Davis Ltd & Hallam Land Management Ltd

- The approach to the SA is generally supported although certain matters and findings for site reference 21/8122 (hereinafter referred to as 'the site') are discussed in more detail below. The SA assesses 10 no. residential sites and 8no. mixed use sites adjoining and near to the settlement of Market Harborough. There are only 2no. residential sites and 4no. mixed use sites providing over 500 dwellings, including Market Harborough north, east of Harborough Road (site reference 21/8122), and all are recorded as having significant positive effects against SA Objective 9.
- SA2, SA3, SA4, SA12 & SA14: The site is only identified to have potentially five significant negative effects, four (SA2, 3, 12 and 14) are applied to all mixed-use sites and the other significant negative effect relating to site 21/8122 is in relation to SA Objective 4 due to the proximity to the Grand Union Canal and a Grade II listed building.
- The scale of large sites like Market Harborough north, east of Harborough Road make proximity to designated sites and areas much more likely but means there is the space available to dedicate land to protecting and

enhancing biodiversity or protecting the local historic environment or reducing landscape impacts. As shown by the concept masterplan, significant buffers have been provided to Grand Union Canal and nearby listed building. It is acknowledged that the SA will evolve further over time to provide a more detailed site assessment and draw further conclusions with regard to the most appropriate locations for future growth and development over the plan period. However, it should be noted that the potential significant effects on ecology, agricultural land, heritage, flood risk and water quality, and landscape can be addressed by robust master-planning and use of design/technical solutions, for example, sustainable drainage systems.

- The significant negative effects of sites in relation to flood risk identified in the SA relate primarily to the presence of surface water flooding. Whilst the need to take account of surface water is understood, it is important to consider the judgement on R (Substation Action Save East Suffolk v Secretary of State (Court of Appeal, 17 January 2024), in which the Court determined that the sequential test in relation to flood risk does not apply to the risk of flooding from surface water.
- SA8: The site is evaluated as having a minor negative effect against proximity to larger towns and villages in respect of services and facilities. However, the SA needs to take account of the potential for new services and facilities to be delivered as part of the site and any services and facilities that are within close proximity to the site, for example, at Airfield Farm (North West Market Harborough SDA). These facilities and services would be the equivalent of homes being located close to a settlement such as Kibworth or Broughton Astley, which score a negligible or minor positive effects, respectively, against this objective.
- SA10: The SA findings score the site as having a minor positive effect but this is uncertain.
- The site is adjacent to Airfield Business Park, which is an identified as a Key Employment Area within the current adopted Local Plan. Policies BE1 and MH5 seek to extend Airfield Business Park with additional employment land of approximately 6 hectares for a mixture of uses including office B1(a) and (b), industrial B1(c) (now Class E), B2, and B8. An application within the Policy MH5 allocation for 3no. buildings for

7,464m² (GIA) of B1a/B2/B8 has been approved by Leicestershire County Council (ref: 2018/Reg3Ma/0016/LCC) and has been constructed. In addition, a full application for the remainder of the Policy MH5 allocation is currently being determined under reference 2024/Reg3Ma/0015/LCC, which includes the construction of 5 no. new E(b)/E(g)(iii) / B2 / B8 use class buildings with ancillary office. 2 no of the new buildings will be drive thru units. To the north of Airfield Business Park, further employment land (approximately 13 hectares) is allocated under Policy MH4: Land at Airfield Farm. An outline application under reference 21/00545/OUT has been approved on Land at Airfield Farm for the demolition of all existing farm buildings and construction of a Business Park comprising up to 35,001 sqm Class E (g)(iii)/B2/B8 floorspace, up to 5,992 sqm Class E (g)(i) and 250 sqm mixed Class E(a/b), means of access from Harborough Road, service yards, lorry parking, car parking, plant areas, strategic landscaping and associated service infrastructure.

- There is also a bus stop outside Airfield Business Park with regular bus services (X3, X7, 44) to Market Harborough, Leicester and Northampton. Both the bus stop and Key Employment Area are within walking and cycling distance of the majority of the site as shown by the Sustainable Connectivity Plan. The site could provide small-scale employment as part of the proposals if there is a need and therefore the findings associated with SA10 need to be updated to show significant positive effects.
- Accordingly, the findings associated with SA8 and SA10 for site 21/8122 should be updated.
 - If the site is allocated through a policy within the Local Plan, any mitigation contained within the policy will be taken into consideration within the appraisal of the site against the SA objectives.
 - In relation to the assessment of the site against SA8, it is not possible to take into consideration any services and facilities that may be delivered through North West Market Harborough SDA as there is not guarantee that these services and facilities will be delivered and there could be additional external impacts that may effect the delivery of services and facilities. If the site is allocated then any further details on the delivery of infrastructure within the policy will be considered within the appraisal.

- The site under site reference 21/8122 was appraised as a mixed use site option under SA10. Therefore, the following site assessment criteria was used:
- “All of the mixed use site options are expected to have positive effects on the element of this objective relating to the growth of the Harborough’s economy, as it is assumed that all mixed use site options will incorporate some element of employment generating uses. Therefore, a minor positive (+?) effect is therefore recorded for mixed use site options. However the positive effect will be uncertain depending on how much of the site is used for residential development as opposed to other uses.

Mr Stewart Robbins

- Seems appropriate and reasonable. No additional comments.
- Noted.

Ms Lucy Tankard

- I do not have the time to wade through a 356 page document to be able to answer this question. In the interests of resident participation a summary document should be made available.
- A Non-Technical Summary has been prepared alongside the SA of the Proposed Submission Draft Local Plan. The Non-Technical Summary provides a concise summary of the full SA Report, including a description of the SEA/SA process and the SA findings.

Ms Judy Burrage

- Using this as the basis for the Local Plan is a good idea, as long as you stick to it!
- Noted.

Mr John Fannon

- A very thorough assessment and I agree with most of the findings.
- Noted.

Adam Holmes

- The document is far from accessible to the layman, and could use an executive summary of the findings.
- A Non-Technical Summary has been prepared alongside the SA of the Proposed Submission Draft Local Plan. The Non-Technical Summary provides a concise summary of the full SA Report, including a description of the SEA/SA process and the SA findings.

Mrs Judith Kockelbergh

- Social and economic factors important to promote growth and quality of life.
- Noted.

Mr Dennis Taylor

- The SA Report is overly complicated and too time consuming for the vast majority of the working Harborough population to take on board. The approach should be taken out of the hands of the District Council and given instead to the local and parish councils. It should not be the councils prerogative to predetermine the Proposed Settlement Hierarchy - that should be the undertaking of the populace by way of the consultation process.
- A Non-Technical Summary has been prepared alongside the SA of the Proposed Submission Draft Local Plan. The Non-Technical Summary

provides a concise summary of the full SA Report, including a description of the SEA/SA process and the SA findings.

Mr Don Munro

- Whilst recognising the amount of work required I do find the documents to be overly complex for members of the public to fully take in and respond to. A summary is needed. Therefore I OBJECT to the document.
- A Non-Technical Summary has been prepared alongside the SA of the Proposed Submission Draft Local Plan. The Non-Technical Summary provides a concise summary of the full SA Report, including a description of the SEA/SA process and the SA findings.

Mr David Campbell-Kelly

- Yes, we have comments around the findings relating to Option 4 Strategic Sites. We do not agree that there is a “minor positive” for Climatic Factors. The location of major development away from proven sustainable locations will lead to unsustainable travel which will in turn lead to additional climatic pressures and cannot be considered to be positive in any way.
- The impact on Biodiversity and Geodiversity cannot be only “mixed minor” for Option 4. Large scale greenfield development will have a significant negative impact on both and exacerbated by the loss of agricultural land. This has to be significant negative.
- “Mixed significant” for Services and Facilities for Option 4 is only possible if those facilities are actually delivered and at the right time. If Option 4 is to be considered, the assessment of the impact of development on existing “Services and Facilities” has to be wide ranging and thorough and additional provision associated with that development provided in an holistic manner, at an early date.
- We have serious concerns that “Significant positive” for Sustainable travel for Option 4 is correct. If it is to be positive at all, then that travel facility

has to be delivered at the development's outset and in a way to be more attractive than the car alternative. We believe that the public will continue to choose to use their own private cars no matter what, in any event.

- There is much reference in the Issues and Options document to Strategic Sites being located to the South and East of Leicester. This is as identified in The County wide Strategic Growth Plan. There has been no public consultation or interrogation on this Spatial Strategy. In our opinion this cannot provide the most sustainable location for major development even with significant additional infrastructure. Therefore, its sustainability and deliverability have to be questioned. We reject the Strategic Sites option and set out the case for a focus on Options 3 and 5.
- WWRA has been, for a number of years, highlighting an Alternative County wide Growth Strategy to the west of the City, as a Sustainable Urban Extension to New Lubbesthorpe. This has never been commented upon, nor, as far as we know, been tested by any Authority in the County.
- With regard to results of specific sites contained in the SA, it is recorded that Whetstone Pastures Garden Village (21/8217) as having five Negative effects (SA2,3,4,12,14) and yet, for some reason, it is not listed as such a site in the narrative in paragraph 5.47 of the SA, which surely is an error. There is an argument that SA5 and SA7 could be added to the list of negative assessments, making Whetstone Pastures Garden Village's appropriateness even more questionable.
- Option 4 proposes growth to the south and east of Leicester where there is a good availability of sustainable transport links, services and facilities and employment opportunities. This could reduce the reliance on private cars and therefore minimise associated greenhouse gas emissions. Therefore, Option 4 was found to have minor positive effects.
- In relation to SA2, all growth options could result in a significant negative effect. However, the development of strategic sites through Option 4 could lead to the delivery of BNG and other environmental enhancements that could have a positive effect on wildlife and biodiversity.

- The options appraisal is high level and at this point it is not possible to consider the timing of the delivery of services and facilities through SA8.
- The assessment under SA13 considers the availability of sustainable transport options within the south and east of Leicester. The SA is not able to take into consideration personal preferences in relation to how people choose to travel and can only consider the distance and availability of public transport links.
- There were a large number of residential, mixed use and employment site options which scored significant negative effect across five or more SA objectives. The summary has only included the residential site options. However, the summary has been updated to include the residential, mixed use and employment site options.

Mr Steven Hare

- I agree it is necessary to review and update a local plan based on the needs and expectations of local government.
- Noted.

Mr David Tull

- Appropriate
- Noted.

Mr Jonathan Ward-Langman

- The Appraisal Report is inadequate because it:
 - ignores the option of reducing/ceasing growth.
 - assumes that infrastructure (transport, water/drainage, healthcare) will keep pace with growth. The evidence of the last twenty years is that it

does not and the result has been increased traffic congestion, over-stretched healthcare provision adversely affecting health and well-being, and degradation of the environment.

- does not consider the effects of the new prison development at Gartree which will have a massive impact on the District and should be considered at the very least as context.
- The option of ceasing growth is not reasonable and so is not appraised in the SA. A low option is considered which covers limited growth. The option of reducing growth is not possible. The option to cease growth would not be considered a reasonable option and therefore is not considered appropriate to appraise. The option to cease growth would result in Harborough District not meeting its housing and employment need over the plan period.
- The SA has now appraised any policies within the Proposed Submission Draft Local Plan which includes policies relating to infrastructure requirements. Any site taken forward could form a site allocation policy which may include requirements for required infrastructure to support the site. Where a policy could result in significant negative effects, appropriate mitigation to be included within the policy is suggested.
- HMP Gartree received outline planning consent in November 2023. Therefore, this site has not been appraised through the SA as the development as already received permission.

Mr Roger Kimberley

A.4 The approach is elitist, complex, jargon ridden it was not initially clear it was about the approach not the actual appraisal. Needs a lot of background information, not easy to access or use, needs presenting rather than the public wall board approach, if not computer literate hard to comment, appears to be a done deal looking for a rubber stamp, very hard to edit once moved from question and no instructions on how to complete and appears impossible to print and retain a copy of submission

- A Non-Technical Summary has been prepared alongside the SA of the Proposed Submission Draft Local Plan. The Non-Technical Summary provides a concise summary of the full SA Report, including a description of the SEA/SA process and the SA findings.

Mrs Sam Holmes

- Less a comment on the report itself, rather a comment on the process that this has not been easy to understand and navigate the documentation and terminology for a layperson. The report would really benefit from a simple summary that can be understood by a wider audience and is more accessible and understandable. This could include using other medium for those who struggle to read lengthy documents, if the Council does want a diverse range of views through the consultation.
- A Non-Technical Summary has been prepared alongside the SA of the Proposed Submission Draft Local Plan. The Non-Technical Summary provides a concise summary of the full SA Report, including a description of the SEA/SA process and the SA findings.

Mr Roy Saint

- It is difficult to express a simple support or object to a 350 page document.
- A Non-Technical Summary has been prepared alongside the SA of the Proposed Submission Draft Local Plan. The Non-Technical Summary provides a concise summary of the full SA Report, including a description of the SEA/SA process and the SA findings.

Tim Claydon

- Having read the consultation document and the Sustainability Appraisal Report, it is encouraging to see that sustainability outcomes have been made central to the planning process. However, the evaluation of the different options outlined in the Consultation Document and the SA Report

reveals that judging the effects of development on sustainability objectives involves considerable uncertainty and the decisions that are taken will depend on how different outcomes are prioritised. Nevertheless, the evaluation of options concerning the spatial distribution of housing development makes it clear that Option 4 performs best across the broadest range of criteria and especially across those with which we are most concerned. We note that the long-term nature of this option may mean that additional housing need is not met in the short and medium term. Nevertheless, the longer-term gains associated with Option 4 seem to us to outweigh any short-term disadvantages. Developing new, consciously designed settlements is in line with the Leicester and Leicestershire Strategic Growth Plan and allows for a more considered approach to the design of housing developments in line with the Design Code and Guidance. This will create more sustainable communities and contribute more effectively to net zero objectives. It will also permit a more proactive and strategic approach to the protection and enhancement of biodiversity, as noted in the SA Report. As such it is the approach that is most consistent with HDC's commitment to Leicestershire County Council's Climate and Nature Pact, to which it is a signatory.

- Noted.

Charlotte Cook

- It is understood that this report is the first stage of the SA and will be updated at each stage as the Local Plan progresses. SA paragraph 8.2 states that "At the next stage of the SA, detailed policies and site allocations will be subject to appraisal and consideration will be given to the likely cumulative effects on the SA objectives and on particular geographical areas within Harborough". Ahead of the next stage of the Local Plan process, it is important that the cumulative effects are fully considered and thoroughly tested through the SA process to ensure that proposals support balanced growth and do not individually or cumulatively lead to harmful impacts. The Crane Estate reserves the right comment on the outputs of the Sustainability Appraisal that accompany subsequent

versions of the Plan, once the preferred growth options and site allocations have been considered.

- At this stage of the Local Plan process, the SA has taken a broad brush approach to the appraisal of options at this Issues and Options Stage where six different options have been considered. It is recognised that all six spatial options will involve the take up of significant areas of greenfield land on the outskirts of the main settlements in Harborough District. It is noted Land South of Dunton Road, Broughton Astley 333100822/A3/CC/BDC 7 that “all growth options represent a significant level of housing development. Therefore, the delivery of housing would be likely to result in the loss of greenfield land to new development”.
- The Crane Estate support this recognition that housing delivery is likely to be on greenfield land. However, we disagree with the conclusion that Growth Option 4 is the most sustainable option. The main focus of development in this option would be strategic sites only, however this accounts for no new development in other tiers of the settlement hierarchy. This has scored the highest on an assessment of sustainability, however this is largely due to the fact these are new settlements with all services, facilities, open space etc will be provided for as part of development, reducing reliance on private vehicle's. The SA needs to take a holistic view and look at the growth options in comparison, considering mitigation and wider benefits. A reliance on strategic sites only could result in delays or uncertainty about how much development is deliverable within the plan period. It also does not support the vitality and viability of existing settlements, nor does it meet their localised housing needs.
- We consider that the Council will need to take a combined approach with the growth options. Chapter 5 of the SA summarises the SA findings for the reasonable alternative site options that are being considered for allocation in the Harborough Local Plan. A total of 169 residential sites, 33 mixed use sites, 12 employment site options and two renewable energy generation site options have been appraised. The likely effects of each site option are presented in Table 5.1 of the SA for residential sites.
- The Crane Estate wishes to raise that the likely effects have been assessed on a collective basis as opposed to an individual site basis, so it is difficult to comment on this early stage of the process. Notwithstanding,

‘Land South of Dunton Road’ (Site ID 21/8223) is the Site that is subject of these representations. For this Site we note the SA concludes the following:

- We support SA9 being scored as a minor positive effect (+). However, we would like further clarification on why this was not scored as a significant positive effect (++). As set out in the Vision Document, the development will provide sustainable housing development of up to 280 new homes, including a policy compliant level of affordable housing that meet the needs of local residents as well as helping to sustain and grow the services and facilities with a key sustainable settlement within the District, namely Broughton Astley
- SA2: paragraph 4.85 states that “development proposed through all the growth options will likely result in the development of greenfield land which could negatively impact local biodiversity and geodiversity”. The Site is considered to have a likely ‘minor negative effect’; however, this is considered a blanket approach to biodiversity which does not consider any potential mitigation and biodiversity net gain to be provided as part of the proposed scheme. In accordance with the Environment Act 2021, Developers must now deliver a BNG of 10%. This means a development will result in more or better-quality natural habitat than there was before development. The Site can deliver a minimum of 10% BNG. For this reason, we consider that the score should be ‘minor positive effect likely’. Future planning applications would be supported by relevant technical evidence to address this requirement.
- SA3: paragraph 5.10 states that the majority of land in Harborough is Grade 3 agricultural land, with smaller areas of both Grade 2 and Grade 4 land. From review of Natural England’s Agricultural Land Classification Map East Midlands Region (ALC005), our Site is classified as Grade 3 (Good to Moderate). Paragraph 5.11 states that due to the rural nature of Harborough District. 163 residential site options are expected to have significant negative effects on this SA objective as they are greenfield land and contain a significant proportion ($\geq 25\%$) of Grade 1, 2 and/or 3 agricultural land. As such, rather than reviewing the Sites as a collective impact, it would be prudent to assess each site option individually in comparison with other sites to assess the level of effect. There is a

recognised local housing need in the District (plus an additional 123 homes per year towards Leicester's unmet housing need). As such, it will not be possible to avoid building on agricultural land if this housing need is to be met. This is also recognised by the Council at paragraph 5.13 who conclude that that "given the nature of Harborough and the lack of brownfield site options, significant effects on this objective may be unable to be avoided". Indeed, the Settlement Hierarchy Paper (December 2023) specifically notes that brownfield land opportunities in Broughton Astley are very limited. For this reason, the score should be changed from 'significant negative effect likely/? (--?/-?)' to 'minor negative effect likely/negligible (-?/0) in the next stage of the SA.

- SA4: paragraph 5.14 states that "all of the residential, mixed use, employment and renewable energy generation site options are expected to have negative effects on SA4 (minor or significant) due to being within at least 1km of a heritage asset". Para 5.16 notes that "the potential negative effects on this SA objective are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development and nearby assets". The Site is not the subject of any statutory heritage designations. The nearest designated heritage asset is located approximately 240 metres to the south of the site (Stemborough Mill, Grade II Listed Building). The nearest Conservation Area is situated approximately 1.3 kilometres to the south, at Leire. As per normal application procedure, investigation and mitigation can ensure any heritage assets are suitably incorporated into a sensitive design. Overall, there are no constraints on the Site from a heritage perspective which cannot be mitigated against and overcome as part of the proposals. The SA recognises that this will depend on the design of the development. For this reason, we do not consider that SA4 should be scored as a potential 'significant negative effect likely' and instead this should be reassessed as a potential 'minor negative effect' or 'uncertain' in the next stage of the SA.
- SA12: paragraph 5.39 confirms that the majority of Harborough District falls within Flood Zone 1. There are some areas of Flood Zone 2 and 3 which are mainly associated with the watercourses in the District. The Government's Flood Map for Planning indicates the Site largely falls entirely in Flood Zone 1 Low Probability – land having a less than 1 in

1,000 annual probability of flooding from rivers and sea). The Site is also at very low risk of surface water flooding. The Site is therefore considered to be suitable for residential development. The site's topography can be used to inform the location of attenuation areas as part of the drainage strategy for the proposals. As such, we consider that the next SA should change the scoring from a potential 'significant negative effect likely' to a negligible effect. The Site is therefore considered to be suitable for residential development from a flood risk perspective.

- SA14: paragraph 5.44 states that “the likely effects of the options on the landscape have been assessed based on whether the site options fall within the countryside and are on greenfield land”. Given our Site is on greenfield land in the countryside, we agree that there will be an effect on the landscape by virtue of change. However, change does not automatically amount to a negative impact. The development will be designed to minimize impacts on the surrounding landscape. This score should therefore be reviewed in the context of our below comments which account for scheme design.
- Given the extent of existing urbanising influences on the character of the Site and the surrounding area, notably the residential development to the north and north-east of the Site and the nature of the rolling landform and existing structural vegetation in the local and wider landscape, there is potential for development of the Site in landscape and visual terms, that would respond positively to local landscape character and to policy requirements. Further details of the proposed landscape strategy and how this informed the proposed scheme are included in the Vision Document.
- A Landscape and Visual Impact Assessment is submitted alongside these representations. Development of the Site will form a logical extension and provide a sympathetic settlement edge to the existing settlement of Broughton Astley. Development will be set back behind a landscape buffer along the edges of the Site that will be reinforced by additional native landscape planting. Consideration to the nature of the landscape and potential views means the Development has the potential to be locally characteristic with built form set within a robust multi-functional Green Infrastructure framework. Development of the Site has the potential to significantly increase and enhance hedgerow, tree and woodland cover

within the Site, notably along historical field boundaries within and to the Site boundaries, in accordance with published character guidance and best practice. Further to this the proposed sustainable urban drainage proposals will introduce a series of waterbodies that will provide new and varied habits and increase the biodiversity of the Site. There is also potential for the built form to respond to the local vernacular which could provide reinforcement of sense of place and local identity. Overall, in landscape and visual terms there is potential for a sensitive and sympathetic development of the Site, that would be a logical extension of the existing settlement in relation to its distinctive topographic setting; would minimise harm to landscape character and views; and would provide potential for extensive locally characteristic and important multi-functional Green Infrastructure.

- An assessment of the cumulative effects is contained within Chapter 8 of this updated SA Report.
- As part of a SA, site options are appraised against the SEA topics to consider the most sustainable options. The summary of the growth and spatial options is provided within Chapter 5 of this SA Report. The pros and cons of each spatial option was provided within the Issues and Options Consultation Document and reflected in the SA. The potential issues with strategic sites were identified during the appraisal of Option 4. Option 4 was scored negatively in relation to SA9 due to the limited spread of growth and long lead in times for strategic sites through this Option.
- If the site Land South of Dunton Road is allocated through a policy in the Local Plan, any mitigation within the policy will be taken into consideration during the appraisal of the policy. This could reduce the number of negative effects and the significance of the negative effects scored against each of the SA objectives for the site. The site scored minor positive against SA9 as the site will deliver less than 500 dwellings. The 500 dwellings threshold was agreed with the Council as a suitable dwelling number. In addition to the site being located on greenfield land, the site is also within 250m of a disused railway hedge which is identified as a Local Wildlife Site. In relation to SA3, the significant negative effect still stands as development on Grade 3

agricultural land will result in the loss of good quality soils even if this is inevitable given that Harborough is a rural District.

- Based on the available evidence base at the time of undertaking the site assessment work, a distance based approach was used for the appraisal of site options against SA4.
- For SA12, the site option falls within an area at risk of groundwater flooding. Small parts of the site is at risk of surface water flooding (1 in 30 year event and 1 in 100 year event). As detailed above, any mitigation proposed through a site allocation policy will be taken into consideration if the site is allocated within the Local Plan. The Council have undertaken a RAG rating in relation to landscape sensitivity of each site option. This RAG rating has been used to inform the assessment of site options against SA14.

Maisie Colloby (on behalf of Storey Strategic Land Limited)

- The approach to the Issues and Options Sustainability Appraisal is generally supported.
- To support the Issues and Options consultation the SA has considered different locational options. These include the 6 proposed spatial distribution options for the plan period which have been considered in the context of three different growth options, taking into account the Authority's Local Housing Need (LHN) through low, medium, and high growth options. The latter two growth options also address the provision of Leicester City's unmet housing needs.
- The quantum of the unmet need has in principle been agreed within the Leicester & Leicestershire Strategic Growth Plan 2023 - Statement of Common Ground (SoCG) Relating to Housing and Employment Land Needs (13th May 2022). The SoCG identified that Harborough will need to provide an average annual Leicester City unmet housing need contribution from 2020 to 2036 of 123 dwellings per annum. Harborough District Council formally agreed to sign the SoCG at its Full Council meeting held

on the 18th December 2023. The low growth option does not address the Leicester City unmet need, and should be discounted for this reason alone.

- The SA uses the SA Framework to evaluate how the different reasonable alternatives perform against objectives outlined in Chapter 5 of the SA. The site assessments undertaken within Chapter 4 of the SA assess the three proposed growth options. It is acknowledged that these areas will evolve into more defined spatial areas through the plan-making process which will allow for more detailed assessments of the sites to take place.
- At this stage in the plan-making process, the SA provides only a strategic overview of the assessed sites against the SA framework objectives. It is acknowledged that the SA will evolve further over time to provide a more detailed site assessment and draw further conclusions with regard to the most appropriate locations for future growth and development over the plan period. It is important that the SA has full regard for and reflects up-to-date evidence when undertaking those revisions. Failure to do so would undermine the credibility of the SA process.
- Paragraph 2.33 confirms that reasonable site options identified through the current Call for Sites will be subject to SA using the same methodology. This representation is made on behalf of Storey Strategic Land Limited in relation to land north of Gilmorton Road, Lutterworth and the opportunity to deliver approximately 200 new dwellings together with employment land. This land interest has not previously been submitted through the SHELAA and therefore is not considered within the SA or Issues and Options consultation document.
- The SA assesses 7 housing sites, 3 mixed use sites and 3 employment sites in Lutterworth. Appendix D of the SA sets out the Site Assessment Criteria. It is considered important that the initial findings of the assessment process are discussed with site promoters. The SA supporting the current consultation highlights the potential for key factors to be overlooked or misunderstood, when they can often be resolved through the submission of additional information.

- The SA has now been updated to reflect the Proposed Submission Draft Local Plan, also taking into account any updated evidence base that has become available.
- A further Call for Sites was undertaken alongside the Issues and Options Consultation. The sites submitted through that Call for Sites have been appraised in Chapter 6 of this SA Report.
- It is not possible for the SA team to discuss the initial findings of site assessments as part of the SA with each developer as the SA is appraising over 200 site options and is a strategic level assessment. However, the initial findings of the SA are available as part of the consultation process. If a site option has been proposed to be taken forward as a site allocation through policies in the Proposed Submission Draft Local Plan, then any mitigation within the policy has been taken into consideration in this SA report.

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- It is recognised that the SA report has been prepared at an early stage in the plan making process. There is the potential for it be informed by other evidence prepared by other planning authorities and stakeholders beyond the administrative boundary. For SA3, for example, this could include the emerging Joint Water Cycle Study, the Water Resource Management Plans prepared by Severn Trent Water and Anglian Water, Regional Plans produced by Water Resources East and West and by Minerals and Waste Plans. In the absence of a Regional Plan for the East Midlands, strategic policies relating to the management and enhancement of natural resources should be carefully coordinated. Since the Adoption of the current Local Plan in 2019, the area covered by Severn Trent has been determined by the Environment Agency to be an Area of Serious Water Stress. The area covered by Anglian Water for the East continues to be seriously water stressed. The resilience of strategic infrastructure networks and plant to withstand the challenges brought about by growth, both planned and unplanned, and by climate change is a shared risk.

- Noted. SA12 covers the protection of water resources including water quantity and quality. Where available, information will be drawn from the emerging Joint Water Cycle Study, the Water Resource Management Plans prepared by Severn Trent Water and Anglian Water, Regional Plans produced by Water Resources East and West and by Minerals and Waste Plans. The Anglian Water's and Severn Estuaries Draft Water Resources Management Plan 2024 is referred to within Appendix C: baseline Information.

Appendix B

Review of Relevant Plans, Policies and Programmes

International Plans and Programmes of Most Relevance for the Local Plan

B.1 2022 Convention on Biological Diversity [\[See reference 17\]](#) – COP15 Kunming-Montreal adopted the “Kunming-Montreal Global Biodiversity Framework” (GBF), including four goals and 23 targets for achievement by 2030.

B.2 The Glasgow Pact (UN Framework Convention on Climate Change, 2021) - Nations adopted the Glasgow Climate Pact [\[See reference 18\]](#). The package of decisions consists of a range of agreed items, including strengthened efforts to build resilience to climate change, to curb greenhouse gas emissions and to provide the necessary finance for both. Nations reaffirmed their duty to fulfil the pledge of providing \$100 billion annually from developed to developing countries. And they collectively agreed to work to reduce the gap between existing emission reduction plans and what is required to reduce emissions. They also agreed to phase down unabated coal power and inefficient subsidies for fossil fuels.

B.3 United Nations Declaration on Forests and Land Use (COP26 Declaration) (2021) [\[See reference 19\]](#): international commitment to halt and reverse forest loss and land degradation by 2030 while delivering sustainable development and promoting an inclusive rural transformation.

B.4 The 2030 Agenda for Sustainable Development (2015) [\[See reference 20\]](#), adopted by all United Nations Member States, provides a shared blueprint for

peace and prosperity for people and the planet and includes 17 Sustainable Development Goals (SDGs), designed to achieve a better and more sustainable future for all.

B.5 The United Nations Convention on Access to Information, Public Participation in Decision-Making and Access to Justice in Environmental Matters (the 'Aarhus Convention') (1998) [\[See reference 21\]](#) establishes a number of rights of the public (individuals and their associations) with regard to the environment. The Parties to the Convention are required to make the necessary provisions so that public authorities (at national, regional or local level) will contribute to these rights to become effective.

B.6 The United Nations Declaration on Sustainable Development (Johannesburg Declaration) (2002) [\[See reference 22\]](#) sets a broad framework for international sustainable development, including building a humane, equitable and caring global society aware of the need for human dignity for all, renewable energy and energy efficiency, sustainable consumption and production and resource efficiency.

B.7 The United Nations Paris Climate Change Agreement (2015) [\[See reference 23\]](#) is an international agreement to keep global temperature rise this century well below 2 degrees Celsius above pre-industrial levels.

B.8 The International Convention on Wetlands (Ramsar Convention) (1976) [\[See reference 24\]](#) is an international agreement with the aim of conserving and managing the use of wetlands and their resources.

B.9 The European Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) (1979) [\[See reference 25\]](#) aims to ensure conservation and protection of wild plant and animal species and their natural habitats, to increase cooperation between contracting parties, and to regulate the exploitation of those species (including migratory species).

B.10 The International Convention on Biological Diversity (1992) [\[See reference 26\]](#) is an international commitment to biodiversity conservation through national strategies and action plans.

B.11 The European Habitats Directive (1992) [\[See reference 27\]](#), together with the Birds Directive, sets the standard for nature conservation across the EU and enables all 27 Member States to work together within the same strong legislative framework in order to protect the most vulnerable species and habitat types across their entire natural range within the EU. It also established the Natura 2000 network.

B.12 The European Birds Directive (2009) [\[See reference 28\]](#) requires the maintenance of all species of naturally occurring birds in the wild state in the European territory at a level which corresponds in particular to ecological, scientific and cultural requirements, while taking account of economic and recreational requirements.

B.13 The United Nations Declaration on Forests (New York Declaration) (2014) [\[See reference 29\]](#) sets out international commitment to cut natural forest loss by 2020 and end loss by 2030.

B.14 The Valletta Treaty (1992) [\[See reference 30\]](#), formerly the European Convention on the Protection of the Archaeological Heritage (Revisited), aims to protect the European archaeological heritage “as a source of European collective memory and as an instrument for historical and scientific study”.

B.15 The United Nations (UNESCO) World Heritage Convention (1972) [\[See reference 31\]](#) promotes co-operation among nations to protect heritage around the world that is of such outstanding universal value that its conservation is important for current and future generations.

B.16 The European Convention for the Protection of the Architectural Heritage of Europe (1985) [\[See reference 32\]](#) defines ‘architectural heritage’ and requires that the signatories maintain an inventory of it and take statutory measures to ensure its protection. Conservation policies are also required to be

integrated into planning systems and other spheres of government influence as per the text of the convention.

B.17 The European Landscape Convention (2002) [\[See reference 33\]](#) promotes landscape protection, management and planning. The Convention is aimed at the protection, management and planning of all landscapes and raising awareness of the value of a living landscape.

National Plans and Programmes (beyond the NPPF) of Most Relevance for the Local Plan

Climate Change Adaptation and Mitigation

B.18 The Third National Adaptation Programme (NAP3) [\[See reference 34\]](#) focuses on building climate resilience across key sectors in the UK. Its key aims include strengthening preparedness for climate risks, enhancing infrastructure resilience, protecting natural ecosystems, and integrating adaptation into planning and policies across government and society. It promotes a whole-society approach to adapt to climate risks like flooding and heatwaves. The Fourth strategy for Climate Adaptation Reporting, alongside NAP3 aims to increase accountability by requiring organisations to report on their preparedness for climate impacts, focusing on critical infrastructure and supporting national climate goals

B.19 The Biomass Strategy 2023 [\[See reference 35\]](#) builds on the 2021 Biomass policy statement and the Powering up Britain strategy which emphasised the important role that biomass will play in Britain's fully decarbonised power system by 2035, subject to security of supply. It sets out steps government intends to take to strengthen biomass sustainability and the

opportunities for the use of sustainable biomass across multiple sectors of the economy in support of achieving the UK's net zero target.

B.20 The government aims to focus on implementing a cross-sectoral common sustainability framework, which will be subject to consultation. It states it committed to monitoring the levels of biomass supply to ensure the UK can secure necessary levels for increased biomass use across the economy. It has also committed to ensuring that biomass supply – given its risks and uncertainties – is not hindered at any stage; however, biomass demand is expected to increase. The government also aims for a "priority use" of biomass based on guiding principles that address sustainability, air quality, the net-zero and circular economy, and resource efficiency. This encompasses the deployment of bioenergy with carbon capture and storage (BECCS), the engineered greenhouse-gas removal technology, which captures and stores CO₂ from biomass while producing low-carbon energy.

B.21 The Carbon Budget Delivery Plan (2023) [\[See reference 36\]](#) explains how the government intends to meet its legally-binding climate goals, setting out a package of quantified and unquantified proposals and policies, and associated timescales and delivery risks this also includes:

- wider matters in connection with carbon budgets
- the contribution of these proposals and policies to sustainable development
- the impact the package has on sectors of the economy

B.22 Powering up Britain (2023) [\[See reference 37\]](#) sets out the department's approach to energy security and net zero, and acts as an introduction to Powering Up Britain: Energy Security Plan, and Powering Up Britain: Net Zero Growth Plan.

B.23 The Energy Security Plan (2023) [\[See reference 38\]](#) sets out the steps that the government is taking to improve the UK's energy system resilience, particularly in the current geopolitical context. Key commitments include:

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- Looking at the role gas storage and other sources of flexibility can play in gas security.
- Delivery of energy efficiency upgrades through the Great British Insulation Scheme.
- Extension of the Boiler Upgrade Scheme to 2028.
- Setting up Great British Nuclear to lead delivery of the new nuclear programme.
- Launching a competitive process to select the best Small Modular Reactor technologies.
- Launching the Floating Offshore Wind Manufacturing Investment Scheme, to provide up to £160 million investment in port infrastructure projects.
- Publishing action plans on reducing the development time for transmission network projects and on accelerating electricity network connections.
- Announcing the Track-1 negotiation project list of carbon capture usage and storage (CCUS) projects; launching a process to expand Track-1 clusters; and establishing two further (Track-2) CCUS clusters.
- Announcing a shortlist of projects for the first electrolytic hydrogen production allocation round.
- Announcing successful applicants of the first competition window for Strands 1 and 2 of the Net Zero Hydrogen Fund (development and capital co-funding) and launching a second competition window.
- Consulting on revised energy National Policy Statements which underline the national need for new energy infrastructure with the intention of expediting planning processes.

B.24 The Net Zero Growth Plan (2023) [\[See reference 39\]](#) outlines the Government's plans to reach net zero and unlock the financial benefits that this can bring. Key commitments include:

- Publishing an addendum to the Resources and Waste Strategy which will focus on net zero and include a plan to achieve the near elimination of biodegradable municipal waste going to landfill.

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- Responding to the consultation on a revised Waste Prevention Programme for England alongside the new programme 'Maximising Resources, Minimising Waste'.
- Providing up to £20 billion of funding for early deployment of CCUS to unlock private investment and jobs.
- Consulting on an ambitious Zero Emission Vehicle mandate; publishing the Low Carbon Fuels Strategy in 2023; and legislating to include recycled carbon and nuclear derived fuels in renewables transport fuel schemes.
- Consulting on transition planning disclosure requirements for the UK's largest companies and the UK Green Taxonomy, as well as on steps and interventions needed to support the growth of high integrity voluntary markets and to protect against greenwashing.
- Introducing a regulatory framework for heat networks; beginning the implementation of heat network zoning by 2025; and confirming funding of £15 million for the 2023/24 Home Decarbonisation Skills Competition and the £5 million Heat Training Grant for heat pump and heat network skills. Growth and decarbonisation of the UK heat network market will continue through the Green Heat Network Fund and the Heat Network Efficiency Scheme, including £220 million for the Heat Network Transformation Programme over 2025/6 and 2026/7.
- Considering options for integrating greenhouse gas removals in the UK Emissions Trading Scheme.
- Publishing the Biomass Strategy in 2023, which will outline the role that bioenergy with carbon capture and storage (BECCS) can play in reducing carbon emissions.
- Taking forward the next steps in the Review of Electricity Market Arrangements.

B.25 The Environment Improvement Plan 2023 [\[See reference 40\]](#) for England is the first revision of the 25YEP. It builds on the 25YEP vision with a new plan setting out how we will work with landowners, communities and businesses to deliver each of our goals for improving the environment, matched with interim

targets to measure progress. Taking these actions will help us restore nature, reduce environmental pollution, and increase the prosperity of our country.

B.26 UK Climate Change Risk Assessment 2022 [\[See reference 41\]](#) outlines the UK government and devolved administrations' position on the key climate change risks and opportunities that the UK faces today. The risk assessment considers sixty-one UK-wide climate risks and opportunities cutting across multiple sectors of the economy and prioritises the following eight risk areas for action in the next two years:

- risks to the viability and diversity of terrestrial and freshwater habitats and species from multiple hazards
- risks to soil health from increased flooding and drought
- risks to natural carbon stores and sequestration from multiple hazards
- risks to crops, livestock and commercial trees from multiple climate hazards
- risks to supply of food, goods and vital services due to climate-related collapse of supply chains and distribution networks
- risks to people and the economy from climate-related failure of the power system
- risks to human health, wellbeing and productivity from increased exposure to heat in homes and other buildings
- multiple risks to the UK from climate change impacts overseas

B.27 The British Energy Security Strategy (2022) [\[See reference 42\]](#) sets out how the UK will enhance its energy security, setting out plans for future deployment of wind, new nuclear, solar and hydrogen, and for supporting the production of domestic oil and gas in the nearer term. The strategy builds on the Prime Minister's 'Ten point plan for a green industrial revolution', and the 'Net zero strategy'. Key aims and commitments include:

- New commitments to supercharge clean energy and accelerate deployment, which could see 95% of Great Britain's electricity set to be low carbon by 2030.

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- Supporting over 40,000 more jobs in clean industries, totalling 480,000 jobs by 2030.
- Accelerated expansion of nuclear, wind, solar, hydrogen, oil and gas, including delivering the equivalent to one nuclear reactor a year instead of one a decade.
- Offshore wind – Aim of providing up to 50GW by 2030, of which 5GW is planned to be from floating offshore wind in deeper seas. This is aimed to be underpinned by new planning reforms to cut the approval times for new offshore wind farms from 4 years to 1 year and an overall streamlining which will aims to reduce the time it takes for new projects to reach construction stages while improving the environment.
- Oil and gas – A licensing round for new North Sea oil and gas projects is planned to launch in Autumn, with a new taskforce providing bespoke support to new developments.
- Onshore wind – The Government plans to consult on developing partnerships with a limited number of supportive communities who wish to host new onshore wind infrastructure in return for guaranteed lower energy bills.
- Heat pump manufacturing – The Government aim to run a Heat Pump Investment Accelerator Competition in 2022 worth up to £30 million to make British heat pumps, with hopes to reduce demand for gas.

B.28 The Environment Act 2021[See reference 43] sets statutory targets for the recovery of the natural world in four priority areas: air quality, biodiversity, water, and resource efficiency and waste reduction. The Environment Act will deliver:

- Long-term targets to improve air quality biodiversity, water, and waste reduction and resource efficiency.
- A target on ambient PM_{2.5} concentrations.
- A target to halt the decline of nature by 2030.
- Environmental Improvement Plans, including interim targets.

- A cycle of environmental monitoring and reporting.
- Environmental Principles embedded in domestic policy making.
- Office for Environmental Protection to uphold environmental law.

B.29 The Net Zero Strategy: Build Back Greener (2021) [\[See reference 44\]](#)

sets out policies and proposals for decarbonising all sectors of the UK economy to meet net zero targets by 2050. It sets out strategies to keep the UK on track with carbon budgets, outlines the National Determined Contribution (NDC) and sets out the vision for a decarbonised economy in 2050. Its focus includes:

- Policies and proposals for reducing emissions across the economy in key sectors (power, fuel supply and hydrogen, industry, heat and buildings, transport, natural gas and waste).
- Policies and proposals for supporting transition across the economy through innovation, green investment, green jobs, embedding net-zero in government, local climate action, empowering people and businesses, and international leadership and collaboration.

B.30 The Industrial Decarbonisation Strategy (2021) [\[See reference 45\]](#) aims to support existing industry to decarbonise and encourage the growth of new, low carbon industries to protect and create skilled jobs and businesses in the UK encouraging long-term investment in home-grown decarbonisation technology. The strategy builds in the Prime Minister's 10 Point Plan for a Green Industrial Revolution and sets out the government's vision for building a competitive, greener future for the manufacturing and construction sector and is part of the government's path to net zero by 2050. The strategy aims to reduce emissions by two-thirds in just 15 years and support up to 80,000 jobs over the next thirty years and includes measures to produce 20 terawatt hours of the UK industry's energy supply from low carbon alternatives by 2030. It also aims to introduce new rules on measuring the energy and carbon performance of the UK's largest commercial and industrial buildings, providing potential savings to businesses of around £2 billion per year in energy costs in 2030 and aiming to reduce annual carbon emissions by over 2 million tonnes - approximately 10% of their current emissions. Other key commitments within the Strategy include:

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- The use of carbon pricing to drive changes in industry to focus on emissions in business and investment decisions.
- To establish a policy framework to accelerate the switch from fossil fuels to low carbon alternatives such as hydrogen, electricity, or biomass.
- New product standards, enabling manufacturers to clearly distinguish their products from high carbon competitors.
- To ensure the land planning regime is fit for building low carbon infrastructure.
- Support the skills transition so that the UK workforce benefits from the creation of new green jobs.
- An expectation that at least 3 megatons of CO₂ is captured within industry per year by 2030.
- That by 2050, there will be zero avoidable waste of materials across heavy industries.

B.31 The Heat and Buildings Strategy (2021) [\[See reference 46\]](#) sets out the government's plan to significantly cut carbon emissions from the UK's 30 million homes and workplaces. This strategy aims to provide a clear direction of travel for the 2020s, set out the strategic decisions that need to be taken this decade, and demonstrate how the UK plans to meet its carbon targets and remain on track for net zero by 2050. Key aims of the strategy include:

- Reduce direct emissions from public sector buildings by 75% against a 2017 baseline by the end of carbon budget 6.
- Significantly reduce energy consumption of commercial, and industrial buildings by 2030.
- Phase out the installation of new natural gas boilers beyond 2035.
- Significantly grow the supply chain for heat pumps to 2028: from installing around 35,000 hydronic heat pumps a year to a minimum market capacity of 600,000 per year by 2028.

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- Reduce the costs of installing a heat pump by at least 25-50% by 2025 and to ensure heat pumps are no more expensive to buy and run than gas boilers by 2030.
- Achieve 30-fold increase in heat pumps manufactured and sold within the UK by the end of the decade.
- Grow the market for heat pumps notably via a £450 million Boiler Upgrade Scheme to support households who want to switch with £5,000 grants.
- Improve heat pump appeal by continuing to invest in research and innovation, with the £60 million Net Zero Innovation Portfolio 'Heat Pump Ready' Programme supporting the development of innovation across the sector.
- Ensure all new buildings in England are ready for Net Zero from 2025. To enable this, new standards will be introduced through legislation to ensure new homes and buildings will be fitted with low-carbon heating and high levels of energy efficiency.
- Establish large-scale trials of hydrogen for heating, including a neighbourhood trial by 2023.
- Ensure as many fuel poor homes in England, as reasonably practicable, achieve a minimum energy efficiency rating of band C by the end of 2030.
- Support social housing, low income and fuel poor households via boosting funding for the Social Housing Decarbonisation Fund and Home Upgrade Grant, which aim to improve the energy performance of low income households' homes, support low carbon heat installations and build the green retrofitting sector to benefit all homeowners.
- Scale up low-carbon heat network deployment and to enable local areas to deploy heat network zoning- Heat Network Transformation Programme of £338 million (over 2022/23 to 2024/25).

B.32 The UK Hydrogen Strategy (2021) [\[See reference 47\]](#) sets out the approach to developing a substantial low carbon hydrogen sector in the UK and to meet the ambition for 5GW of low carbon hydrogen production capacity by 2030. The Strategy outlines the role of hydrogen in meeting net zero targets,

the existing opportunity within the UK, a strategic framework, a roadmap for the economy, and the UK Government's commitments for a hydrogen economy. The Energy Performance of Buildings Regulations (2021).

B.33 The Energy Performance of Buildings Regulations (2021) [\[See reference 48\]](#) seek to improve the energy efficiency of buildings, reducing their carbon emissions and lessening the impact of climate change. The Regulations require the adoption of a standard methodology for calculating energy performance and minimum requirements for energy performance, reported through Energy Performance Certificates and Display Energy Certificates.

B.34 Natural England's Climate Change Risk Assessment and Adaptation Plan (2021) [\[See reference 49\]](#) is the third adaptation report covering climate change adaptation and covers the following themes in developing Natural England's response to the biodiversity and climate crisis:

- We will plan climate change adaptation with the aim of restoring ecological process at a landscape scale as part of nature recovery to enhance resilience and accommodate inevitable change.
- Our work on adaptation can deliver multiple benefits, including integrating climate change mitigation, biodiversity and enhancing the quality of life for people.
- We recognise the benefits of local level adaptation and our Area Teams have a key role to play in delivering adaptation in a place-based way.
- Using a natural capital and ecosystem approach to account for the multiple benefits that nature provides to society
- Developing adaptive management that takes account of change in the natural world both in the policy advice and delivery space.
- We will ensure our different work programmes have a joined-up approach to adaptation.
- Developing the evidence base to support practical adaptation, including monitoring and evaluation of adaptation actions.

- Developing a joined-up approach to Nature-based Solutions which deliver mitigation and adaptation with measurable benefits for nature and people.

B.35 The risk assessment updates the overarching risks of climate change to our aims and objectives, which are outlined in our Building Partnerships for Nature Action Plan.

B.36 Climate Change Adaptation Manual: Evidence to support Nature Conservation in a Changing Climate (2020) [See reference 50] is a resource to support practical and pragmatic decision-making in relation to climate change adaptation, by bringing together recent science, experience and case studies, and is intended to be an accessible entry point to a range of available resources and tools.

B.37 Environment Agency, Forestry Commission, and Natural England outline a shared vision to use nature-based solutions to tackle the Climate Emergency (2020) [See reference 51] outlines a shared vision and practical actions to tackle the climate and biodiversity emergencies. As such, the Environment Agency, Forestry Commission and Natural England commit to collaborating their responses to the climate and biodiversity emergencies by:

- Delivering large-scale woodland creation.
- Protecting and restoring peatlands.
- Supporting farmers towards net zero.
- Working with nature to manage flood risk.
- Taking a strategic approach to land use.
- Encouraging alternatives to carbon intensive materials.
- Pushing for action across the UK and abroad.

B.38 The Energy white paper: Powering our net zero future (2020) [See reference 52] builds on the Prime Minister's Ten point plan for a green industrial revolution. The white paper addresses the transformation of the UK's energy system, promoting high-skilled jobs and clean, resilient economic growth

during its transition to net-zero emissions by 2050. Key aims of the paper include:

- Supporting green jobs – The government aims to support up to 220,000 jobs in the next 10 years.
- Transforming the energy system – To transform its electricity grid for net-zero, the white paper highlights how this will involve changing the way the country heats its homes, how people travel, doubling the electricity use, and harnessing renewable energy supplies.
- Keeping bills affordable – The government aims to do this by making the energy retail market “truly competitive”. This will include offering people a method of switching to a cheaper energy tariff and testing automatically switching consumers to fairer deals to tackle “loyalty penalties”.
- Generating emission-free electricity by 2050 – The government aims to have “overwhelmingly decarbonised power” in the 2030s in order to generate emission-free electricity by 2050.
- Establishing UK Emissions Trading Scheme – The government aims to establish a UK Emissions Trading Scheme (UK ETS) from 1 January 2021 to replace the current EU ETS at the end of the Brexit Transition Period.
- Exploring new nuclear financing options – The government is continuing to explore a range of financing options for new nuclear with developers including the Regulated Asset Base (RAB) funding model.
- Further commitments to offshore wind – The white paper lays out plans to scale up its offshore wind fleet to 40 gigawatts (GW) by 2030, including 1GW of floating wind, enough to power every home in the country.
- Carbon capture and storage investments – Including £1bn worth of investments in state-of-the-art CCS in four industrial clusters by 2030. With four low-carbon clusters set up by 2030, and at least one fully net-zero cluster by 2040.
- Kick-starting the hydrogen economy – The government plans to work with industry to aim for 5GW of production by 2030, backed up by a new £240m net-zero Hydrogen Fund for low-carbon hydrogen production.

- Investing in electric vehicle charge points – The government plans to invest £1.3bn to accelerate the rollout of charge points for electric vehicles as well as up to £1bn to support the electrification of cars.
- Supporting the lowest paid with their bills – The government aims to support those with lower incomes through a £6.7bn package of measures that could save families in old inefficient homes up to £400.
- Moving away from fossil fuel boilers – The government aims, by the mid-2030s, for all newly installed heating systems to be low-carbon or to be appliances that it is confident can be converted to a clean fuel supply.
- Supporting North Sea oil and gas transition – The white paper notes the importance of supporting the North Sea oil and gas transition for the people and communities most affected by the move away from fossil fuels. The government aims to achieve this by ensuring that the expertise of the oil and gas sector be drawn on in developing CCS and hydrogen production to provide new green jobs for the future.

B.39 National Infrastructure Strategy: Fairer, faster greener (2020) [\[See reference 53\]](#) sets out plans to transform UK infrastructure in order to level up the country, strengthen the Union and achieve net zero emissions by 2050. This will be enabled by clear support for private investment and through a comprehensive set of reforms to the way infrastructure is delivered.

B.40 The Sixth Carbon Budget report (2020) [\[See reference 54\]](#) is based on an extensive programme of analysis, consultation and consideration by the Committee and its staff, building on the evidence published last year for our Net Zero advice. Our recommended pathway requires a 78% reduction in UK territorial emissions between 1990 and 2035. In effect, bringing forward the UK's previous 80% target by nearly 15 years.

B.41 Decarbonising Transport: Setting the Challenge (2020) [\[See reference 55\]](#) sets out the strategic priorities for the new Transport Decarbonisation Plan (TDP), published in July 2021. It sets out in detail what government, business and society will need to do to deliver the significant emissions reduction needed across all modes of transport, putting us on a pathway to achieving carbon

budgets and net zero emissions across every single mode of transport by 2050. This document acknowledges that while there have been recently published strategies to reduce greenhouse gas emissions in individual transport modes, transport as a whole sector needs to go further and more quickly, therefore the TDP takes a coordinated, cross-modal approach to deliver the transport sector's contribution to both carbon budgets and net zero.

B.42 Flood and Coastal Erosion Risk Management: Policy Statement (2020)

[See reference 56] sets out the government's long-term ambition to create a nation more resilient to future flood and coastal erosion risk, and in doing so, reduce the risk of harm to people, the environment and the economy. The Policy Statement sets out five policy areas which will drive this ambition:

- Upgrading and expanding our national flood defences and infrastructure;
- Managing the flow of water more effectively;
- Harnessing the power of nature to reduce flood and coastal erosion risk and achieve multiple benefits;
- Better preparing our communities; and
- Enabling more resilient places through a catchment-based approach.

B.43 Net Zero – The UK's contribution to stopping global warming (Climate Change Committee, 2019) **[See reference 57]** responds to a request from the Governments of the UK, Wales and Scotland, asking the Committee to reassess the UK's long-term emissions targets. Our new emissions scenarios draw on ten new research projects, three expert advisory groups, and reviews of the work of the IPCC and others. The report's key findings are that:

- The Committee on Climate Change recommends a new emissions target for the UK: net-zero greenhouse gases by 2050.
- In Scotland, we recommend a net-zero date of 2045, reflecting Scotland's greater relative capacity to remove emissions than the UK as a whole.
- In Wales, we recommend a 95% reduction in greenhouse gases by 2050.

B.44 Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency (2018) [See reference 58] provides guidance for anyone who wishes to improve energy efficiency in an historic building.

B.45 The Promotion of the Use of Energy from Renewables Sources Regulations 2011 [See reference 59] required the government to ensure that renewable energy comprised 15% of the UK's total energy mix by 2020. The Renewable Energy Directive has now been superseded by Directive (EU) 2018/2001 (RED II). Although the UK has now been released from the renewable energy targets under RED II following Brexit, the UK-EU Trade and Cooperation Agreement includes a commitment to promote energy efficiency and the use of energy from renewable sources and reaffirmation of the EU's 2030 "targets" and the UK's 2030 "ambitions" for renewable energy and energy efficiency.

B.46 The National Flood and Coastal Erosion Risk Management Strategy for England 2011 [See reference 60] sets out the national framework for managing the risk of flooding and coastal erosion. It sets out the roles for risk management authorities and communities to help them understand their responsibilities. The strategic aims and objectives of the Strategy are to:

- Manage the risk to people and their property;
- Facilitate decision-making and action at the appropriate level – individual, community or Local Authority, river catchment, coastal cell or national; and
- Achieve environmental, social and economic benefits, consistent with the principles of sustainable development.

B.47 The Flood and Water Management Act 2010 [See reference 61] and The Flood and Water Regulations 2019 [See reference 62] sets out measures to ensure that risk from all sources of flooding is managed more effectively. This includes incorporating greater resilience measures into the design of new buildings; utilising the environment in order to reduce flooding; identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere; rolling back development in coastal areas to avoid damage from flooding or coastal erosion; and creating sustainable drainage systems (SuDS).

B.48 The National Adaptation Programme and the Third Strategy for Climate Adaptation Reporting: Making the country resilient to a changing climate **[See reference 63]** sets out visions for the following sectors:

- People and the Built Environment – “to promote the development of a healthy, equitable and resilient population, well placed to reduce the harmful health impacts of climate change...buildings and places (including built heritage) and the people who live and work in them are resilient and organisations in the built environment sector have an increased capacity to address the risks and make the most of the opportunities of a changing climate.”
- Infrastructure – “an infrastructure network that is resilient to today’s natural hazards and prepared for the future changing climate.”
- Natural Environment – “the natural environment, with diverse and healthy ecosystems, is resilient to climate change, able to accommodate change and valued for the adaptation services it provides.”
- Business and Industry – “UK businesses are resilient to extreme weather and prepared for future risks and opportunities from climate change.”
- Local Government – “Local Government plays a central role in leading and supporting local places to become more resilient to a range of future risks and to be prepared for the opportunities from a changing climate.”

B.49 Our Waste, Our Resources: A strategy for England (2018) **[See reference 64]** aims to increase resource productivity and eliminate avoidable waste by 2050. The Strategy sets out key targets which include: a 50% recycling rate for household waste by 2020, a 75% recycling rate for packaging by 2030, 65% recycling rate for municipal solid waste by 2035 and municipal waste to landfill 10% or less by 2035.

B.50 The Clean Growth Strategy (2017) **[See reference 65]** sets out the approach of the government to secure growth of the national income while cutting greenhouse gas emissions. The key policies and proposals of the Strategy sit below a number of overarching principles: acceleration of clean growth including through recommendations for private and public investment to meet carbon budgets; providing support to improve business and industry

energy efficiency; improving energy efficiency in the housing stock including through low carbon heating; accelerating the shift to low carbon transport; delivering clean, smart, flexible power; enhancing the benefits and value of our natural resources; leading in the public sector to meet emissions targets; and ensure Government leadership to drive clean growth.

B.51 The National Planning Policy for Waste (NPPW) (2014) [\[See reference 66\]](#) identifies key planning objectives, requiring planning Authorities to:

- Help deliver sustainable development through driving waste management up the waste hierarchy;
- Ensure waste management is considered alongside other spatial planning concerns;
- Provide a framework in which communities take more responsibility for their own waste;
- Help secure the recovery or disposal of waste without endangering human health and without harming the environment; and
- Ensure the design and layout of new development supports sustainable waste management.

B.52 The Waste Management Plan for England (2013) [\[See reference 67\]](#) sets out the measures for England to work towards a zero waste economy.

B.53 The Energy Efficiency Strategy: The Energy Efficiency Opportunity in the UK 2012 [\[See reference 68\]](#) aims to realise the wider energy efficiency potential that is available in the UK economy by maximising the potential of existing dwellings by implementing 21st century energy management initiatives on 19th century homes.

B.54 The UK Low Carbon Transition Plan: National Strategy for Climate and Energy (2009) [\[See reference 69\]](#) sets out a five-point plan to tackle climate change. The points are as follows: protecting the public from immediate risk, preparing for the future, limiting the severity of future climate change through a

new international climate agreement, building a low carbon UK and supporting individuals, communities and businesses to play their part.

B.55 The UK Renewable Energy Strategy (2009) [\[See reference 70\]](#) sets out the ways in which we will tackle climate change by reducing our CO2 emissions through the generation of a renewable electricity, heat and transport technologies.

B.56 The Climate Change Act 2008 [\[See reference 71\]](#) sets targets for UK greenhouse gas emission reductions of at least 100% by 2050, against a 1990 baseline (this was previously 80% but was updated to a net zero target in June 2019).

B.57 The Planning and Energy Act (2008) [\[See reference 72\]](#) enables local planning authorities to set requirements for carbon reduction and renewable energy provision. It should be noted that while the Housing Standards Review proposed to repeal some of these provisions, at the time of writing there have been no amendments to the Planning and Energy Act.

B.58 The Waste (Circular Economy) (Amendment) Regulations [\[See reference 73\]](#) seek to prevent waste generation and to monitor and assess the implementation of measures included in waste prevention programmes. They set out requirements to justify not separating waste streams close to source for re-use, recycling or other recovery operations, prohibit incineration and landfilling of waste unless such treatment process represent the best environmental outcome in accordance with the waste hierarchy. The Regulations set out when waste management plans and in waste prevention programmes are required. The Regulations focus on the circular economy as a means for businesses to maximise the value of waste and waste treatment.

Health and Well-being

B.59 The Levelling-up and Regeneration Act [\[See reference 74\]](#), published by DLUHC in 2023 sets out the direction for planning and makes provisions to

support the levelling-up agenda. It seeks to streamline the planning process whilst attaching greater weight to development plans. It also aims to improve infrastructure delivery with a new levy system, improve alignment between plans to address cross-boundary issues, and will introduce added protection for heritage assets. The Bill also states that existing EU-generated systems of SEA, HRA and EIA will eventually be replaced by a simpler process known as 'Environmental Outcomes Reports'.

B.60 The White Paper Levelling Up the United Kingdom (2022) [\[See reference 75\]](#) sets out how the UK Government will spread opportunity more equally across the UK. It comprises 12 UK-wide missions to achieve by 2030. Missions which relate to population, health and wellbeing state that by 2030:

- The gap in Healthy Life Expectancy (HLE) between local areas where it is highest and lowest will have narrowed, and by 2035 HLE will rise by five years.
- Well-being will have improved in every area of the UK, with the gap between top performing and other areas closing.
- Homicide, serious violence, and neighbourhood crime will have fallen, focused on the worst-affected areas.
- Pride in place, such as people's satisfaction with their town centre and engagement in local culture and community, will have risen in every area of the UK, with the gap between the top performing and other areas closing.
- The number of primary school children achieving the expected standard in reading, writing and maths will have significantly increased. In England, this will mean 90% of children will achieve the expected standard, and the percentage of children meeting the expected standard in the worst performing areas will have increased by over a third.
- Renters will have a secure path to ownership with the number of first-time buyers increasing in all areas; and the Government's ambition is for the number of non-decent rented homes to have fallen by 50%, with the biggest improvements in the lowest performing areas.

B.61 A fairer private rented sector White Paper (2022) [\[See reference 76\]](#) aims to build upon the vision of the Levelling Up White Paper and reform the Private Rented Sector and improve housing quality. It outlines that everyone deserves a secure and decent home and outlines measures to improve the experience of renters in the Private Rented Sector.

B.62 The State of the Environment: Health, People and the Environment (2021) [\[See reference 77\]](#) focuses on the relationship between human health and people's access to and connection with a clean, high quality natural environment. It presents information on England's environment, and people's exposure to environmental pollutants, flooding and climate change in relation to human health. It highlights environmental inequalities that contribute to differences in health outcomes for people in England.

B.63 The National Design Guide (2021) [\[See reference 78\]](#) sets out the Government's priorities for well-designed places in the form of ten characteristics: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

B.64 Build Back Better: Our Plan for Health and Social Care (2021) [\[See reference 79\]](#) sets out the government's new plan for health and social care. It provides an overview of how this plan will tackle the elective backlog in the NHS and put the NHS on a sustainable footing. It sets out details of the plan for adult social care in England, including a cap on social care costs and how financial assistance will work for those without substantial assets. It covers wider support that the government will provide for the social care system, and how the government will improve the integration of health and social care. It explains the government's plan to introduce a new Health and Social Care Levy.

B.65 The COVID-19 Mental Health and Wellbeing Recovery Action Plan (2021) [\[See reference 80\]](#) sets out the Government's plan to prevent, mitigate and respond to the mental health impacts of the pandemic during 2021 and 2022. Its main objectives are to support the general population to take action and look after their own mental wellbeing; to take action to address factors which play a

crucial role in shaping mental health and wellbeing outcomes; and, to support services to meet the need for specialist support.

B.66 The Charter for Social Housing Residents: Social Housing White Paper (2020) [See reference 81] sets out the Government's actions to ensure residents in social housing are safe, listened to, live in good quality homes and have access to redress when things go wrong.

B.67 Using the planning system to promote healthy weight environments (2020), Addendum (2021) [See reference 82] provides a framework and starting point for local authorities to clearly set out in local planning guidance how best to achieve healthy weight environments based on local evidence and needs, by focusing on environments that enable healthier eating and help promote more physical activity as the default. The Addendum provides updates on the implications for planning for a healthier food environment, specifically on the hot food takeaways retail uses, and sets out recommended actions in light of changes to the Use Class Order (UCO) in England from 1 September 2020.

B.68 Heritage and Society (2020) [See reference 83] presents evidence about the value of heritage to society, individuals and community groups across England. The evidence is gathered from a wide range of reliable sources including major household panel surveys, systematic literature reviews, bespoke evaluation studies and public opinion surveys. This year, exceptionally, the report includes a section presenting evidence about how the COVID-19 pandemic has impacted our social lives including our access to and engagement with our precious heritage. The key findings include:

- Like most parts of society and the economy, the heritage sector suffered a heavy blow as a result of lockdown due to COVID-19
- Outdoor heritage sites are places people feel most comfortable visiting
- Virtual visits and digital engagement with heritage has helped people cope during lockdown
- Our local neighbourhoods have demonstrated their value during lockdown by helping us to cope

Appendix B Review of Relevant Plans, Policies and Programmes

- Heritage volunteering, an important source of community resilience, was challenged during lockdown
- Volunteering to support COVID-19 related causes has seen an increase which supports a spirit of collective care for our communities and places
- The heritage sector has an important role to play in our individual mental wellbeing in the future
- Visiting heritage can ease the challenges associated with dementia and Alzheimer's
- Online heritage resources support more equal access to digital learning for children

B.69 The Public Health England, PHE Strategy 2020-25 (2019) [\[See reference 84\]](#) identifies PHE's priorities upon which to focus over this five-year period to protect people and help people to live longer in good health.

B.70 The Homes England Strategic Plan 2018 to 2023 [\[See reference 85\]](#) sets out a vision to ensure more homes are built in areas of greatest need, to improve affordability, and make a more resilient and diverse housing market.

B.71 The Housing White Paper 2017 (Fixing our broken housing market) [\[See reference 86\]](#) sets out ways to address the shortfall in affordable homes and boost housing supply. The White Paper focuses on the following:

- Planning for the right homes in the right places – Higher densities in appropriate areas, protecting the Green Belt while making more land available for housing by maximising the contribution from brownfield and surplus public land, regenerating estates, releasing more small and medium-sized sites, allowing rural communities to grow and making it easier to build new settlements.
- Building homes faster – Improved speed of planning cases, ensuring infrastructure is provided and supporting developers to build out more quickly.

Appendix B Review of Relevant Plans, Policies and Programmes

- Diversifying the Market – Backing small and medium-sized house builders, custom-build, institutional investors, new contractors, housing associations.
- Helping people now – supporting home ownership and providing affordable housing for all types of people, including the most vulnerable.

B.72 The Planning Policy for Traveller Sites 2015 [See reference 87] sets out the Government's planning policy for traveller sites, replacing the older version published in March 2012. The Government's overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.

B.73 The Technical Housing Standards – Nationally Described Space Standard (2015) [See reference 88] sets out the Government's new nationally described space standard. The standard deals with internal space within new dwellings and sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy, as well as floor areas and dimensions for key parts of the home.

B.74 The Select Committee on Public Service and Demographic Change Report Ready for Ageing? (2013) [See reference 89] warns that society is underprepared for the ageing population. The report states "longer lives can be a great benefit, but there has been a collective failure to address the implications and without urgent action this great boon could turn into a series of miserable crises". The report highlights the under provision of specialist housing for older people and the need to plan for the housing needs of the older population as well as younger people.

B.75 Fair Society, Healthy Lives (2011) [See reference 90] investigated health inequalities in England and the actions needed in order to tackle them. Subsequently, a supplementary report was prepared providing additional evidence relating to spatial planning and health on the basis that there is "overwhelming evidence that health and environmental inequalities are

inexorably linked and that poor environments contribute significantly to poor health and health inequalities”.

B.76 Laying the foundations: A housing strategy for England [\[See reference 91\]](#) aims to provide support to deliver new homes and improve social mobility.

B.77 Healthy Lives, Healthy People: Our strategy for public health in England 2010 [\[See reference 92\]](#) sets out how the Government’s approach to public health challenges will:

- Protect the population from health threats – led by central Government, with a strong system to the frontline;
- Empower local leadership and encourage wide responsibility across society to improve everyone’s health and wellbeing and tackle the wider factors that influence it;
- Focus on key outcomes, doing what works to deliver them, with transparency of outcomes to enable accountability through a proposed new public health outcomes framework;
- Reflect the Government’s core values of freedom, fairness and responsibility by strengthening self-esteem, confidence and personal responsibility; positively promoting healthy behaviours and lifestyles; and adapting the environment to make healthy choices easier; and
- Balance the freedoms of individuals and organisations with the need to avoid harm to others, use a ‘ladder’ of interventions to determine the least intrusive approach necessary to achieve the desired effect and aim to make voluntary approaches work before resorting to regulation.

B.78 The Environmental Noise Regulations 2006 [\[See reference 93\]](#) apply to environmental noise, mainly from transport. The regulations require regular noise mapping and action planning for road, rail and aviation noise and noise in large urban areas. They also require Noise Action Plans based on the maps for road and rail noise and noise in large urban areas. The Action Plans identify Important Areas (areas exposed to the highest levels of noise) and suggest ways the relevant authorities can reduce these. Major airports and those which

affect large urban areas are also required to produce and publish their own Noise Action Plans separately. The Regulations do not apply to noise from domestic activities such as noise created by neighbours; at workplaces; inside means of transport; or military activities in military areas.

Environment

B.79 The Green Infrastructure Framework (2023) [\[See reference 94\]](#) by Natural England will help increase the amount of green cover to 40% in urban residential areas. The Green Infrastructure Framework provides a structure to analyse where greenspace in urban environments is needed most. It aims to support equitable access to greenspace across the country, with an overarching target for everyone being able to reach good quality greenspace in their local area. From parks to green roofs, and increased tree cover, the Green Infrastructure Framework will make a significant contribution to nature recovery by embedding nature into new developments. Increasing the extent and connectivity of nature-rich habitats will also help increase wildlife populations, build resilience to the impacts of climate change, and ensure our cities are habitable for the future.

B.80 Nature Recovery Network [\[See reference 95\]](#) is a national network of wildlife-rich places to increase and restore nature, and the role of the delivery partnership and management groups. The Nature Recovery Network document explains:

- how Defra and Natural England will work with partners to create a national NRN
- what the NRN will achieve
- the roles of the delivery partnership and management group
- how to become a partner

B.81 The Environment Improvement Plan 2023 [\[See reference 96\]](#) for England is the first revision of the 25YEP. It builds on the 25YEP vision with a new plan

setting out how we will work with landowners, communities and businesses to deliver each of our goals for improving the environment, matched with interim targets to measure progress. Taking these actions will help us restore nature, reduce environmental pollution, and increase the prosperity of our country. To achieve its vision, the 25YEP set out 10 goals. We have used those 10 goals set out in the 25YEP as the basis for this document: setting out the progress made against all 10, the specific targets and commitments made in relation to each goal, and our plan to continue to deliver these targets and the overarching goals. The environmental goals are:

- Goal 1: Thriving plants and wildlife
- Goal 2: Clean air
- Goal 3: Clean and plentiful water
- Goal 4: Managing exposure to chemicals and pesticides
- Goal 5: Maximise our resources, minimise our waste
- Goal 6: Using resources from nature sustainably
- Goal 7: Mitigating and adapting to climate change
- Goal 8: Reduced risk of harm from environmental hazards
- Goal 9: Enhancing biosecurity
- Goal 10: Enhanced beauty, heritage, and engagement with the natural environment

B.82 The Air Quality Strategy for England (2023) [\[See reference 97\]](#) sets out local authorities powers and responsibilities as well as the actions that Defra expects local authorities to take in support of the governments long-term air quality goals, including new PM2.5 targets.

B.83 The waste prevention programme for England: Maximising Resources, Minimising Waste (2023) [\[See reference 98\]](#) sets out government's priorities for managing resources and waste, in line with the resources and waste strategy for England. The programme aims to move to a circular economy by

keeping goods in circulation for as long as possible and at their highest value. This includes increasing the reuse, repair and remanufacture of goods.

B.84 Establishing the Best Available Techniques for the UK (UK BAT) (2022) [See reference 99] sets out a new framework that aims to improve industrial emissions and protect the environment through the introduction of a UK BAT regime. It aims to set up a new structure of governance with a new independent body in the form of Standards Council and the Regulators Group, consisting of government officials and expert regulators from all UK nations. It aims to also establish a new UK Air Quality Governance Group to oversee the work of the Standards Council and the delivery of the requirements under this new framework. It is anticipated that the BATC for the first four industry sectors will be published in the second half of 2023. Climate Change Allowances (2022) [See reference 100] details when and how local planning authorities, developers and their agents should use climate change allowances in flood risk assessments.

B.85 Working with nature (2022) [See reference 101] discusses the importance of nature in providing ecosystem services and presents recent and historical trends in biodiversity. It outlines some of the main pressures affecting England's habitats, wildlife and ecosystems: land use; climate change; pollution; invasive non-native species; and hydrological change.

B.86 The Environment Act 2021 [See reference 102] sets statutory targets for the recovery of the natural world in four priority areas: air quality, biodiversity, water, and resource efficiency and waste reduction. Biodiversity elements in the Act include:

- Strengthened biodiversity duty. Both onsite and offsite enhancements must be maintained for at least 30 years after completion of a development.
- Biodiversity net gain to ensure developments deliver at least 10% increase in biodiversity
- Local Nature Recovery Strategies to support a Nature Recovery Network.
- Duty upon Local Authorities to consult on street tree felling.

- Strengthen woodland protection enforcement measures.
- Conservation Covenants.
- Protected Site Strategies and Species Conservation Strategies to support the design and delivery of strategic approaches to deliver better outcomes for nature.
- Prohibit larger UK businesses from using commodities associated with wide-scale deforestation.
- Requires regulated businesses to establish a system of due diligence for each regulated commodity used in their supply chain, requires regulated businesses to report on their due diligence, introduces a due diligence enforcement system.

B.87 Managing Water Abstraction (2021) [\[See reference 103\]](#) is the overarching document for managing water resources in England and Wales and links together the abstraction licensing strategies.

B.88 National Chalk Streams Strategy (2021) [\[See reference 104\]](#) was built around the “trinity of ecological health”: water quantity, water quality and habitat quality and included 30+ recommendations to Defra, the Environment Agency, Natural England, the water companies, NGOs and stakeholders.

B.89 Meeting our future water needs: a national framework for water resources (2020) [\[See reference 105\]](#) set the strategic direction for long term regional water resources planning. The framework is built on a shared vision to:

- leave the environment in a better state than we found it
- improve the nation’s resilience to drought and minimise interruptions to all water users

B.90 The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 [\[See reference 106\]](#) protect biodiversity through the conservation of natural habitats and species of wild fauna and flora, including birds. The Regulations lay down rules for the protection, management and

exploitation of such habitats and species, including how adverse effects on such habitats and species should be avoided, minimised and reported.

B.91 The national framework [\[See reference 107\]](#) marks a step change in water resources planning. The 5 regional water resources groups will produce a set of co-ordinated, cross-sector plans. These plans will:

- address the scale of challenges we face by identifying the options needed in their region to manage demand and increase supply
- realise opportunities from water resources planning by working collaboratively

B.92 The Clean Air Strategy 2019 [\[See reference 108\]](#) sets out the comprehensive action that is required from across all parts of Government and society to meet these goals. This will be underpinned by new England-wide powers to control major sources of air pollution, in line with the risk they pose to public health and the environment, plus new local powers to take action in areas with an air pollution problem. These will support the creation of Clean Air Zones to lower emissions from all sources of air pollution, backed up with clear enforcement mechanisms. The UK has set stringent targets to cut emissions by 2020 and 2030.

B.93 The Environment Agency's Approach for Groundwater Protection (2018) [\[See reference 109\]](#) contains position statements which provide information about the Environment Agency's approach to managing and protecting groundwater. They detail how the Environment Agency delivers government policy for groundwater and adopts a risk-based approach where legislation allows. Many of the approaches set out in the position statements are not statutory but may be included in, or referenced by, statutory guidance and legislation.

B.94 The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 [\[See reference 110\]](#) protect inland surface waters, transitional waters, coastal waters and groundwater, and outlines the associated river basin management process. These Regulations establish the

need to prevent deterioration of waterbodies and to protect, enhance and restore waterbodies with the aim of achieving good ecological and chemical status.

B.95 The UK Plan for Tackling Roadside Nitrogen Dioxide Concentrations 2017 **[See reference 111]** sets out the Government's ambition and actions for delivering a better environment and cleaner air, including £1 billion investment in ultra-low emission vehicles, a £290 million National Productivity Investment Fund, a £11 million Air Quality Grant Fund and £255 million Implementation Fund to help Local Authorities to prepare Air Quality Action Plans and improve air quality, an £89 million Green Bus Fund, £1.2 billion Cycling and Walking Investment Strategy and £100 million to help improve air quality on the National road network.

B.96 Drought response: our framework for England (2017) **[See reference 112]** tells you how drought affects England and how the Environment Agency works with government, water companies and others to manage the effects on people, business and the environment. It aims to ensure consistency in the way we co-ordinate drought management across England. It sets out:

- how drought affects different parts of England
- who is involved in managing drought and how we work together
- how we and others take action to manage drought
- how we monitor and measure the impacts of drought to advise senior management and government on the prospects and possible action
- how we report on drought and communicate with others

B.97 The Nitrate Pollution Prevention Regulations 2016 **[See reference 113]** provides for the designation of land as nitrate vulnerable zones and imposes annual limits on the amount of nitrogen from organic manure that may be applied or spread in a holding in a nitrate vulnerable zone. The Regulations also specify the amount of nitrogen to be spread on a crop and how, where and when to spread nitrogen fertiliser, and how it should be stored. It also

establishes closed periods during which the spreading of nitrogen fertiliser is prohibited.

B.98 The Water Supply (Water Quality) Regulations 2016 [\[See reference 114\]](#) focus on the quality of water for drinking, washing, cooking and food preparation, and for food production. Their purpose is to protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring it is wholesome and clean.

B.99 The Environmental Permitting (England and Wales) Regulations 2016 [\[See reference 115\]](#) streamline the legislative system for industrial and waste installations into a single permitting structure for those activities which have the potential to cause harm to human health or the environment. They set out how to prevent or, where that is not practicable, to reduce emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of protection of the environment and human health.

B.100 The Air Quality Standards Regulations 2016 [\[See reference 116\]](#) set out limits on concentrations of outdoor air pollutants that impact public health, most notably particulate matter (PM10 and PM2.5) and nitrogen dioxide (NO₂). It also sets out the procedure and requirements for the designation of Air Quality Management Areas (AQMAs).

B.101 Environmental Damage (Prevention and Remediation) Regulations 2015 [\[See reference 117\]](#) are wide-ranging government regulations that can potentially apply to many businesses. The regulations oblige those who create environmental damage, whether by water pollution, adversely affecting protected species or sites of special scientific interest (SSSIs), or by land pollution that causes risks to human health, to not only cease the damage, but also to implement a wide variety of remedial measures to restore affected areas.

B.102 Biodiversity offsetting in England Green Paper (2013) [\[See reference 118\]](#). Biodiversity offsets are conservation activities designed to compensate for residual losses. The Green Paper sets out a framework for offsetting.

B.103 The Water White Paper (2012) [\[See reference 119\]](#) sets out the Government's vision for the water sector including proposals on protecting water resources and reforming the water supply industry. It states outlines the measures that will be taken to tackle issues such as poorly performing ecosystem, and the combined impacts of climate change and population growth on stressed water resources.

B.104 The National Policy Statement for Waste Water (2012) [\[See reference 120\]](#) sets out Government policy for the provision of major waste water infrastructure. The policy set out in this NPS is, for the most part, intended to make existing policy and practice in consenting nationally significant waste water infrastructure clearer and more transparent.

B.105 Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011) [\[See reference 121\]](#) guides conservation efforts in England up to 2020 by requiring a national halt to biodiversity loss, supporting healthy ecosystems and establishing ecological networks.

B.106 Defra Right of Way Circular (1/09) (2011) [\[See reference 122\]](#) gives advice to local authorities on recording, managing and maintaining, protecting and changing public rights of way.

B.107 The Flood and Water Management Act 2010 [\[See reference 123\]](#) and The Flood and Water Regulations (2019) [\[See reference 124\]](#) sets out measures to ensure that risk from all sources of flooding is managed more effectively. This includes incorporating greater resilience measures into the design of new buildings; utilising the environment in order to reduce flooding; identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere; rolling back development in coastal areas to avoid damage from flooding or coastal erosion; and creating sustainable drainage systems (SuDS).

B.108 The Countryside and Rights of Way Act 2010 [\[See reference 125\]](#) is an Act of Parliament to make new provision for public access to the countryside.

B.109 Safeguarding our Soils – A Strategy for England (2009) [\[See reference 126\]](#) sets out how England's soils will be managed sustainably. It highlights those areas which Defra will prioritise and focus attention on tackling degradation threats, including better protection for agricultural soils; protecting and enhancing stores of soil carbon; building the resilience of soils to a changing climate; preventing soil pollution; effective soil protection during construction and dealing with contaminated land.

B.110 Groundwater (England and Wales) Regulations 2009 [\[See reference 127\]](#) implement in England and Wales Community legislation on pollution of groundwater. They provide rules for the granting by the Environment Agency of a permit under these Regulations, consent under section 91(8) of the Water Resources Act 1991 and (with exceptions) an environmental permit under the Environmental Permitting (England and Wales) Regulations. In addition, the Regulations create an offence of discharge of a hazardous substance or non-hazardous pollutant without a permit, provide for powers of enforcement of the Environment Agency and prescribe penalties for offences committed under these Regulations.

B.111 Flood Risk Regulations 2009 [\[See reference 128\]](#) regulations were enacted in December 2009. They outline a set of tasks, which the county council is required to follow between now and approximately 2015. The regulations also implement the 2007 EU Floods Directive. In accordance with the regulations the council has a series of new responsibilities, these are:

- The preparation of a Preliminary Flood Risk Assessment (PFRA) Report, including the identification of flood risk areas
- The preparation of Flood Hazard Maps and Flood Risk Maps
- The preparation of Flood Risk Management Plans
- Cooperating with the Environment Agency and other Lead Local Flood Authorities.

B.112 England Biodiversity Strategy Climate Change Adaptation Principles (2008) [\[See reference 129\]](#) sets out principles to guide adaptation to climate change. The principles are take: practical action now, maintain and increase

ecological resilience, accommodate change, integrate action across all sectors and develop knowledge and plan strategically. The precautionary principle underpin all of these. Natural Environment and Rural Communities Act 2006.

B.113 Future Water: The Government's Water Strategy for England (2008) [\[See reference 130\]](#) sets out how the Government wants the water sector to look by 2030, providing an outline of steps which need to be taken to get there. These steps include improving the supply of water; agreeing on important new infrastructure such as reservoirs; proposals to time limit abstraction licences; and reducing leakage. The document also states that pollution to rivers will be tackled, whilst discharge from sewers will be reduced.

B.114 The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007) [\[See reference 131\]](#) sets out a way forward for work and planning on air quality issues by setting out the air quality standards and objectives to be achieved. It introduces a new policy framework for tackling fine particles and identifies potential new national policy measures which modelling indicates could give further health benefits and move closer towards meeting the Strategy's objectives. The objectives of the Strategy are to:

- Further improve air quality in the UK from today and long term; and
- Provide benefits to health quality of life and the environment.

B.115 The Natural Environment and Rural Communities Act 2006 [\[See reference 132\]](#) places a duty on public bodies to conserve biodiversity.

B.116 The Environmental Noise Regulations 2006 [\[See reference 133\]](#) apply to environmental noise, mainly from transport. The regulations require regular noise mapping and action planning for road, rail and aviation noise and noise in large urban areas. They also require Noise Action Plans based on the maps for road and rail noise and noise in large urban areas. The Action Plans identify Important Areas (areas exposed to the highest levels of noise) and suggest ways the relevant authorities can reduce these. Major airports and those which affect large urban areas are also required to produce and publish their own Noise Action Plans separately. The Regulations do not apply to noise from

domestic activities such as noise created by neighbours; at workplaces; inside means of transport; or military activities in military areas.

B.117 The Urban Waste Water Treatment Regulations (2003) [\[See reference 134\]](#) protect the environment from the adverse effects of urban waste water discharges and certain industrial sectors, notably domestic and industrial waste water. The regulations require the collection of waste water and specifies how different types of waste water should be treated, disposed and reused.

B.118 Environment Agency policy against the culverting of watercourses (1999) [\[See reference 135\]](#) provides technical guidance for people applying for Environment Agency consent to culvert a watercourse or to modify an existing culvert.

B.119 Land Drainage Act 1991 [\[See reference 136\]](#) consolidates the enactments relating to internal drainage boards, and to the functions of such boards and of local authorities in relation to land drainage.

B.120 The Environmental Protection Act 1990 [\[See reference 137\]](#) makes provision for the improved control of pollution to the air, water and land by regulating the management of waste and the control of emissions. Seeks to ensure that decisions pertaining to the environment are made in an integrated manner, in collaboration with appropriate authorities, non-governmental organisations and other persons.

B.121 Wildlife and Countryside Act 1981 (as amended) [\[See reference 138\]](#) was enacted primarily to implement the Birds Directive and Bern Convention in Great Britain. The Act received royal assent on 30 October 1981 and was brought into force in incremental steps. It is supplemented by the Wildlife and Countryside (Service of Notices) Act 1985, which relates to notices served under the 1981 Act. The act contains four parts and 17 schedules, which cover:

- Part 1: Wildlife (includes protection of birds, animals and plants; and measures to prevent the establishment of non-native species which may be detrimental to native wildlife).

- Part 2: Nature conservation, the countryside and National Parks (including the designation of protected areas).
- Part 3: Public rights of way.
- Part 4: Miscellaneous provisions of the act.

B.122 The National Parks and Access to the Countryside Act 1949 [\[See reference 139\]](#) is an Act of Parliament to make provision for National Parks and the establishment of a National Parks Commission; to confer on the Nature Conservancy and local authorities' powers for the establishment and maintenance of nature reserves; to make further provision for the recording, creation, maintenance and improvement of public paths and for securing access to open country.

Historic Environment

B.123 Historic England, Corporate Plan 2023-26 [\[See reference 140\]](#), contains the action plan which sets out how the aims of the corporate plan will be delivered. The plan includes priorities to demonstrate how Historic England will continue to work towards delivering the heritage sector's priorities for the historic environment.

B.124 The Heritage Statement 2017 [\[See reference 141\]](#) sets out how the Government will support the heritage sector and help it to protect and care for our heritage and historic environment, in order to maximise the economic and social impact of heritage and to ensure that everyone can enjoy and benefit from it.

B.125 The Setting of Heritage Assets (2017) [\[See reference 142\]](#) sets out guidance, against the background of the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guide (PPG), on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes. It gives general advice on understanding setting, and how it may contribute to the

significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting.

B.126 Sustainability Appraisal and Strategic Environmental Assessment, Historic England Advice Note 8 (2016) [\[See reference 143\]](#) sets out requirements for the consideration and appraisal of effects on the historic environment as part of the Sustainability Appraisal/Strategic Environmental Assessment process.

B.127 The Historic Environment and Site Allocations in Local Plans (2015) [\[See reference 144\]](#) offers advice to all those involved in the process, to help ensure that the historic environment plays a positive role in allocating sites for development. It offers advice on evidence gathering and site allocation policies, as well as setting out in detail a number of steps to make sure that heritage considerations are fully integrated in any site selection methodology.

B.128 Managing Significance in Decision-Taking in the Historic Environment (2015) [\[See reference 145\]](#) contains information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

B.129 The Historic Environment in Local Plans (n.d) [\[See reference 146\]](#) sets out information to help local planning authorities make well informed and effective local plans.

B.130 Historic Landscape Characterisation (n.d) [\[See reference 147\]](#) can be used to help secure good quality, well designed and sustainable places. It is a method of identification and interpretation of the varying historic character within an area that looks beyond individual heritage assets as it brigades understanding of the whole landscape and townscape into repeating HLC Types.

B.131 The Government's Statement on the Historic Environment for England 2010 [\[See reference 148\]](#) sets out the Government's vision for the historic

environment. It calls for those who have the power to shape the historic environment to recognise its value and to manage it in an intelligent manner in light of the contribution that it can make to social, economic and cultural life. Includes reference to promoting the role of the historic environment within the Government's response to climate change and the wider sustainable development agenda.

B.132 The Planning (Listed Buildings and Conservation Areas) Act 1990 [\[See reference 149\]](#) is an Act of Parliament that changed the laws for granting of planning permission for building works, with a particular focus on listed buildings and conservation areas.

B.133 The Ancient Monuments and Archaeological Areas Act 1979 [\[See reference 150\]](#) is a law passed by the UK government to protect the archaeological heritage of England and Wales and Scotland. Under this Act, the Secretary of State has a duty to compile and maintain a schedule of ancient monuments of national importance, in order to help preserve them. It also creates criminal offences for unauthorised works to, or damage of, these monuments.

B.134 The Historic Buildings and Ancient Monuments Act 1953 [\[See reference 151\]](#) is an Act of Parliament that makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).

Economic Growth

B.135 The Growth Plan 2022 [\[See reference 152\]](#) makes growth the government's central economic mission, setting a target of reaching a 2.5% trend rate. Sustainable growth will lead to higher wages, greater opportunities and provide sustainable funding for public services. The Chancellor of the Exchequer's "growth plan" contained a raft of significant tax measures, with major changes being announced for both individuals and businesses.

B.136 Build Back Better: Our Plan for Growth (2021) [\[See reference 153\]](#) sets out a plan to ‘build back better’ tackling long-term problems to deliver growth that delivers high-quality jobs across the UK while supporting the transition to net zero. This will build on three core pillars of growth: infrastructure, skills and innovation.

B.137 The Agricultural Transition Plan 2021 to 2024 [\[See reference 154\]](#) aims to drive competitiveness, increase productivity, reduce carbon emissions, and generate fairer returns across the agricultural industry. The Transition Plan introduces several new schemes to improve the environment, animal health and welfare, and farm resilience and productivity (e.g., grants will be available for sustainable farming practices, creating habitats for nature recovery and making landscape-scale changes such as establishing new woodland and other ecosystem services). Heritage and the Economy 2020 [\[See reference 155\]](#) examines the economics of heritage conservation and presents evidence on the numerous ways that the historic environment contributes to the national economy and to local economies. The key findings include:

- In 2019, pre COVID-19 pandemic, the heritage sector provided over 206,000 jobs directly and supported a further 357,000 jobs through indirect and induced mechanisms in multiple sectors including the construction, tourism, public, creative industries and social services sectors.
- Heritage employment growth outstripped the rest of the UK economy, growing almost twice as fast between 2011 to 2019.
- However, like many sectors the heritage sector has been hard hit by the COVID-19 pandemic and subsequent restrictions to reduce the spread of the virus.
- The conservation, use, and re-use of our precious heritage assets exemplify the fundamental principles of the circular economy.
- The cost of reducing pollution as measured by the marginal abatement cost (MAC) is generally lower for retrofitted historic buildings, than for an equivalent new building.

Appendix B Review of Relevant Plans, Policies and Programmes

- It has been estimated that for every €1 million invested in energy renovation of buildings, an average of 18 jobs are created in the EU (Wade, 2020).
- Historic assets form a significant part of our retail environment and our high streets with up to 48% of all national retail stock built before 1919. Local distinctiveness can be key to high street renewal.
- Heritage has an important role to play in our wellbeing economy. Heritage is an essential part of the social fabric of our society.
- Heritage has an important role to play in building back more inclusive local economies, communities and identities.

B.138 The Heritage Sector in England and its impact on the Economy 2020

[See reference 156] assesses the economic contributions and impacts of England's heritage sector in the UK. The report also provides detailed estimates of the national and regional economic impact of the heritage sector.

B.139 The Agriculture Act 2020 **[See reference 157]** sets out how farmers and land managers in England will be rewarded in the future with public money for “public goods” – such as better air and water quality, thriving wildlife, soil health, or measures to reduce flooding and tackle the effects of climate change, under the Environmental Land Management Scheme. The Act will help farmers to stay competitive, increase productivity, invest in new technology and seek a fairer return from the marketplace. Agricultural Transition Plan 2021 to 2024.

B.140 UK Industrial Strategy: Building a Britain fit for the future (2018) **[See reference 158]** lays down a vision and foundations for a transformed economy. Areas including artificial intelligence and big data; clean growth; the future of mobility; and meeting the needs of an ageing society are identified as the four ‘Grand Challenges’ of the future.

B.141 The National Infrastructure Delivery Plan 2016-2021 **[See reference 159]** brings together the Government's plans for economic infrastructure over this five year period with those to support delivery of housing and social infrastructure.

B.142 The LEP Network Response to the Industrial Strategy Green Paper Consultation (2017) [\[See reference 160\]](#) seeks to ensure that all relevant local action and investment is used in a way that maximises the impact it has across the Government's strategy. Consultation responses set out how the 38 Local Enterprise Partnerships will work with Government using existing and additional resources to develop and implement a long-term Industrial Strategy.

Transport

B.143 Future of Transport: supporting rural transport innovation (2023) [\[See reference 161\]](#) shows how innovative and emerging transport technologies could address some of the major challenges in rural communities. It highlights the importance of transport to everyday life rural life and provides guiding principles for the introduction of new technologies and services.

B.144 The Cycling and Walking Investment Strategy Report to Parliament (2022) [\[See reference 162\]](#) sets out the objectives and financial resources for cycling and walking infrastructure. It states the Government's long-term ambition is to make walking and cycling the natural choices for shorter journeys. It aims to double cycling by 2025, increase walking activity, increase the percentage of children that usually walk to school and reduce the number of cyclists killed or seriously injured on England's roads.

B.145 Decarbonising Transport: A Better, Greener Britain (2021) (Decarbonising Transport Plan (DTP)) [\[See reference 163\]](#) sets out the Government's commitments and the actions needed to decarbonise the entire transport system in the UK. It follows on from the Decarbonising Transport: Setting the Challenge report published in 2020. The DTP commits the UK to phasing out the sale of new diesel and petrol heavy goods vehicles by 2040, subject to consultation, in addition to phasing out the sale of polluting cars and vans by 2035. The DTP also sets out how the government will improve public transport and increase support for active travel, as well as creating a net zero rail network by 2050, ensuring net zero domestic aviation emissions by 2040, and a transition to green shipping.

B.146 Decarbonising Transport: Setting the Challenge (2020) [\[See reference 164\]](#) sets out the strategic priorities for the new Transport Decarbonisation Plan (TDP), published in July 2021. It sets out in detail what government, business and society will need to do to deliver the significant emissions reduction needed across all modes of transport, putting us on a pathway to achieving carbon budgets and net zero emissions across every single mode of transport by 2050. This document acknowledges that while there have been recently published strategies to reduce greenhouse gas emissions in individual transport modes, transport as a whole sector needs to go further and more quickly, therefore the TDP takes a coordinated, cross-modal approach to deliver the transport sector's contribution to both carbon budgets and net zero.

B.147 The Road to Zero (2018) [\[See reference 165\]](#) sets out new measures towards cleaner road transport, aiming to put the UK at the forefront of the design and manufacturing of zero emission vehicles. It explains how cleaner air, a better environment, zero emission vehicles and a strong, clean economy will be achieved. One of the main aims of the document is for all new cars and vans to be effectively zero emission by 2040.

B.148 The Transport Investment Strategy 2017 [\[See reference 166\]](#) sets out four objectives that the strategy aims to achieve:

- Create a more reliable, less congested, and better connected transport network that works for the users who rely on it;
- Build a stronger, more balanced economy by enhancing productivity and responding to local growth priorities;
- Enhance our global competitiveness by making Britain a more attractive place to trade and invest; and
- Support the creation of new housing.

B.149 The Highways England Sustainable Development Strategy and Action Plan (2017) [\[See reference 167\]](#) is designed to communicate the company's approach and priorities for sustainable development to its key stakeholders. Highways England aims to ensure its action in the future will further reduce the impact of its activities seeking a long-term and sustainable benefit to the

environment and the communities it serves. The action plan describes how Highways England will progress the aspirations of their Sustainable Development and Environment Strategies. It describes actions that will enable the company to deliver sustainable development and to help protect and improve the environment.

B.150 Door to Door: A strategy for improving sustainable transport integration (2013) [See reference 168] focuses on four core areas which need to be addressed so that people can be confident in choosing greener modes of transport. There are as follows:

- Accurate, accessible and reliable information about different transport options;
- Convenient and affordable tickets;
- Regular and straightforward connections at all stages of the journey and between different modes of transport; and
- Safe and comfortable transport facilities.

B.151 The strategy also includes details on how the Government is using behavioural change methods to reduce or remove barriers to the use of sustainable transport and working closely with stakeholders to deliver a better-connected transport system.

Sub-national Plans and Programmes of Most Relevance to the Local Plan

B.152 Guiding Principles in Land Contamination (2010) [See reference 169] provides answers to a series of questions and includes numerous references to other published guidance on land contamination.

B.153 Land contamination risk management (2020) [See reference 170] details how to manage the risks from land contamination.

B.154 Fairer, greener, stronger: our Strategic Transport Plan for the Midlands: Midlands Connect (2022) [\[See reference 171\]](#) aims to develop, analyse and prioritise the most important transport investments. The projects need to support a more productive, prosperous and sustainable Midlands. The plan makes the following commitments:

- Deliver a Business Case for our full Midlands Engine Rail programme.
- Provide evidence to Government as it investigates how high speed trains will run from the East Midlands.
- Strengthen the position of the Midlands as a leader in the take-up of Electric Cars.
- Publish a Transport Technology Route Plan.
- Develop a clear plan to assist the take up of alternatively fuelled vehicles in the freight sector.
- Continue to invest in the development of new ideas to improve the major road network for all road users.
- Publish a Freight Improvement Plan.
- Develop a funding strategy that outlines the opportunities to bring in private sector funding.
- Support the development of rural mobility solutions.
- Deliver a Decarbonisation Policy Toolkit.
- Establish a Midlands Transport Decarbonisation Forum.

B.155 Leicester and Leicestershire 2050: Our Vision for growth: The Strategic Growth Plan (2018) [\[See reference 172\]](#) has been prepared by the ten partner organisations to provide a long term vision that will address the challenges and opportunities presented in Leicester & Leicestershire . It is a non-statutory plan but it sets out the agreed strategy for the period to 2050. The vision will be delivered through the Local Plan.

B.156 Leicester & Leicestershire Housing & Economic Needs Assessment – Housing Distribution Paper [\[See reference 173\]](#) and Employment Distribution

Paper (2022) [\[See reference 174\]](#) - District councils across Leicestershire, working with the City Council and County Council, have a proposed approach to the distribution of new homes and employment land to meet future needs which cannot be accommodated in Leicester. The papers set out the proposed redistribution including an average annual housing need contribution of 123 dwellings between 2020 to 20236 by Harborough District to meet the unmet housing need of Leicester.

B.157 Leicester & Leicestershire Economic Growth Strategy 2021-2030 [\[See reference 175\]](#): The Leicester and Leicestershire Economic Growth Strategy 2021-2030 seeks to deliver recovery and growth. Leicester and Leicestershire face the challenges of recovering from the Covid-19 pandemic, and the post-EU transition – from a position of strength as the region has transformed into a leading technology and knowledge-based economy over the past 10 years. This strategy is built on robust research, stakeholder views and existing policies.

B.158 Energy Infrastructure Strategy for Leicester and Leicestershire 2018 [\[See reference 176\]](#): Leicester and Leicestershire Enterprise Partnership (LLEP), in partnership with Leicester City Council & Leicestershire County Council, have commissioned Element Energy and Cambridge Econometrics to develop and deliver an Energy Infrastructure Strategy and implementation plan for the LLEP area. The Energy Infrastructure Strategy sets the level of ambition, and guides investment in the low carbon energy sector, which has been identified as one of the LLEP's priority sectors for economic growth. The strategy identifies a set of concrete project opportunities that can be pursued immediately and over the coming years. The projects proposed span the LLEP area, and involve a wide range of sectors including homes, businesses, transport, power generation and energy networks. The strategy takes into account national policy (including the Clean Growth Strategy) and local policies and will feed into the development of the LLEP's Industrial Strategy.

B.159 Leicestershire Rural Framework 2022-2030: The Leicestershire Rural Partnership (LRP) [\[See reference 177\]](#) is an established and successful partnership which brings together public, private and voluntary stakeholders to improve services and support to rural communities and businesses. The work of the Partnership is shaped by the priorities in its Rural Development Framework,

and its success is dependent on the input from a range of organisations that sit on the LRP Management Board. The vision of the framework is to make rural Leicestershire a thriving, inclusive, digitally well connected and healthy communities and businesses, that are adapting to the challenges posed by climate change to become resilient and maximising the opportunities offered by a net zero carbon future.

B.160 Leicestershire Public Health Strategy 2022-2027 [\[See reference 178\]](#) sets out the authority's priorities and identifies areas for focus over the next five years. In setting out the Public Health strategy, the county council's Public Health team look to deliver services and support which reduce the causes of ill-health and improve the health and wellbeing of residents.

B.161 Leicester and Leicestershire SHELAA Joint Methodology Paper 2019 [\[See reference 179\]](#): Provides guidance to the Leicester and Leicestershire Councils undertaking housing and economic development land availability assessments. Local Planning Authorities within the Leicester and Leicestershire Housing Market Area have agreed a joint approach to the preparation of housing and economic land availability assessments through this methodology and have agreed common working arrangements in line with Duty to Cooperate requirements.

B.162 Leicester City and Leicestershire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) 2017 [\[See reference 180\]](#): The fieldwork for the study was completed after the publication of the Planning Policy for Traveller Sites. There were seven Gypsy or Traveller households identified in Harborough District that meet the planning definition, 52 unknown households that meet the planning definition and 11 households that do not meet the planning definition. The GTAA identified a need for six additional pitches for households that meet the planning definition and upto 18 additional pitches for unknown households.

B.163 Harborough District Council Gypsy and Traveller Accommodation Assessment (2024) provides an assessment of current and future need for Gypsy, Traveller and Travelling Showpeople accommodation in Harborough

District. The fieldwork for the study was completed between March 2024 and June 2024, and the baseline date for the study is June 2024. There were 7 Gypsy or Traveller households identified in Harborough District that met the 2023 PPTS planning definition; 17 households that did not meet the PPTS planning definition; and 77 undetermined households that may meet the PPTS planning definition. In relation to Gypsy and Travellers, there is a need for 7 pitches for households that met the 2023 planning definition and 77 pitches for undetermined households. In relation to Travelling Showpeople, there is a need for 69 plots for households that met the planning definition and 37 plots for undetermined households.

B.164 Strategic B8 Needs Sensitivity Report (2024) provides an interim updated assessment of the need for additional strategic B8 development, comprising warehousing and logistics units of > 9,300 sq.m in size across Leicester & Leicestershire; and considers what proportion of this might be planned for in Harborough's Local Plan. The study indicates that an appropriate contribution for the District is between 100-140 ha of additional B8 development to meeting the residual or net need. This is in addition to current commitments at Magna Park.

B.165 Warehousing and Logistics in Leicester and Leicestershire: Managing Growth and Change (2022) [\[See reference 181\]](#), examines the current state and future needs of the logistics sector in the region up to 2041. It highlights key drivers of change, including the rise of e-commerce, the push for decarbonisation, and advances in technology, all of which are reshaping the logistics market. The study addresses land and floorspace requirements, identifying shortfalls at both rail-served and road-served sites, and proposes planning policies to support sustainable growth. The report also explores labour and skills implications, forecasting significant job creation while emphasising the need for higher-skilled roles due to automation and innovation. The report recommends strategic investments in rail infrastructure, warehouse modernisation, and grid capacity to support electric vehicles. Additionally, it stresses the importance of monitoring trends, enhancing local planning policies, and addressing HGV parking shortages to maintain the region's competitive edge in logistics and distribution.

B.166 Harborough District Landscape Character Assessment 2007 [\[See reference 182\]](#) provides a comprehensive Landscape Character Assessment of the District. The assessment also examined the relationship between the urban edge settlements and adjoining landscapes. The District is analysed in landscape terms according to a range of key characteristics: topography, vegetation cover, ecology, heritage, land use and settlement patterns. The study uses landscape character areas, of which, there are five within Harborough. The landscape character areas have been refined, described and evaluated in relation to landscape qualities and capacity.

B.167 The Leicestershire Local Transport Plan for Leicestershire 2026–2040 [\[See reference 183\]](#) outlines a comprehensive strategy to create a safe, resilient, and well-connected transport network that supports economic growth, enhances community health, and protects the environment. The plan is structured around five core themes: delivering economic growth, improving resilience, enabling health and wellbeing, embracing innovation, and protecting the environment. The plan addresses key challenges, such as population growth, ageing demographics, housing demand, and climate change, while promoting active travel, decarbonisation, and sustainable transport solutions. The plan also includes phased implementation, starting with a strategic vision in the core document, followed by focused strategies and investment plans for multi-modal transport and infrastructure improvements. Regular monitoring and evaluation aims to ensure the plan adapts to emerging needs and opportunities, providing value to communities and stakeholders across Leicestershire.

B.168 The Leicestershire Highways Design Guide (2022) [\[See reference 184\]](#) deals with highways and transportation infrastructure for new developments in areas for which Leicestershire County Council is the highway authority. This version is a 2022 interim guide, which contains minor amendments and updates to references to standards and guidance. A full refresh project is now underway, which will be subject to consultation.

B.169 Leicestershire Minerals and Waste Local Plan up to 2031 (2019) [\[See reference 185\]](#) - Leicestershire County Council is responsible for minerals and waste planning in the administrative area of Leicestershire (outside the City of Leicester). The Council is reviewing its current planning policies dealing with

mineral extraction and waste management. This Minerals and Waste Local Plan includes a spatial vision, spatial strategy, strategic objectives, and core policies which set out the key principles to guide the future winning and working of minerals and the form of waste management development in the County of Leicestershire over the period to the end of 2031. The Development Management Policies set out the criteria against which planning applications for minerals and waste development will be considered. Smaller non-strategic waste facilities will be sought in the first instance within the Broad Locations for strategic waste facilities but also in Market Harborough.

B.170 The Leicester and Leicestershire Strategic Transport Priorities 2020-2050 (LLSTP) [\[See reference 186\]](#) has been prepared by Leicestershire County Council and Leicester City Council. The LLSTP outlines the key long-term transport priorities that will support the future development and prosperity of Leicester and Leicestershire. It highlights where the two transport authorities will work together to deliver common transport aims and objectives. The LLSTP will provide a transparent framework for determining decisions on key long-term transport priorities, ensure cross-boundary co-ordination and build on the effective partnership and joint work that is undertaken with Leicester City Council.

B.171 The Cycling and Walking Strategy for Leicestershire (2022) [\[See reference 187\]](#) aims to support people across the county to make more sustainable travel choices, with a vision for Leicestershire to become a county where walking and cycling are safe, accessible and obvious choices for short journeys and a natural part of longer journeys, helping to deliver healthier, greener communities by reducing congestion, and improving air quality, health and wellbeing. The Action Plan sets out the practical actions that are being taken to help deliver the strategy over the short, medium and long term. It will be updated annually to take account of funding availability, changes to national guidance, priorities and any changes to delivery of proposals.

B.172 Leicester and Leicestershire Rail Strategy 2017 [\[See reference 188\]](#) identifies priorities for Leicester and Leicestershire which are:

- To maximise the benefit from the Midland Main Line services.

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- To achieve the best result from the implementation of HS2 Phase 2.
- To improve radically direct fast connectivity to key regional and national destinations.
- To ensure that rail access and economic development are planned together.
- To support modal shift from cars and lorries to sustainable transport.

B.173 Leicester and Leicestershire have poor rail connectivity particularly between regional and national centres. The strategy proposes a number of developments to improve rail travel within Leicestershire.

B.174 Harborough Retail Town Centres Study (2024) includes a detailed centre health checks and audits for the six key designated towns in Harborough District. The study identified a combined floorspace projection for retail and food/beverage upto 2041 of 11,300 sq.m gross. The majority of the floorspace is required in Market Harborough. The leisure expenditure projections indicate there may be potential to accommodate an additional 1,500 sq.m gross of commercial leisure and cultural floorspace by 2041.

B.175 Leicester and Leicestershire Tourism Growth Plan 2018 [\[See reference 189\]](#) sets out how Leicester and Leicestershire will be positioned as a destination for leisure and business tourism. The Plan provides a framework to support Leicester and Leicestershire attracting more leisure and business visitors while encouraging visitors to spend more and stay longer. The Tourism Growth Plan Framework has three strategic priorities which is underpinned by four enablers:

- Strategic Priority 1: Creating a strong, distinctive and visible destination.
- Strategic Priority 2: Improve productivity.
- Strategic Priority 3: Strategic product development.

B.176 The Net Zero Leicestershire Strategy 2023-2045 [\[See reference 190\]](#) outlines a comprehensive plan for the county to transition to net zero carbon

emissions by 2045. The document acknowledges the pressing challenge of climate change and commits to bold action to mitigate its impacts while promoting sustainable development. Key elements include achieving net zero in County Council operations by 2030, reducing greenhouse gas emissions countywide by 65% by 2035 compared to 2019 levels, and engaging residents, businesses, and organisations in collaborative efforts. The strategy emphasises a just transition, ensuring equitable climate action, and highlights co-benefits such as improved public health, job creation, and biodiversity enhancement. To achieve these goals, the plan focuses on areas like energy efficiency, sustainable transport, renewable energy, waste reduction, and nature conservation. Annual reviews and public consultations aim to ensure accountability and adaptation to evolving circumstances.

B.177 Harborough Renewable Energy Strategy (2024) identifies the potential for different renewable and low carbon energy technologies at all scales within the District and where they are most suitable for development. The study seeks to provide a robust evidence base to underpin planning policies relating to renewable and low carbon energy generation and low carbon development. There is currently 98MW of operational renewable electricity generation capacity across Harborough. The findings of this study show that there is significant technical potential for renewable and low carbon energy within the District. The greatest technical potential lies in the form of ground-mounted solar PV. Onshore wind also has significant technical potential.

B.178 Net Zero Leicestershire Carbon Roadmap 2021 [\[See reference 191\]](#) informs the future development of coordinated climate action by all citizens, businesses, public authorities and other stakeholders across Leicestershire. The conclusions drawn from this research were:

- The net zero carbon 2045 target for Leicestershire cannot be delivered by the council working alone - we need a team effort and we're driving this forward by encouraging our residents and businesses to help shape a cleaner, greener future for the county, and for future generations.
- The pathway to net zero is challenging but feasible if all available policy levers are employed at pace and scale.

- Investment will be required from all sectors but there are benefits to be accrued for the economy, society, and the environment if the transition is just and fair.
- Net zero should be progressed within the context of other environment objectives to enhance biodiversity and provide resilience.
- Carbon capture and storage should be built into plans but not relied upon, with offsetting carbon used as the last resort.

B.179 The Draft Leicestershire, Leicester, and Rutland Local Nature Recovery Strategy for [\[See reference 192\]](#) is aimed at enhancing and restoring biodiversity across the region. It promotes a landscape-scale approach to nature recovery, addressing critical issues such as habitat loss, species decline, and climate change. Developed collaboratively with various stakeholders, the strategy identifies priority habitats like woodlands, wetlands, grasslands, and urban areas, alongside key species requiring targeted conservation efforts. The strategy aims to integrate nature-based solutions to improve habitat quality, ecological connectivity, and climate resilience. It emphasises community engagement, sustainable land use, and the role of local partnerships in delivering its aims. Specific actions include creating new habitats, improving existing ones, and establishing networks to connect wildlife corridors. It also outlines mechanisms for monitoring progress, ensuring long-term success in fostering a biodiverse and sustainable natural environment.

B.180 Harborough District Green Wedge Assessment 2024 reviews the Green Wedges within Harborough District. There are currently two Green Wedge designations within Harborough District: Leicester/Scraptoft/Bushby Green Wedge and the Leicester/Thurnby /Oadby Green Wedge. The Green Wedge Assessment found that both Green Wedges strategically achieve the four evaluation functions of the Green Wedge with no recommended changes to their boundaries.

B.181 Harborough Area of Separation Study (2024) provides an evidence base to justify the Areas of Separation to be proposed in the emerging Local Plan and to inform future reviews of Areas of Separation defined in made

Neighbourhood Plans. A total of ten settlement gaps, two of which are defined as Areas of Separation within the Adopted Local Plan, were assessed.

B.182 Harborough Landscape Character Assessment (2024) provides a up to date strategic district scale framework to guide sustainable development. The Landscape Character Assessment identified and described variations in the character of the landscape; features that make the landscape distinctive; and, helps to guide positive change that conserves, enhances, restores, or creates local landscape character. Ten Landscape Character Types (LCT) are present within the District which share broadly similar patterns of geology, topography, vegetation, and human influences. The LCTs were further subdivided into 26 Landscape Character Areas (LCA).

B.183 Harborough Landscape Sensitivity Assessment (2024) considers whether the landscape around a number of the District's settlements as well as strategic development areas has the capacity to accommodate new development without causing significant adverse effects on its landscape character.

B.184 Harborough Green and Blue Infrastructure Study (2024) provides a district wide analysis of Green and Blue Infrastructure in Harborough District. The study identified the location of existing Green and Blue Infrastructure within the District while highlighting opportunities for new Green and Blue Infrastructure and making recommendations towards policies for protection, provision and enhancement of Green and Blue Infrastructure. The study identified many opportunities to improve the GBI resources and networks across Harborough District to benefit communities, businesses and nature. Some of these can be delivered through the Local Plan, others involve communication and collaboration with other stakeholders.

B.185 The Humber River Basin District Flood Risk Management Plan 2021 to 2027 (2022) [\[See reference 193\]](#) is a plan to manage significant flood risks in the Flood Risk Areas. The Humber River Basin District is 1 of 10 river basin Districts across England. There are 16 management catchments that make up the river basin District which include many interconnected rivers, lakes,

groundwater and coastal waters. Harborough is also covered by the Anglian River Basin District Flood Risk Management Plan 2021 to 2027 (2022) [See reference 194]. The Anglian River Basin District (RBD) covers 27,900km². Within the Anglian river basin District there are 16 flood risk areas for significant risk of flooding from rivers and the sea and 12 flood risk areas for significant risk of flooding from surface areas. Harborough also is covered by the Severn River Basin District Flood Risk Management Plan 2021 to 2027 (2022) [See reference 195]. The Severn is the longest river in England with its River Basin District covers an area of over 21,000km². Within the Severn River Basin District there are five flood risk areas for significant risk of flooding from main rivers and the sea and five flood risk areas for significant risk of flooding from surface areas. These flood risk management plans will help to:

- Identify actions that will reduce the likelihood and consequences of flooding.
- Update plans to improve resilience whilst informing the delivery of existing flood programmes.
- Work in partnership to explore wider resilience measures, including nature-based solutions for flood and water.
- Set longer-term, adaptive approaches to help improve our nation's resilience.

B.186 River Basin Management Plans have been produced for Anglian [See reference 196], Humber [See reference 197] and Severn River Basin District [See reference 198]. River basin management plans describe the challenges that threaten the water environment and how these challenges can be managed.

B.187 As Lead Local Flood Authority, Leicestershire County Council is responsible for the development and delivery of the Flood Risk Management Plan. The Leicestershire Local Flood Risk Management Strategy (LFRMS) (2015) [See reference 199] adopts a collaborative approach to managing local flood risk by working with local partners and stakeholders to identify, secure and optimise resources, expertise and opportunities for reducing flood risk and increasing resilience to flooding.

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- The LFMRS assists in developing a greater understanding of local flood risk by improving local knowledge and the understanding of local flood risk.
- It also adopts a sustainable approach to reducing local flood risk, using tools that are economically viable, deliver wider environmental benefits and promote the wellbeing of local people.
- The LFMRS helps to reduce the harmful consequences of local flooding to communities through proactive actions; that enhance preparedness and resilience to local flood risk and contribute to minimising community disruption.
- It also aims to mitigate and manage flood risk relating to development through the promotion of sustainable drainage systems and supporting the development of local policies and guidance.
- Through the LFMRS the financial viability of flood related schemes is secured, through the development of appropriate policies and assessment tools to by establishing flood risk management measures that provide value for money whilst minimising the long-term revenue costs. Seeking to use natural processes where possible or source the costs of any maintenance from the financial beneficiaries of the development further improves the viability of the activities.
- The LFMRS also encourages flood management activities by private owners of ordinary watercourses and flood defence structures, as well as limiting the development of constrictions on ordinary watercourses.

B.188 Space for Wildlife – the Leicester, Leicestershire and Rutland Biodiversity Action Plan 2016-2026 **[See reference 200]** has three main components:

- To promote the restoration, management and creation of BAP priority habitats.
- To promote the creation of new wildlife habitat in the wider countryside.
- To survey, monitor and promote favourable management of existing good sites through the Local Wildlife Sites system.

B.189 Harborough District Council Level 1 Strategic Flood Risk Assessment (2024) provides a comprehensive and robust evidence base on flood risk issues to support the review and update of the Harborough District Local Plan. The SFRA identifies the key areas of flood risk across Harborough District which includes from fluvial, surface water, groundwater, sewers and reservoir inundation.

B.190 Joint Water Cycle Scoping Study (2024) – the joint water cycle study covers Blaby District Council, Harborough District Council, Hinckley and Bosworth Borough Council and Oadby and Wigston Borough Council. The aim of the Water Cycle Study is to provide the local authorities with sufficient information of the water environment to inform site selection. The study assesses the potential issues relating to future development within the whole of the study area and the impacts on water supply, wastewater collection and treatment and water quality. The Water Cycle Study is required to assess the constraints and requirements that will arise from potential growth on the water infrastructure.

B.191 The Draft Harborough District Economic Development Strategy 2024–2031 aims to foster sustainable growth and prosperity in the district by leveraging its natural assets, strategic location, and diverse economy. It prioritises a collaborative approach involving local businesses, community organisations, and regional stakeholders. Key goals include supporting education and skills development, enhancing infrastructure, promoting sustainable practices, and boosting local businesses' competitiveness. The strategy is guided by four ambitions: Thriving People, focusing on health, education, and job opportunities; Thriving Places, enhancing the economic vitality of towns and rural areas; Thriving Enterprises, increasing productivity and investment; and Thriving Environment, promoting sustainable development and green growth. The strategy emphasises inclusivity, resilience, and adaptability to global and local challenges, ensuring that all residents benefit from economic improvements.

B.192 The Harborough Built Sports Facilities Strategy 2020 [\[See reference 201\]](#) is to identify the needs and guide the investment and funding which will be required up to 2031. The Strategy considers the demand for indoor sports

facilities larger than 3 court badminton hall size, in addition to swimming pools, leisure centres, fitness gyms, indoor netball and tennis, indoor bowls and other built facilities for indoor sport. In addition, the Council's Community Partnerships Team has prepared a study of Village and Community Halls through out the District which is included as a section in the Strategy.

B.193 The Harborough District Council Open Spaces Strategy 2021 [\[See reference 202\]](#) considers the provision and use of 8 typologies of open space but does not consider outdoor sport as this is dealt with by the Playing Pitch Strategy. Additionally, the provision of cemetery and burial grounds is considered in detail as part of the Cemetery and Burial Ground Strategy for the capacity of cemeteries, but the typology is included here for accessibility, quality, value, and amount of provision. Detailed audits have been undertaken on 299 sites selected using agreed criteria in accordance with Green Flag audit guidelines.

B.194 Harborough Playing Pitch Strategy 2018 [\[See reference 203\]](#) covers up to 2031. The Strategy will also help the Council and its partners to:

- Understand provision needs now and in the future.
- Determine planning applications.
- Ensure that the management and maintenance of sports facilities is appropriate and sustainable.
- Prioritise local authority capital and revenue investment, including S106 and any future Community Infrastructure Levy (CIL).
- Prioritise and support bids for external funding to assist in the delivery of sporting infrastructure.
- Identify the role of the education sector in supporting the delivery of community sporting facilities.
- Contribute to the aims and objectives of improving health and well-being and increasing participation in sport.

B.195 Market Harborough Transport Strategy 2017 – 2031 [\[See reference 204\]](#) presents the overriding findings of a study jointly funded by Leicestershire County Council and Harborough District Council concerning the transport network in and around the settlement of Market Harborough, Leicestershire. The report makes recommendations for the promotion of a medium to long term (up to 2031) highway orientated transport improvement strategy for Leicestershire.

B.196 Lutterworth Town Centre Masterplan 2021: The Environment Partnership (TEP) Ltd [\[See reference 205\]](#), Mott MacDonald and Intali were commissioned by Harborough District Council to prepare a Vision and Masterplan for Lutterworth Town Centre in January 2019 (to be referred to as the Masterplan). The remit of the Masterplan is to ensure the future viability and vitality of the town centre and secure its role as a local destination for retail, leisure and hosting community networks and events. The Masterplan will also form part of the evidence base that will inform the implementation of relevant policies for the Harborough Local Plan (2019) and future versions of the Local Plan. The Masterplan process was paused during 2020 due to the Coronavirus pandemic but was re-started during early 2021.

B.197 Market Harborough Town Centre Masterplan 2022 [\[See reference 206\]](#): The Environment Partnership (TEP) Ltd, Mott MacDonald and BE Group were commissioned by Harborough District Council (HDC) to prepare a Vision and Masterplan for Market Harborough Town Centre from summer 2019 (to be referred to as the Masterplan). The remit of the Masterplan is to ensure the future viability and vitality of the town centre and secure its role as a local destination for retail, leisure and hosting community networks and events. The Masterplan will also form part of the evidence base that will inform the implementation of relevant policies for the Harborough Local Plan 2011-2031, (adopted in April 2019), and future Local Plans. The Masterplan process was paused during 2020 due to the Coronavirus pandemic but was restarted during late 2021.

B.198 Harborough District Council Climate Emergency Action Plan 2022 – 2030 [\[See reference 207\]](#): Harborough District Council declared a Climate Emergency in July 2019. This followed on from many years working on action

plans devised as part of the Local Government Association initiative; “Climate Local”, which Harborough District Council committed to in 2013. Climate change is a cross cutting issue, with implications across the council’s priorities.

B.199 Harborough District Council Rural Strategy 2023-2028 [\[See reference 208\]](#): The rural strategy sets out how working together to overcome challenges, rural proof future policies to realise the unique opportunities to enhance well-being and prosperity across the District.

B.200 Harborough District Council Health & Wellbeing Strategy 2022-2027 [\[See reference 209\]](#) will support the Council to work with partners and the community to improve health and wellbeing through taking action on the wider factors that contribute to health and wellbeing - ensuring that we utilise our collective resources effectively.

B.201 Corporate Plan 2022 – 2031 Harborough District Council [\[See reference 210\]](#) shows how the District Council will help to ensure that the council are a place that stands out, not only in Leicestershire, but also nationally as an area where residents can have a good quality life and where businesses and communities continue to thrive. The Corporate Plan is the council’s overarching strategic document. It is the only plan which covers the full range of the council’s responsibilities and is an important tool to set out our ambitions for the District and help focus our efforts and resources on the right things. This is even more important in the context of constrained budgets, increases in demand and continuous change.

B.202 A Strategy for Housing and the Prevention of Homelessness and Rough Sleeping 2019-2024 [\[See reference 211\]](#) is the core document setting out Harborough District Council’s approach to meeting local housing needs. The strategy highlights the key housing issues facing the local community in the short and long term and identifies what we are doing to tackle these issues. This strategy combines a traditional five year Housing Strategy with a five year Homelessness Prevention Strategy and a five year Rough Sleeping Prevention Strategy. This recognises the complexity and interdependency between homelessness, the local housing market and the supply of affordable homes.

Surrounding Development Plans

B.203 Rugby Borough Council adopted the Rugby Borough Local Plan 2011-2031 on 4th June 2019. The adopted Local Plan and Policies Map now form the statutory development plan for Rugby Borough Council, setting out strategic planning policies and detailed development management policies. The Local Plan allocates for 12,400 additional homes and 208 ha of employment land. The Council has started reviewing the Local Plan. A call for sites ran alongside the Issues and Options consultation between 31 October 2023 and 02 February 2024. All sites are currently being assessed as part of the Housing and Economic Land Availability Assessment (HELAA).

B.204 Blaby District Local Plan (Core Strategy) 2013 sets out the vision, objectives, strategy and core policies for the spatial planning of the District up to 2029. The Local Plan (Core Strategy) was adopted by Blaby District Council in February 2013. It is the first part of the Local Plan and sits alongside the Local Plan Delivery Development Plan Document (DPD) adopted on 4 February 2019. The Local Plan (Core Strategy) states how the Council proposes to accommodate the need for new homes, jobs and infrastructure that is required in the District. The Local Plan (Core Strategy) sets a housing requirement of 8,740 and proposes development at two strategic employment sites while enabling development at a number of smaller employment sites.

B.205 Work is currently underway on the new Local Plan. The New Local Plan will set out a strategy for how the District will grow and change over the next 15 years and beyond. The New Local Plan, when adopted, will replace the current Local Plan (the Core Strategy and Delivery DPDs). A Regulation 18 consultation was held on the New Local Plan between January and March 2021. A review of the Local Plan timescales and housing targets has been undertaken, following changes to the national planning system. The planning policy reform through the December 2024 NPPF includes an increase in new mandatory housing targets for Blaby District. The Regulation 19 Local Plan is now planned to be consulted on by July 2025.

B.206 Leicester City Council lies to the north west of Harborough District. The Core strategy was adopted in July 2014 and sets out the spatial planning strategy for the city and objectives and policies for new development. A number of 'saved' policies from the city of Leicester Local Plan 1996-2016 currently still form part of the development plan. A housing need of 25,600 homes between 2006 and 2026 was identified. Employment provision was proposed at three sites across Leicester: Ashton Green, Science Park and City Centres. This equates to a total of up to 10 ha of employment land and 30,000 sqm of B1(b) and 50,000sqm of B1(a).

B.207 Leicester City Council submitted the Leicester Local Plan 2020-2036 for examination on the 26th September 2023. For Leicester, the local housing need is 2,464 dwellings per annum with the local plan identifies a target of 1,296 dwellings per annum. Therefore, about 20,730 homes will be delivered over the plan period, with the remaining housing need being apportioned as agreed amongst the Leicestershire authorities. A need of 65 ha of employment land was identified with approximately 23 ha to be delivered outside of Leicester City.

B.208 Oadby and Wigston Borough lies to the west of Harborough District. The Borough of Oadby and Wigston Local Plan was adopted on 16th April 2019. The Local Plan sets out the Vision, Spatial Objectives, Spatial Strategy and Planning Policies for development for the entire Borough area, for the period up to 2031. The most up to date Housing and Economic Development Needs Assessment illustrates an Objectively Assessed Housing Need for the Borough of 148 new homes per annum up to 2031. In relation to employment land, the objectively assessed need was 1 ha of B1a/b and 4 ha of small scale B8 employment land.

B.209 Oadby & Wigston Borough Council undertook a public consultation on the Regulation 18A Issues and Options Consultation Draft New Local Plan and the Sustainability Appraisal Scoping Report 3rd September 2021 and 29th October 2021 and has now published the Local Plan Issues and Options (Regulation 18A) Statement of Consultation. The Preferred Options (Regulation 18B) Draft Local Plan undertook public consultation 3rd April to 15th May 2024. The next round of public consultation is due to take place in spring 2025 on the

Pre-Submission Draft Local Plan (Reg 19). The new Local Plan will cover the period up to 2041 and will identify site allocations for housing and employment development and boundaries for designations such as Green Wedges, Local Green Spaces and Open Spaces.

B.210 Charnwood Borough lies to the north of Harborough District. The adopted Local Plan for Charnwood is made up of the Charnwood Local Plan 2011 to 2028 Core Strategy (2015) and the saved policies from the Borough of Charnwood Local Plan (2004). The Local Plan proposed to deliver 13,940 new homes and 75 ha of employment land between 2011-2028.

B.211 The new Charnwood Local Plan 2021-2037 was submitted for examination in December 2021 and hearing sessions concluded in Feb 2023. The consultation on the proposed Main Modifications takes took place between Wednesday July 17 and 5pm on Wednesday September 4, 2024. The Charnwood Local Plan provides a strategy to accommodate the development required to support growth in the borough up to 2037. Upon adoption, the new plan will replace the Charnwood Local Plan 2011 to 2028 Core Strategy. Between 2021 and 2037, 1,111 homes are required to be built annually. The majority of those homes, around 10,603, will come from existing planning permissions which have yet to be built. Additionally, a total of 154.8ha of employment land will be allocated. The Council is currently working to progress various work streams in response to the Inspectors' Letter.

B.212 Melton Borough lies to the north of Harborough District. The Melton Local Plan 2011-2036 was adopted on 10th October 2018. It sets out the Council's policies for the use and development of land across the whole of the Borough and replaces the saved policies from the 1999 Melton Local Plan. The Melton Local Plan seeks to meet a housing land requirement of 6,125 dwellings between 2011 and 2036. Additionally, there is a need for 50.75 ha of employment land up to 2036. Work is currently underway on the Local Plan. In June 2023, the Council undertook a Call for Sites to identify additional employment land within the Borough. Melton Borough Council consulted on the Melton Local Plan Update Issues and Options from Monday 6th November 2023 until Sunday 7th January 2024.

B.213 Rutland lies to the north east of Harborough District. The Rutland Local Plan was adopted on 11th July 2011. The adopted Local Plan sets out the planning policies for Rutland up to 2026 and is made up of three development plan documents (DPDs):

- Core Strategy DPD
- Site Allocations and Policies DPD
- Minerals Core Strategy and Development Control Policies DPD

B.214 Rutland County has a housing requirement of 3,000 homes with an employment land requirement of 5 ha between 2010-2026.

B.215 The Rutland Local Plan 2018 to 2036 was withdrawn after being submitted to the Secretary of State for Examination on 3rd February 2020. Work is underway on the Rutland's new Local Plan which must allocate sites to meet housing and employment needs. A call for Sites was undertaken in February 2022. The new Local Plan underwent Issues and Options consultation from June to September 2022. The Regulation 18 Preferred Options Draft Local Plan was out for consultation between November 2023 and January 2024. The new Local Plan proposes to deliver 1,375 dwellings and 40.9 ha of employment land up to 2041.

B.216 Corby and Kettering now form part of North Northamptonshire Council which lies to the east of Harborough District. The North Northamptonshire Joint Planning Unit (JPU) was formally established in October 2004 by Corby, Kettering, Wellingborough and East Northamptonshire Councils, together with Northamptonshire County Council. The North Northamptonshire Joint Core Strategy (JCS) is the strategic Part 1 Local Plan for Corby, East Northamptonshire, Kettering and Wellingborough covering a period up to 2031. It outlines a big picture to be developed in more detail through the Part 2 Local Plans prepared by the District and Borough Councils. The North Northamptonshire Joint Core Strategy was adopted on 14th July 2016.

B.217 The Kettering Site Specific Part 2 Local Plan was formally adopted on 1st December 2021. The housing requirement for Kettering area between 2011-31

was 10,400 with an employment target of 8,100 jobs. Approximately, 2,835 jobs will be within the service industry. The Part 2 Local Plan for Corby was formally adopted on 29th September 2021. The housing requirement for Corby is 9,200 dwellings between 2011-2031. Corby has an employment creation target of 9,700 jobs up to 2031.

B.218 North Northamptonshire Council is currently reviewing its Local Plan, extending the plan period to 2041. Consultation on the Issues and Options was undertaken Spring 2022. The Council is currently working towards publishing a Draft Plan for consultation, this was planned for June 2024, however there has been timetable slippage.

B.219 The Daventry area part of West Northamptonshire Council lies to the south of Harborough District. West Northamptonshire Council was formed on 1st April 2021 through the merger of the three non-metropolitan Districts of Daventry, Northampton, and South Northamptonshire. The West Northamptonshire Joint Core Strategy Local Plan (Part 1) sets out the long-term vision and objectives for the whole of the area up to 2029, including strategic policies for steering and shaping development. The Daventry Local Plan (Part 2) Local Plan 2011-2029 was adopted on 20th February 2020. Building on the West Northamptonshire Joint Core Strategy, it was prepared to help further guide planning decisions in the Daventry area and forms part of the Development Plan for the District. Between 2011 and 2029, a total of 12,730 homes will be delivered with a minimum net increase of 28,500 jobs.

B.220 West Northamptonshire Council is preparing a new plan for the area. This will replace the West Northamptonshire Joint Core Strategy and guide development in the period up to 2041. A consultation on spatial options for the Plan took place between 11th October and 24th December 2021. This was the second stage in preparing the new Plan (after the Issues Consultation in 2019). Consultation on a Regulation 18 Draft Plan ran between 8th April and 2nd June 2024, It is proposed that a final draft of the Plan will be consulted upon in early 2025.

Appendix C

Baseline Information

C.1 Baseline information provides the basis for predicting and monitoring the likely sustainability effects of a plan and helps to identify key sustainability issues and means of dealing with them.

C.2 Schedule 2 of the SEA Regulations requires information to be provided on:

- (2) the relevant aspects of the current state of the environment;
- (3) the environmental characteristics of areas likely to be significantly affected;
- (4) any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 2009/147/EC [the 'Birds Directive'] and 92/43/EEC [the 'Habitats Directive'].

C.3 This section presents the relevant baseline information for Harborough District. Data referred to have been chosen primarily for regularity and consistency of collection, to enable trends in the baseline situation to be established, and also to enable subsequent monitoring of potential sustainability effects.

Climate Change Adaptation and Mitigation

Climate Change

C.4 Climate change presents a global risk, with a range of different social, economic and environmental impacts that are likely to be felt within Harborough District across numerous receptors. A key challenge in protecting the environment will be to tackle the causes and consequences of climate change. The consequences include predictions of warmer, drier summers and wetter winters with more severe weather events all year as well resulting in higher sea levels and increased river flooding. A strong reaction is required from planning to ensure appropriate action can be taken to help species and habitats adapt and to enable the agricultural sector to continue to deliver diverse, affordable and good quality produce.

C.5 There has been a general trend towards warmer average temperatures in recent years with the most recent decade (2012–2021) being on average 0.2°C warmer than the 1991–2020 average and 1.0°C warmer than 1961–1990. All the top ten warmest years for the UK in the series from 1884 have occurred this century [\[See reference 212\]](#).

C.6 Heavy rainfall and flooding events have been demonstrated to have increased potential to occur in the UK as the climate has generally become wetter. For example, for the most recent decade (2012–2021) UK summers have been on average 6% wetter than 1991–2020 and 15% wetter than 1961–1990 whilst winters have been 10%/26% wetter [\[See reference 213\]](#).

C.7 With 2022 recorded as the warmest year on record, July and August experienced especially dry months and drought conditions were declared across parts of England and Wales. In total, the rainfall for 2022 was 1,051 mm – this is 90% of the 1991 – 2020 decade average [\[See reference 214\]](#). 2023

included record-breaking temperatures in June and exceptional heatwave in early September, and was the second-warmest year for the UK in the since 1884, with eight of the twelve months warmer than average. It was also a wetter than average year across most of the UK. Spring 2024 was provisionally the warmest spring on record for the UK, with provisionally the warmest UK May on record [\[See reference 215\]](#).

C.8 The IPCC AR6 Synthesis Report (2023) highlights that greenhouse gas (GHG) emissions are predicted to continue into 2030 making it likely that global warming will exceed 1.5°C, which in turn means that GHG emissions will become harder to maintain below 2°C. As a result of this, increased global warming will occur and elicit climate hazards such as increased incidences of heatwaves, droughts, increased global monsoon precipitation, tropical storms, very wet and very dry weather. Our natural land and ocean carbon sinks will become less effective, sea levels will rise, become more acidic and experience deoxygenation amongst other climate events [\[See reference 216\]](#). The Paris Agreement is a legally binding international treaty involving 196 Parties. The overarching goal of this agreement is to limit global warming increasing to 1.5°C by the end of the century. Achieving this goal still requires a lot of action but since 2016 when the agreement was established, low – carbon solutions and new markets for climate resilience have been sparked.

C.9 The Tyndall Centre has undertaken work to calculate the ‘fair’ contribution of local authorities towards the Paris Climate Change Agreement. Based on the analysis undertaken the following recommendations have been made for Harborough District [\[See reference 217\]](#):

- Stay within a maximum cumulative carbon dioxide emissions budget of 3.8 million tonnes (MtCO₂) for the period of 2020 to 2100. At 2017 CO₂ emission levels, Harborough District would use this entire budget within 6 years from 2020.
- Initiate an immediate programme of CO₂ mitigation to deliver cuts in emissions averaging a minimum of -13.8% per year to deliver a Paris aligned carbon budget. These annual reductions in emissions require national and local action and could be part of a wider collaboration with other local authorities.

- Reach zero or near zero carbon no later than 2041. This report provides an indicative CO2 reduction pathway that stays within the recommended maximum carbon budget of 3.8 MtCO2. At 2041 5% of the budget remains. This represents very low levels of residual CO2 emissions by this time, or the Authority may opt to forgo these residual emissions and cut emissions to zero at this point. Earlier years for reaching zero CO2 emissions are also within the recommended budget, provided that interim budgets with lower cumulative CO2 emissions are also adopted.

C.10 Harborough District Council declared a Climate Emergency in July 2019. This followed on from the Local Government Association initiative “Climate Local” which Harborough District Council committed to in 2013. In 2022, Harborough District Council adopted a Climate Emergency Action Plan which sets out actions to deliver the six key commitments to help adapt to climate change and reduce emissions [\[See reference 218\]](#).

Carbon Dioxide Emissions

C.11 The Government regularly publishes Local Authority and regional carbon dioxide emissions national statistics. CO2 emissions for Harborough District between 2005-2022 have fallen from 10.2t per capita to 5.6t per capita [\[See reference 219\]](#). Per capita emissions in the plan area within the scope of influence of the local authority fell every year between 2005 and 2022 as shown in Table C.1. It should be noted the figures in Table C.1 do not account for Land Use, Land Use Change and Forestry (LULUCF) figures in Harborough District. In 2022, LULUCF accounted for 1.2Kt carbon dioxide emissions in Harborough District.

Table C.1: Carbon dioxide emissions estimates in Harborough District 2005-2022

Year	Total Emissions (kt)	Per Capita Emissions (t)
2005	823.3	10.2

Year	Total Emissions (kt)	Per Capita Emissions (t)
2006	817.7	10.0
2007	802.5	9.7
2008	776.9	9.3
2009	736.9	8.8
2010	762.4	9.0
2011	698.3	8.1
2012	709.9	8.2
2013	721.6	8.3
2014	686.8	7.8
2015	663.2	7.4
2016	652.3	7.2
2017	632.6	6.9
2018	625.6	6.7
2019	603.6	6.4
2020	536.1	5.6
2021	579.2	5.9
2022	566.5	5.6

C.12 In Harborough District the main contributor of emissions was from domestic and transport. However, between 2005 and 2022, the levels of emissions from commercial, industrial and public sector sources have dropped significantly for Harborough District, by 60%, 51% and 47% respectively. This is shown in Table C.2.

Table C.2: Changes in carbon dioxide emissions by sector for Harborough District between 2005 and 2022

Source of Emissions	2005	2022
Industry	75.1	37.2
Commercial	103.5	41.2
Public Sector	18.0	9.6
Domestic	223.4	131.9
Transport	349.0	309.5
Agriculture	47.2	35.9
Grand Total	823.3	566.5

C.13 Figure C.2, at the end of Appendix C, shows the per capita CO₂ emissions of Harborough District compared to neighbouring authorities. From Figure C.2, it is evident that CO₂ emissions per capita are lower in Harborough District compared to most of the neighbouring authorities, apart from Oadby and Wigston which has significantly lower emissions.

Overall Energy Consumption

C.14 The Department for Business, Energy and Industrial Strategy produced the following consumption figures for Harborough District in 2021. These figures are presented as Ktoe (kilotonnes of oil equivalent):

- All fuels – A total of 207.5 Ktoe across domestic, transport and industrial and commercial use.
- Coal – A total of 1.5 Ktoe predominantly through industrial and commercial use.
- Manufactured fuels – A total of 0.5 Ktoe through domestic and industrial and commercial use.

- Petroleum – A total of 111.9 Ktoe predominantly from road transport.
- Gas – A total of 55.4 Ktoe predominantly through domestic use.
- Electricity – A total of 30.6 Ktoe through domestic and industrial and commercial use.
- Bioenergy and wastes – A total of 7.6 Ktoe predominantly through industrial and commercial use.

9.6 Table C.3 below highlights the energy consumption for Harborough between 2005 to 2021 by type. With the exception of energy from bioenergy and wastes and coal, the consumption of petroleum, manufactured fuels, gas and electricity fell between 2005 and 2021 [\[See reference 220\]](#).

Table C.3: Energy consumption in Harborough District by type

Energy Type	Energy Consumption in Ktoe (2005)	Energy Consumption in Ktoe (2021)
Coal	1.3	1.5
Manufactured Fuels	0.7	0.5
Petroleum	124	111.9
Gas	70.7	55.4
Electricity	35.5	30.6
Bioenergy and Wastes	1.2	7.6
Total	233.4	207.5

Renewable Energy

C.15 Renewable energy is recognised as an important contributor to reducing reliance on fossil fuels and adapting to climate change. Within the East Midlands, there was a total of 110,134 sites that were capable of generating

renewable energy across wind, solar, wave, hydro and biomass renewable sources in 2022. This represents 8.7% of all the sites within the UK that generate renewable energy. In 2022, the East Midlands generated a total of 7,932 GWh (Gigawatt hours) of renewable energy. This is a 335% increase in renewable energy generation since 2012. In 2022, a total of 2,137 photovoltaic panels and 27 onshore wind turbines were installed. This is an increase on 2015 when 1,376 photovoltaic panels and 27 onshore wind turbines were installed [\[See reference 221\]](#).

C.16 There are two commercial wind farms in Harborough, Low Spinney and Swinford, which contribute 8MW and 22MW of installed capacity respectively. In addition, there are a number of smaller on farm turbines that contribute to a total of 32.4MW of installed capacity. There are 1,558 solar photovoltaic installations including a number of large (>1MW) field-based solar installations. This gives a total capacity of 16.2MW. There is one anaerobic digestion facility with a capacity of 499 kW and two landfill gas sites with capacity of 5.6MW. There is 14.9MW installed capacity of plant biomass. Harborough District has no hydropower capacity [\[See reference 222\]](#).

C.17 In July 2016, Harborough District Council produced a Landscape Sensitivity to Renewable Energy study to consider the different types of landscapes within Harborough District and their sensitivity to renewable energy development. Welland Valley landscape, Lutterworth Lowlands landscape and Upper Soar landscape are considered to have low sensitivity to wind, solar and biomass developments for generating renewable energy [\[See reference 223\]](#).

C.18 Harborough District Council has outlined its actions in key areas to reduce its harmful emissions. The following information has been summarised from the Harborough District Council Initiatives [\[See reference 224\]](#).

- Transport: Electric charging points have been installed throughout the District with further additions planned in the future. Harborough District Council and Leicestershire County Council are working together to promote active travel by improving footpaths, cycle lanes, encouraging bus travel and offering salary sacrifice schemes for the purchase of bikes for staff.

- Buildings: Existing and new buildings are being improved to monitor energy use, become more energy efficient and have been retrofitted to generate renewables through PV-Panels (also known as solar powered panels).
- Energy: Harborough District Council has moved to a renewable energy supply through the installations of PV-Panels alongside a partnership with Harborough Energy [\[See reference 225\]](#). Harborough Energy was establishing via Sustainable Harborough (a Big Lottery Fund programme for 'Communities Living Sustainably' in 2017) to raise awareness of sustainability within the community, provide practical support to individuals and groups to reduce their carbon footprint. The partnership between Harborough District Council and Harborough Energy has led to approximately 1000 homes having suitable insulation completed.
- Waste: Recycling and working with communities following a Plastic Free Pledge urging residents and businesses of the Harborough District to reduce their use of single-use plastic. Green waste is also collected to be used for composting [\[See reference 226\]](#).
- Land Use: The local plan has policies to ensure that climate change is considered for all new development. Partnerships with the Welland River Trust, The Soar Catchment Partnership as well as local community group (Harborough Woodland) to promote woodland, wildflower meadow creations, natural greenspaces and their benefits for the environment and communities as well as promoting natural flood management and climate management techniques to build resilience.

C.19 Harborough District Council has launched the Harborough Solar Together initiative through iChoosr, a company that engages people to purchase sustainable energy products. The council is working with neighbouring Districts and boroughs as part of the Green Living Leicestershire Partnership to help households feel confident that they are paying the right price for a high-quality installation from pre-approved installers [\[See reference 227\]](#).

Population, Health and Well-being

Population

C.20 Harborough's population has increased by 14.3% from 85,400 in 2011 to approximately 97,600 in 2021. This means that Harborough saw the largest population increase in the East Midlands which overall had a 7.7% rise compared to the English average of 6.6% [\[See reference 228\]](#). Harborough is largely a rural and sparsely populated District, being the least densely populated local authority in Leicestershire.

C.21 The population of Harborough comprises approximately 48,350 men and 49,279 women. The largest age group in the District is 18–64 year-olds (56,452). Within this, 15,211 people are aged 50-59 and 12,673 are aged 40-49 years old, which is more than those aged 20-29 (9,345) and 30-39 (11,149). 65+ years is the second largest group (21,497) and the smallest age group is 0-17 years old (19,680) [\[See reference 229\]](#). Since 2011 the average age of a Harborough resident has increased by two years, from 43 to 45. This is higher than the East Midlands average (41) and England average (40) [\[See reference 230\]](#). Projections for 2043 show that Harborough will experience an increase in its population from 92,499 in 2018 to 113,759 in 2043. The number of people who are within the older age group (65+) is expected to increase from 21.8% of the 2018 population to 28.3% of the 2043 population [\[See reference 231\]](#). As of April 2023-March 2024, 82.5% of Harborough's working age population is economically active, this is higher than the value for both East Midlands (78.5%) and Great Britain (78.6%). 3.1% of Harborough's working age population is unemployed, which is lower than the East Midlands and Great Britain figures, both being 3.9%. [\[See reference 232\]](#).

C.22 According to the 2021 Census, the largest ethnic group in Harborough is White: English, Welsh, Scottish, Northern Irish or British. Table C.4 below shows the breakdown of Harborough's population by ethnic group [\[See reference 233\]](#).

Table C.4: Population by ethnic group (2021)

Ethnic Group	% of Population
Asian, Asian British or Asian Welsh: Bangladeshi	0.1
Asian, Asian British or Asian Welsh: Chinese	0.2
Asian, Asian British or Asian Welsh: Indian	4.4
Asian, Asian British or Asian Welsh: Pakistani	0.3
Asian, Asian British or Asian Welsh: Other Asian	0.5
Black, Black British, Black Welsh, Caribbean or African: African	0.4
Black, Black British, Black Welsh, Caribbean or African: Caribbean	0.2
Black, Black British, Black Welsh, Caribbean or African: Other Black	0.1
Mixed or Multiple ethnic groups: White and Asian	0.8
Mixed or Multiple ethnic groups: White and Black African	0.2
Mixed or Multiple ethnic groups: White and Black Caribbean	0.6
Mixed or Multiple ethnic groups: Other Mixed or Multiple ethnic groups	0.5
White: English, Welsh, Scottish, Northern Irish or British	87.6
White: Irish	0.6
White: Gypsy or Irish Traveller	0.2
White: Other White	2.7
Other ethnic group: Arab	0.1
Other ethnic group: Any other ethnic group	0.7

C.23 In 2021, the total number of households in Harborough was 40,414. This consists of primarily single-family households (69.6%), one person households

(26%) and 'other' households (4.4%) [See reference 234]. By 2043, there is expected to be 50,063 households [See reference 235]. It should be noted that households do not have the same definition as homes. Households are defined by Office for National Statistics (ONS) as one person or a group of people who have the (same) accommodation as their only or main residence. For groups the individuals in question should share at least one meal a day, or share the living accommodation, that is, a living room or sitting room.

C.24 The population in Harborough District is spread across 19 wards. Table C.5 below presents the population change between 2011 and 2021 by ward in Harborough District. The table shows that the majority of the wards have experienced a population increase. Broughton Astley-Primethorpe and Sutton and Market Harborough-Logan were the only two wards to experience a population decrease but this was minimal. Market Harborough-Welland ward experienced the highest population increase with an additional 2,058 people moving into the ward between 2011 and 2021 [See reference 236].

Table C.5: Estimated populations by ward in Harborough District for 2011 and 2021 [See reference 237]

Ward	Population in 2011	Population in 2021	Population Change
Billesdon & Tilton	2,524	2,623	3.9%
Bosworth	2,855	3,411	19.5%
Broughton Astley South and Leire	4,128	4,901	18.7%
Broughton Astley-Primethorpe and Sutton	5,399	5,388	-0.2%
Dunton	2,614	2,696	3.1%
Fleckney	5,745	5,842	1.7%
Glen	4,778	5,880	23.1%
Kibworths	6,823	8,709	27.6%

Ward	Population in 2011	Population in 2021	Population Change
Lubenham	2,640	2,995	13.5%
Lutterworth East	4,798	5,363	11.8%
Lutterworth West	4,555	5,467	20%
Market Harborough-Great Bowden and Arden	5,040	5,935	17.8%
Market Harborough-Little Bowden	5,055	5,695	12.7%
Market Harborough-Logan	6,018	5,590	-7.11%
Market Harborough-Welland	6,798	8,856	30.3%
Misterton	2,587	2,982	15.3%
Nevill	2,850	2,872	0.8%
Thurnby and Houghton	7,387	9,337	26.4%
Ullesthorpe	2,788	3,083	10.6%

C.25 The age profile across the wards indicates that age 45-49, age 50-54 and age 55-59 are the largest age groups within the wards. The wards of Dunton and Nevill have the largest number of people over 50 with 51.5% and 52.9% respectively [\[See reference 238\]](#).

Housing

C.26 It was estimated by the Office for National Statistics that in 2023 full-time employees could typically expect to spend around 8.3 times their workplace-based annual earnings on purchasing a home in England. This is a decrease compared with 2022, when it was 8.5 times their workplace-based annual earnings. The average price of homes sold in England and Wales increased by £9,500, or 3.4%, between the 12 months ending September 2022 and the 12 months ending September 2023. Meanwhile, the average earnings increased

by £1,900, or 5.6% [\[See reference 239\]](#). The Housing affordability ratio is defined as housing affordability estimates calculated by dividing house prices by annual earnings to create a ratio. It can be used to compare affordability over time and between areas. A larger number reflects a less affordable area [\[See reference 240\]](#).

C.27 In the 318 local authorities in England and Wales, housing affordability improved in 237 (75%) since 2022, worsened in 77 (24%), and stayed the same in the remaining 1%. In Harborough District, the housing affordability ratio was 10.3 in 2023, and like other local authorities, has steadily increased in recent years. This figure has increased by 24% since 2002 from 8.3 to 10.3 in 2023 [\[See reference 241\]](#).

C.28 The average house price for a property in Harborough District as of June 2024 was £342,109, which is much higher than the regional average (£245,232) and the England average (£305,370) [\[See reference 242\]](#).

C.29 The percentage of Harborough's households in the social rented sector increased from 8.4% in 2011 to 8.7% in 2021. The regional percentage fell from 15.8% to 14.9% over the same period. Private renting within Harborough increased from 11.2% to 13.5%. However, the rate of home ownership fell from 78.1% to 75.8% [\[See reference 243\]](#).

C.30 The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) for Harborough provides evidence on the potential supply of both housing and economic development land across Harborough District and forms a key component of the evidence base that will inform the preparation of the new Local Plan. It identifies an estimated capacity of 52,291 dwellings and 716,450 sqm of economic floorspace [\[See reference 244\]](#).

C.31 A total of 6,713 homes have been built in Harborough since 2011. The District's housing delivery from the start of the current plan period (1 April 2011) to 31 March 2022 has exceeded the required 557 dwellings per annum. Harborough District has delivered a cumulative total of 586 dwellings over the required annual provision between 2011 and 2022. On this basis, there is no

housing shortfall to add to the housing requirement for the five year period from 1 April 2022 to 31 March 2027 [\[See reference 245\]](#). Housing delivery over recent years is shown in Table C.6 and Table C.7 below.

Table C.6: Delivery of homes in Harborough District from 2011 to 2022

Year	Annual Requirement	Annual Net Completions
2011-12	557	240
2012-13	557	284
2013-14	557	334
2014-15	557	496
2015-16	557	640
2016-17	557	468
2017-18	557	580
2018-19	557	729
2019-20	557	906
2020-21	557	1010
2021-22	557	1026

Table C.7: Delivery of affordable homes in Harborough District from 2011 to 2022

Year	Annual Requirement	Annual Net Completions
2011-12	90	20
2012-13	90	51
2013-14	90	49

Year	Annual Requirement	Annual Net Completions
2014-15	90	69
2015-16	90	85
2016-17	90	58
2017-18	-	-
2018-19	90	171
2019-20	90	207
2020-21	90	207
2021-22	90	231

Gypsies, Travellers and Travelling Showpeople

C.32 During the 2021 Census, 0.2% of the people of Harborough District described themselves as White: Gypsy or Irish Traveller. The majority of the Gypsy and Traveller population live in Lutterworth [\[See reference 246\]](#).

C.33 The Gypsy and Traveller Accommodation Assessment (GTAA) 2024 supports the review of the Local Plan. Through the GTAA, seven Gypsy or Traveller households were identified in Harborough District that meet the planning definition, 77 unknown households that meet the planning definition and 17 households that do not meet the planning definition. In relation to Travelling Showpeople, 69 households were identified in Harborough District that met the planning definition, 37 unknown households that meet the planning definition and eight households that do not meet the planning definition.

C.34 The GTAA identified a need for seven additional pitches for households that meet the planning definition of Gypsy or Traveller. For those that meet the planning definition of Travelling Showperson, an additional need of 69 plots is required. This is shown in Table C.8 below.

Table C.8: Additional need for households in Harborough District that meet the Planning Definition 2024-2041

Housing Need	2016-2021	2021-2026	2026-2031	2031-2036
Gypsy and Traveller Households	5	0	1	1
Travelling Showperson households	53	6	6	4

C.35 This need was identified in accordance with the definitions of the Government's Planning Policy for Traveller Sites (PPTS). The GTAA also identifies a need arising from 'unknown' Gypsies and Travellers and Travelling Showpeople. The unknown need arises from sites where existing occupants were not able to be interviewed as part of the GTAA fieldwork. The needs of these households are recognised by the GTAA as there is likely to be future household formation from those that meet the PPTS definition. For unknown Gypsies, Travellers and Travelling Showpeople, the GTAA uses a national approximation of 10% of households meeting the PPTS definition and applies an annual growth rate of 1.5% [\[See reference 247\]](#). Therefore, the GTAA also identified a need of up to 18 additional pitches for unknown households.

C.36 It is worth noting that a Gypsy and Traveller pitch is up to two caravans per pitch (none of which should be a static caravan) and for Travelling Showpeople a plot is normally considered to be made up of three caravans per plot (of which no more than one should be a static caravan). Travelling Showpeople pitches are significantly larger than Gypsy and Traveller pitches due to the additional space needed for the storage, maintenance and servicing of equipment.

Health

C.37 Health is a cross-cutting topic and as such many topic areas explored in this Scoping report influence health either directly or indirectly. In the 2021

Census, 52.8% of the population of Harborough District identified themselves as being in very good health and 3.4% in bad health or very bad health.

Approximately 5.1% of people in Harborough District are disabled under the equality act where their day to day activities are limited a lot [\[See reference 248\]](#).

C.38 Harborough's Health and Wellbeing Strategy (2022-2027) identified some key challenges that the District faces:

- Ageing population and associated health conditions.
- Limited transport infrastructure and rural isolation (experienced by some).
- Increased cost per capita to deliver services across a large rural area.
- Pockets of hidden deprivation and inequality.
- Rising incidence of physical inactivity.
- Higher housing costs and lower local wage levels.

C.39 From these key challenges Harborough has identified the following strategic priorities:

- **Quality Homes for All:** Harborough seeks to ensure that all housing within the District will meet the population needs. They intend to promote high design standards, improve living accommodation, support vulnerable adults and the elderly so they can remain independent in their own homes, provide energy efficiency advice and build services and pathways to housing for vulnerable groups.
- **Community Infrastructure and Services:** Harborough seeks to invest in community infrastructure through the Section 106 process, support the preparation of Neighbourhood Plans and the local health and wellbeing objectives, work in partnerships to ensure there is accessibility to greenspace, the waterways, and canals.
- **Skills, Jobs, and Income:** Harborough seeks to ensure that training opportunities contributing to health and wellbeing are being developed, salaries are sufficient to allow residents to work and live locally, vulnerable

residents receive the right support and advice regarding benefits to ensure they are receiving the right income for them.

- **Stronger Communities:** Harborough seeks to ensure that funding and support is available for the voluntary and community sector, to work with charities that can tackle inequalities and increase awareness of the ageing population and potential health related issues such as dementia.
- **Mental Health:** Harborough seeks to develop an awareness of mental health in the workplace, work with organisations and Early Help services to support young people, support the delivery of crisis cafes in Market Harborough and Lutterworth.
- **Physical Activity:** Harborough seeks to deliver physical activity sessions for young people and children, develop pathways into physical activity, develop place led physical activity opportunities especially for hard-to-reach groups, increase the health and wellbeing offers at leisure centres, work with businesses to promote wellbeing at work and improve air quality in Kibworth and Lutterworth [\[See reference 249\]](#).

C.40 Health statistics for Harborough District are shown in Table C.9 below [\[See reference 250\]](#):

Table C.9: Health in Harborough District

Domain	Indicator	Harborough	England
Infant's and children's health	Under 18 conception rate per 1,000 females (2021)	9%	13.1%
Infant's and children's health	Infant Mortality Rate (2020-22)	1.9	3.9
Infant's and children's health	Year 6: Prevalence of obesity (2022-23)	17.5%	22.7%

Domain	Indicator	Harborough	England
Adults' health and lifestyle	Smoking prevalence in adults (18+) – current smokers (APS) (2022)	6.3%	12.7%
Adults' health and lifestyle	Physically active adults (2022-23)	67.9%	67.1%
Adults' health and lifestyle	Obese adults (2022-23)	26.3%	26.2%
Diseases and poor health	Under 75 mortality rate from all causes (2022)	265.3	363.4
Diseases and poor health	Under 75 mortality rate from all cardiovascular diseases (2021)	57.6	76
Diseases and poor health	Under 75 mortality rate from cancer (2021)	93.6	121.5
Diseases and poor health	Admission episodes for alcohol-related conditions (Narrow) (2022-23)	453	475

Life Expectancy

C.41 The average life expectancy at birth in 2022 for Harborough residents was 81 years for males and 84 years for females. This is higher than the regional average of 78.6 years for males and 82.7 years for females and the England average of 79.3 years for males and 83.2 years for females [\[See reference 251\]](#). Life expectancy is 3.8 years lower for men and -1.5 years higher for women in the most deprived areas of Harborough District than in the least deprived areas [\[See reference 252\]](#).

Obese and Physical Activity Levels

C.42 Being overweight or obese carries numerous health risks, including increased likelihood of type 2 diabetes, cancer, heart and liver disease, stroke and related mental health conditions. It is estimated this health issue places a cost of at least £5.1 billion on the NHS and tens of billions on the wider UK society every year.

C.43 In Harborough between 2022/23, 17.5% of year 6 children are obese compared to the national average of 22.7%. In addition, 60.7% of adults are obese which is below the national average of 64% [\[See reference 253\]](#).

C.44 In 2021, Sport England conducted a survey that focussed on understanding Harborough’s engagement in sport. The survey required respondents to identify if they were ‘active’ (150 minutes of physical activity per week), ‘fairly active’ (between 30 – 149 minutes of physical activity) or ‘inactive’ (30 minutes or less of physical activity) [\[See reference 254\]](#). The results are shown in Table C.10 below.

Table C.10: Sport England Physical Activity Levels Survey, adults aged 16+ (2022/23)

Area	Active	Fairly Active	Inactive
Harborough	63.5%	13.5%	23.0%
Leicestershire	65.1%	11.2%	22.4%
East Midlands	62.2%	11.5%	26.7%
England	63.4%	10.9%	25.7%

C.45 In 2022/23, 63.5% of adults in Harborough District were physically active. This is very slightly higher than the national average of 63.4%. A total of 23% of adults stated that they were physically inactive in Harborough which is lower than the national average of 25.7% [\[See reference 255\]](#).

Perception of Well-being

C.46 Residents of Harborough District reported having slightly higher levels of life satisfaction (7.60 out of 10.00) than the average for UK (7.45) in the 2022/23 period. Whilst average figures recorded relating to ‘feeling the things done in life are worthwhile’ were the same as the UK (7.72 and 7.73, respectively) ‘happiness’ in Harborough District was marginally higher than the UK (7.43 and 7.39, respectively). Levels of high anxiety recorded at 20.7% for Harborough District in this period. This was an decrease of 2.3% from the previous period (2021/2022) [\[See reference 256\]](#).

Open Space

C.47 Parks and open spaces are important to the community they serve. They benefit local communities and provide meeting and social spaces, health and wellbeing, the local economy, community and safety, climate cooling and increasing the appearance and profitability of the area. Open spaces provide opportunities for outdoor exercise and offer the opportunity to help increase levels of health and reduce obesity. They also help to maintain good mental health and reduce stress by encouraging relaxations through interaction with the natural environment [\[See reference 257\]](#).

C.48 In addition, access to waterways and blue infrastructure can provide important benefits for physical and mental health and wellbeing. The South Leicestershire Waterways and Wellbeing Project started in 2022 and is designed to make use of the Grand Union Canal to help adults tackle mental and physical health problems. Activities on the Grand Union Canal include canoe and paddleboard sessions, wellbeing walks, running, cycling, crafting sessions and green volunteering opportunities [\[See reference 258\]](#). Canal improvements to the towpath along the Grand Union Canal will also enhance access to the canal and opportunities for walking and recreational activities [\[See reference 259\]](#). The current open space provision in Harborough District is shown in Table C.11 below. A total of 654 sites are designated as open space, comprising a total area of 1,097.57 ha. Natural and Semi-Natural Greenspace

covers a total of 871.82 ha and accounts for the majority of Harborough District's open space provision. However, Harborough District is considered one of the ten most nature access poor local authorities in England when considering how publicly accessible nature is within an area. This indicates that there is very few publicly accessible natural spaces within Harborough District. Only 7.1% of the population of Harborough District is within a 15 minute walk of natural space [See reference 260]. The total open space within Harborough District equates to 11.69 ha per 1,000 population [See reference 261].

Table C.11: Open space provision in Harborough District (2021)

Open Space Type	Current Provision (ha)
Allotments and Community Gardens	22.85
Amenity Greenspace	109.95
Cemeteries and Burial Grounds	43.50
Civic Spaces	1.05
Natural and Semi-Natural Greenspace	871.82
Parks and Gardens	38.05
Provision for Children and Young People	10.34
Final Total	1,097.57
Greenways	Approximately 700km

C.49 Welland Park is the largest park in Market Harborough. The park offers visitors a range of facilities, activities and attractions including:

- Large playground area for children.
- Tennis courts (3 floodlit).
- Skate park.
- Social fitness zone - outdoor gym.
- Table tennis table.

- Rugby posts.
- Rose garden, sensory garden and flower displays in summer.
- Grass recreation areas.

C.50 As of 2019 the population of Harborough District was 93,807. Based on that and using the Council's proposed provision standard, there is a current deficiency in provision of Allotments and Community Gardens (-0.11 ha per 1,000), Parks and Gardens (-0.39 ha per 1,000) and Provision for Children and Young People (-0.14 ha per 1,000). There is a current surplus in Amenity Greenspace (0.27 ha per 1,000), Cemeteries and Burial Grounds (0.11 ha per 1,000), Natural and Semi-Natural Greenspace (0.79 ha per 1,000) and Greenways (Approximately 4.21km per 1,000). The population of Harborough District is projected to be 108,872 by 2036. When compared to the current provision of open space, this increase in population would result in a deficiency in Allotments and Community Gardens (-0.14 ha per 1,000), Natural and Semi-Natural Greenspace (-0.49 ha per 1,000), Parks and Gardens (-0.45 ha per 1,000) and Provision for Children and Young People (-0.16 ha per 1,000) [\[See reference 262\]](#).

Deprivation

C.51 The Index of Multiple Deprivation (IMD) uses Lower Layer Super Output Areas (LSOA) to measure deprivation at local authority and county level. The seven distinct domains of deprivation (Income; Employment; Health Deprivation and Disability: Education and Skills Training; Crime: Barriers to Housing and Services: and Living Environment) which when weighted and combined from the IMD 2019 have been mapped for the District (see Figure C.3).

C.52 In relation to overall deprivation, only one LSOA in Harborough fell within the 30% most deprived areas nationally in 2019. A total of 18 LSOAs (38%) fall within the 10% least deprived areas nationally. Harborough District performs less favourably in relation to education, skills and training, barriers to housing and services and crime, but performs well in relation to income, employment, health and disability domain and living environment. A total of 51% of LSOAs in

Harborough fall within the 10% least deprived for living environment nationally [\[See reference 263\]](#).

C.53 In 2019, 5.6% of Harborough's population was income-deprived. Of the 316 local authorities in England (excluding the Isles of Scilly), Harborough District was ranked 304th most income-deprived. Of the 47 LSOA in Harborough District, none were among the 20% most income-deprived in England [\[See reference 264\]](#).

Crime and Safety

C.54 The absence of a safe and secure place in which to live can have an extremely negative impact on physical and emotional health and wellbeing.

C.55 Leicestershire Police cover Harborough District. In relation to statistics on crime within Harborough District, Harborough is split into two areas: Harborough and the Bowdens and Harborough North. Harborough and the Bowdens covers Market Harborough and Great Bowden. Harborough North covers the largely rural area north of Market Harborough which includes the settlements of Billesdon, Kibworth, Great Glen and Tugby. The remainder of the District falls under Lutterworth which covers the town of Lutterworth and the surrounding area.

C.56 Between July 2023 and June 2024, a total of 1,571 crimes were counted in Harborough and the Bowdens [\[See reference 265\]](#). Harborough North had the highest level of crime with 1,890 crimes were reported between July 2023 and June 2024 [\[See reference 266\]](#). Lutterworth had the lowest level of crime with 1,187 crimes reported between July 2023 and June 2024 [\[See reference 267\]](#). The top reported crimes in Harborough North from July 2023 to June 2024 were violence and sexual offences, criminal damage and arson, public order and anti-social behaviour [\[See reference 268\]](#). This is similar to the top reported crimes in Harborough and the Bowdens which were violence and sexual offences, public order, shoplifting and criminal damage and arson and shoplifting. The top reported crimes in Lutterworth area were violence and

sexual offences, other theft, vehicle crime and public order. Overall, trends of crime have remained the same in Lutterworth in the past three years. Violence and sexual offences have remained the most frequent crimes over the past three years. Between October 2021 and June 2024, crime levels have remained steady in Harborough and the Bowdens and Harborough North [\[See reference 269\]](#).

Economy

C.57 Harborough's employment rate consistently remained above the national figure. 78.9% of people of working age in Harborough were in employment between April 2023 – March 2024, this is higher than the value for the East Midlands (75.4%) as well as for Great Britain as a whole (75.5%). In April 2020 and May 2020 there were significant increases in the number of people claiming unemployment related benefits in Harborough (and nationally) as a result of COVID-19 restrictions. As of July 2024, 1,175 people between the ages of 16 and 65 were on universal credit in Harborough District. This equates to 2% of people aged 16-65. The number of claimants is lower than the regional and national figures at 3.9% and 4.3% respectively [\[See reference 270\]](#).

C.58 In 2021, the total output (Gross Value Added, GVA) in Harborough District reached £2,374 million. The trend in GVA has been steadily increasing over the years for Harborough District [\[See reference 271\]](#).

C.59 The median annual pay in 2023 in Harborough District was £701.2 per week for full time workers which is higher than the regional average (£640.2) and the national average (£682.6). This equates to £36,563 a year in Harborough District compared with £33,382 and £35,593 regionally and nationally [\[See reference 272\]](#). The 'earnings by place of work' figure in 2023 in Harborough District was £659.3 for full time workers which is higher than the regional average (£623.6) and the national average (£682.6). In the period from April 2023 to March 2024, 82.5% of people in Harborough were economically active. Across the East Midlands region this figure was lower at 78.5% within the same period. About 3.1% (1,400) people were unemployed in Harborough,

which is lower than both the regional (3.9%) and national averages (3.9%) [\[See reference 273\]](#). **Harborough District** contains a highly skilled workforce with 64.2% of the working population employed as a manager, director, senior role, professional occupation or associate professional occupation. This compares with 46.3% for East Midlands and 52.8% for Great Britain [\[See reference 274\]](#). January 2023 to December 2023, approximately 44.7% of the population of **Harborough District** have a Level 4 qualification and above (degree (BA, BSc), higher degree (MA, PhD, PGCE), NVQ level 4 to 5, HNC, HND, RSA Higher Diploma, BTEC Higher level, professional qualifications). This is higher than the regional figure for East Midlands at 40.2% and the national figure for England at 47.3% [\[See reference 275\]](#). Official Labour Market Statistics data presented in Table C.12 below show that a higher percentage of people are employed in Wholesale, Retail Trade, Transport and Storage than the national and regional averages. In **Harborough**, 19.5% of people work in the Wholesale and Retail trade compared to the regional average of 15.6% and the national average of 14%. Similarly, 14.6% of people work in Transportation and Storage which is also significantly higher than the regional average (6.7%) and national average (5%). However, there is a lower number of people employed in human health and social work activities; public administration and defence; compulsory social security and, education [\[See reference 276\]](#).

Table C.12: Employee jobs in Harborough District in relation to regional and national averages (2022)

Employee Jobs by Industry	Harborough District (%)	East Midlands (%)	Great Britain (%)
Mining and Quarrying	0.2	0.2	0.2
Manufacturing	7.3	11.4	7.6
Electricity, gas, steam and air conditioning	0.0	0.6	0.4
Water supply; sewerage, waste management and remediation activities	0.4	0.7	0.7
Construction	5.5	5.5	4.9

Employee Jobs by Industry	Harborough District (%)	East Midlands (%)	Great Britain (%)
Wholesale and retail trade; repair of motor vehicles and motorcycles	19.5	15.6	14.0
Transportation and storage	14.6	6.7	5.0
Accommodation and food service activities	9.8	7.5	8.0
Information and communication	3.0	2.7	4.6
Financial and insurance activities	1.7	1.7	3.3
Real estate activities	1.7	1.3	1.9
Professional, scientific and technical, activities	8.5	6.9	9.1
Administrative and support service activities	8.5	9.0	9.0
Public administration and defence; compulsory social security	2.0	4.0	4.7
Education	6.1	8.6	8.6
Human health and social work activities	8.5	13.8	13.5
Arts, entertainment and recreation	1.2	2.1	2.4
Other service activities	1.5	1.4	2.0

C.60 Notable industries in Harborough include transport and logistics, food and drink manufacturing, professional and financial services and tourism and hospitality. In 2022 there were 5,350 businesses in Harborough District. The majority of these (90.3% or 4,830) were micro businesses which have fewer than 10 staff. There were 430 (8%) small businesses, 70 (1.3%) medium and 15 (0.3%) large businesses in Harborough District. Combined small and medium sized (not micro) make up 500 (9.3%) businesses. In 2023, Harborough experienced 668 closures of businesses and 352 openings of new businesses [See reference 277]. There were 2.789 million visitors to Harborough District in 2019, which decreased by 62% to 1.053 million visitors in 2020 as a result of

COVID-19 restrictions. As a result, the value of tourism sector decreased by 60% (to £59.14 million from £149.91 million prior to COVID-19). Tourism supported 1,837 full time jobs across the District, which decreased by 62% to 760 in 2020. The largest proportion of visitor spend was on shopping (27.5%), followed by food and drink (21.6%) and transport (10.5%) [\[See reference 278\]](#).

C.61 Market Harborough and Lutterworth are town centres which are the main retail centres in Harborough District, whilst the District and local centres of Broughton Astley, Fleckney, Kibworth and Great Glen, provide smaller scale shopping facilities. There are also rural centres at Houghton on the Hill, Billesdon, Husbands Bosworth and Ullesthorpe providing services and facilities. The centres in Harborough District are much smaller than larger centres and nearby out of centre retail parks surrounding the District, in particular Leicester, Corby, Kettering, Fosse Park and Elliott's Field nr Rugby) which are accessible to residents within Harborough District and have a more extensive range of retailers than Market Harborough.

C.62 Market Harborough is well served by a range of convenience food shops and services including banks, estate agents, hairdressers, cafes, restaurants, pubs and takeaways. The centre's mix of units is broadly similar to the national average, but with a higher proportion of comparison retail units. Market Harborough's vacancy rate of 7.4% is significantly lower than the national average of 13.7%, however this is the figure from 2013 and is likely to have increased since the COVID-19 pandemic and the increasing adoption of online shopping habits [\[See reference 279\]](#).

Transport

C.63 Located in the west of Harborough District, the M1 provides a connection to London in the south and Leeds in the north. The M6, A14 and A5, located to the south on the boundary of the District, provide a connection to the West Midlands and East Anglia. Other main roads in the District include the A6, the A47, A508, A4304 and A5199, which link Harborough's main settlements with Leicester, Northampton, Kettering and Corby.

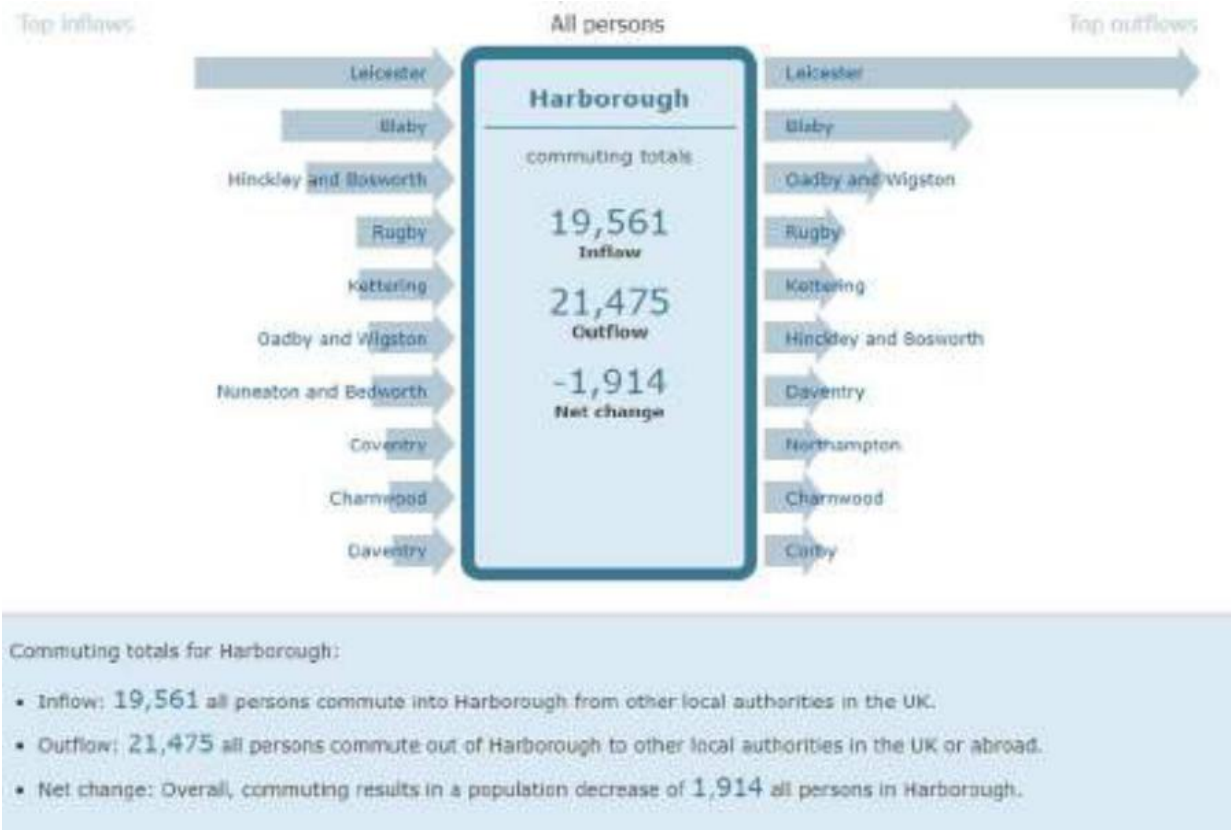
C.64 From Market Harborough there are rail connections to London, Leicester, Nottingham, Derby and Sheffield. The Cross County service to Birmingham passes through Harborough District and is available via Oakham, Melton Mowbray and also from Leicester City. Harborough District is in close proximity to regional airports, with Birmingham Airport and Nottingham East Midlands Airport both located approximately 45 miles away from Market Harborough.

C.65 Rural accessibility, however, remains an issue in the District. This is due to the dispersed nature of settlements and the difficulty of providing frequent and economical public transport. Although there are bus services in and between Lutterworth and Market Harborough, as well as to urban areas such as Leicester, they are not frequent services. As such, car ownership rates are high at 90%. This is higher than Melton Borough (86.9%), Oadby and Wigston Borough (83.2%), Rutland County (89.7%), Blaby District (88.6%), Hinckley and Bosworth Borough (87.3%) and Charnwood Borough (84.4%) [\[See reference 280\]](#).

C.66 35.8% of people aged 16 years and over in employment in Harborough work mainly at or from home. However, at the time of Census 2021, UK government guidance and lockdown restrictions resulted in unprecedented changes to travel behaviour and patterns. Prior to COVID-19 restrictions, Harborough had a high outflow of 19,561 people commuting to other local authorities for employment [\[See reference 281\]](#). Additionally, there was an equally high inflow of people commuting into Harborough at 21,475 people. The vast majority of in and outflows of Harborough District were to Leicester, Blaby and Rugby and most people travel to work by car or van, followed by bus, mini bus or coach and train [\[See reference 282\]](#). Commuting trends from the 2011 Census are demonstrated in Figure C.1 below [\[See reference 283\]](#). Harborough District has high levels of in and out commuting, particularly given its relationship with neighbouring authorities and location within the Leicester and Leicestershire Functional Economic Area.

Figure C.1: Flows of commuters in and out of Harborough District (total)

C.67



C.68 The Leicestershire Local Transport Plan [\[See reference 284\]](#) outlines a number of road improvement measures including the resurfacing and repair of several of Harborough’s principal roads such as the A6 Market Harborough Bypass and upgrades to the M1 Junction 20 roundabout. Works to resurface the A6 Market Harborough carriageway commenced in 2020. Leicestershire County Council are currently developing their fourth Local Transport Plan. The transport links within Harborough District are shown in Figure C.4 and services and facilities in Harborough District are shown in Figure C.5.

Land and Water Resources

Geology and Minerals

C.69 Harborough's geodiversity is comprised of clay, diamicton, sand and gravel, a result of the movement of glaciers and ice sheets during the ice age. Jurassic rocks are present in the north and east of the District which have resulted in the presence of clays in the valleys and harder limestone at hilltops and valley sides [\[See reference 285\]](#).

C.70 The Tilton Railway Site of Special Scientific Interest (SSSI) is the only nationally designated geological site in Harborough. It measures approximately 750m and is located on the closed Great Northern and London, North Western Joint line, 2km east of Tilton. The Tilton Railway SSSI provides exposures of sediments deposited during the Lower Jurassic Period and contains a multitude of fossils, including *Tiloniceras acutum*. The site is currently assessed as being in 'Favourable' condition, which is unlikely to change due to its conservation status [\[See reference 286\]](#). There are also four Regionally Important Geological or Geomorphological Sites (RIGS): Slawston Railway Cutting, Great Merrible Wood, Sauvey Castle and Tilton Railway Cutting. Leicestershire is one of the principal producers of minerals in the country, particularly for igneous rock. Aggregate minerals (crushed rock and sand and gravel) and other construction materials (brickclay, fireclay, gypsum and building stone) are present in Harborough District.

C.71 There are two operational mineral sites in Harborough District at Shawell Quarry and Husbands Bosworth. There is one other inactive site at Slip Inn Quarry [\[See reference 287\]](#).

Water

C.72 Harborough District is located within the Anglian, Humber and Severn river basin Districts. The south eastern part of the District is drained by the River Welland with the north eastern area drained by the Rivers Chater and Eye Brook. The south western area is drained by the River Avon and River Swift while the north western region is drained by the River Sence. This can be seen in Figure 3.6 which shows the watercourses in Harborough District.

C.73 The Grand Union Canal runs for 41 miles south east through the District before going south west out of the District. Flooding remains rare as the flow in and out of the canal is heavily regulated, however it can occur in the event that the canal banks overtop and from elevated embankment failure [\[See reference 288\]](#).

C.74 Source Protection Zones (SPZs) are defined around large and public potable groundwater abstraction sites and they provide additional protection to safeguard drinking water quality by constraining the proximity of an activity that can impact the quality of drinking water. There are three groundwater SPZs in Harborough located close to the southern boundary between the parishes of North Kilworth, Husbands Bosworth and Sulby [\[See reference 289\]](#).

C.75 Water quality has improved in Harborough since 1990 and the majority of watercourses in the District meet at least the moderate status. Key threats to water quality in the Anglian, Humber and Severn basins include physical modifications to the basin, pollution from waste water and pollution from rural areas [\[See reference 290\]](#), [\[See reference 291\]](#) [\[See reference 292\]](#). Contamination from phosphorous are common in these basins, which is increasing eutrophication and adversely affecting the protected habitats and bird species. These nutrients arise either from agricultural sources or from wastewater from existing housing and other development.

C.76 The Water Framework Directive provides a framework for managing the water environment and aims to prevent the deterioration and enhance the use

of aquatic ecosystems. The Framework also requires river basin management plans to be prepared [See reference 293]. River basin management plans have been prepared for Humber, Anglian and Severn River. The River Welland has been categorised as being in 'Bad' or 'Poor' condition in many stretches of the river including from Welland to Stonton Brook. The Welland Rivers Trust has therefore undertaken river improvement measures to enhance water quality in the River Welland, including a project to reduce the leakage from rural septic tanks and the re-naturalisation of the Welland through Market Harborough which completed in 2015. A narrow channel was also dug out of the Welland to return it to a low flow river and was accompanied by planting. This has improved the appearance of the river and improved water quality [See reference 294].

C.77 Anglian Water and Severn Trent provide for Harborough's water supply and wastewater treatment. Anglian Water's Draft Water Resources Management Plan (WRMP) 2024 [See reference 295] sets out the key challenges the area faces and the strategy for ensuring a safe, resilient water supply. The Draft WRMP identifies climate change, limited water supplies, population growth and demand management as key challenges for the region's future water supply. The Draft WRMP identifies serious water stress in its region and the plan aims to reduce water demand and promote water efficiency. Anglian Water plans to invest £900 million in delivering their water resources management plan. Severn Trent published its Draft Water Resources Management Plan 2024 [See reference 296]. The Draft Water Resources Management Plan identifies the main challenges as climate change; population change; water leakage; securing sustainable abstraction and preventing future environmental deterioration; and delivering best value for customers. The plan aims to help reduce customer water consumption to 110 litres/head/day by 2050. A Regional Water Resources Plan [See reference 297] was published in December 2023 for Eastern England. The East of England is expected to face projected water shortages of 800 million litres of water per day by 2050 with the demand for water rising. Climate change is increasing the incidences of drought which impacts on water abstraction. Demand for water by the energy sector could reduce as fossil fuel generation is replaced by renewable energy generation. However, hydrogen production and carbon capture, usage and storage are both water-intensive processes. The scale and location of these

new facilities are largely unknown at present but could have significant implications for freshwater demand.

C.78 A Joint Water Cycle Study is currently being undertaken by four authorities across Leicestershire. Unmitigated future development and climate change can adversely affect the environment and water infrastructure capability. The Water Cycle Study will provide the required evidence, together with an agreed strategy to ensure that planned growth occurs within environmental constraints, with the appropriate infrastructure in place so that planned development allocations are deliverable. This is particularly important giving the increasing demand on water and climate change.

Flood Risk

C.79 Much of Harborough District falls within Flood Zone 1. The main areas of flood risk are associated with the watercourses in Harborough. There are some areas of Flood Zone 2 and 3 [\[See reference 298\]](#). This is shown in Figure C.7.

C.80 Harborough District experiences regular flooding events, the main sources of which are fluvial, surface water runoff and poor capacity in the existing sewer system. Large parts of Harborough District have experienced severe flooding events. In August 2022, 64mm of rain fell in Leicestershire, causing flooding, road closures and car parks to be flooded by heavy rain [\[See reference 299\]](#). As such, for a 1 in 100 Surface Water Flood Risk, 2,310 properties in Market Harborough continue to be at direct risk from surface water flood risk [\[See reference 300\]](#). Flood management schemes in the form of raised embankments and concrete flood walls are in place at Market Harborough on the River Welland. The County Council is currently consulting on an update to the 2015 Local Flood Risk Management Strategy which seeks the opinions of residents and businesses as to the proposed changes [\[See reference 301\]](#). Recent storms and heavy rain, such as Storm Babet, has resulted in flood warnings being issued, particularly for the River Welland. This resulted in some flash flooding within Market Harborough.

C.81 Harborough District Council have recently updated their Level 1 Strategic Flood Risk Assessment (October 2024) [\[See reference 302\]](#). The assessment found that the most significant sources of flood risk are:

- The primary sources of fluvial flood risk in Harborough District are along the Rivers Swift, Welland, Jordan and Sence as well as the Langton Brook, and their associated tributaries. Other watercourses which are present predominantly along the District's boundaries include the Rivers Soar, Avon and Chater, as well as the Medbourne Brook and the Eye Brook. These watercourses present fluvial flood risk to rural communities as well as to the main urban areas.
- The risk of flooding from surface water shows a number of prominent overland flow routes; these are predominantly channelled by topography into watercourses and low-lying areas. There are also flow routes following roads through Lutterworth, Market Harborough and Broughton Astley.
- The highest groundwater emergence risk areas are most prominent along the Rivers Welland and Jordan at Market Harborough, the River Avon at South Kilworth, and the River Soar at Claybrooke Magna.
- The Grand Union Canal flows for approximately 28km through the centre of the District from Newton Harcourt in the north to where the canal crosses Welford Road (A5199) on the southern boundary of the District. The Market Harborough Arm flows for approximately 8.7km from the north-west of Market Harborough to the Grand Union Canal west of Foxton. There have been nine recorded overtopping or breach incidents along canals in Harborough District.
- There is a potential risk of flooding from reservoirs. The level and standard of inspection and maintenance required under the Reservoirs Act means that the risk of flooding from reservoirs is relatively low.
- Areas at risk of flooding today are likely to become at increased risk in the future and the frequency of flooding will also increase in such areas as a result of climate change.

C.82 The Leicestershire and Leicester City Level 1 Strategic Flood Risk Assessment was produced in 2017 [\[See reference 303\]](#). The plan found the following:

- Fluvial flood risk is from several watercourses including the River Sence and River Welland. The River Welland in Market Harborough is a flood warning area.
- Several settlements have suffered surface water flooding including Market Harborough, Lutterworth, Great Glen and Kibworth. Market Harborough has frequently experienced surface water and sewer flooding following heavy rainfall events.
- There are no records of flooding from reservoirs impacting properties.
- Much of the sewer network dates back to the Victorian era and capacity and conditions is unknown.

C.83 The climate in Harborough is expected to change, presenting a series of risks for the District. Climate change will result in increased peak river flows and rainfall intensities. This is likely to result in increased fluvial and surface water flooding in urban areas which already suffer such as Market Harborough, Lutterworth, Great Glen and Kibworth [\[See reference 304\]](#).

Air Quality

C.84 Air pollution is associated with a number of adverse health impacts. It is recognised as a contributing factor in the onset of heart disease and cancer. Additionally, air pollution particularly affects the most vulnerable in society: children, the elderly, and those with existing heart and lung conditions. There is also often a strong correlation with equalities issues because areas with poor air quality are also often less affluent areas. Air pollution is the largest environmental risk to public health in the UK. Poor air quality is associated with approximately 28,000 and 36,000 deaths a year. It is estimated that nationally the total cost for the NHS and social care system will be £1.6 billion between 2017 and 2025 for air pollutants (fine particulate matter and nitrogen dioxide) [\[See reference 305\]](#).

C.85 Harborough District Council produces an annual report outlining the air quality monitoring which has taken place and potential impacts to air quality not currently being monitored. The monitoring of air quality focuses on nitrogen dioxide, particulate matter (dust) and sulphur dioxide.

C.86 During 2022, Harborough District Council undertook automatic (continuous) monitoring at one site. Non-automatic (i.e. passive) monitoring of NO₂ was undertaken at 33 sites. In relation to Particulate Matter (PM_{2.5}), which was monitored at two sites, the annual mean air quality objective for PM_{2.5} was achieved. There was two monitoring sites for Particulate Matter (PM₁₀) in which no exceedances in the annual mean air quality objective for PM₁₀ were detected. Nitrogen Dioxide (NO₂) was monitored at nine areas with number of diffusion tube monitoring locations within each area. At all areas, there were either no exceedances above annual mean air quality standard for NO₂ or the air quality standard was achieved [\[See reference 306\]](#).

Air Quality Management Areas

C.87 There is an obligation on all local authorities under Part IV of the 1995 Environment Act to review regularly and assess air quality in their areas and to determine whether or not national air quality objectives are likely to be achieved. Where exceedances are considered likely, the local authority must declare an Air Quality Management Area (AQMA) and prepare an Air Quality Action Plan (AQAP) setting out the measures it intends to put in place in pursuit of required air quality improvements.

C.88 There is currently one Air Quality Management Area (AQMA) within Harborough District:

- Kibworth AQMA declared for exceedances of the annual mean Air Quality Objective for Nitrogen Dioxide (NO₂). This AQMA was declared in 2017.

C.89 Lutterworth AQMA was revoked on the 25th June 2024 as the NO₂ concentrations within the AQMA have been compliant with the Annual Mean Air Quality Standard for NO₂ for an extended period of time.

C.90 The 2024 Air Quality Annual Status Report [\[See reference 307\]](#) concluded that there are now new areas likely to be exceeding air quality objectives. During 2023, monitoring continued within the Kibworth AQMA with all locations below the Annual mean Air quality Standard for NO₂, however location 34n did exceed 36µg.m-3. This monitoring location is located along Leicester Road in the centre of Kibworth. No exceedances of the daily mean air quality objective for PM₁₀ were detected.

C.91 .Progress on the implementation of junction improvements in Kibworth has been slower. Harborough District Council anticipates that further additional measures will be required in subsequent years to achieve compliance and enable the revocation of Kibworth AQMA [\[See reference 308\]](#).

Soils

C.92 The Agricultural Land Classification (ALC) system [\[See reference 309\]](#) provides a framework for classifying land according to the extent to which its physical or chemical characteristics impose long-term limitations to agricultural use. The principal factors influencing agricultural production are soil wetness, drought and erosion. These factors, together with interactions between them, form the basis for classifying land use into one of five grades, where 1 describes land as excellent (land of high agricultural quality and potential) and 5 describes land as very poor (land of low agricultural quality and potential). Land falling outside these scores is deemed to be 'primarily in non-agricultural use', or 'predominantly in urban use'. Grade 3 can be further separated into grades 3a and 3b, although this requires further local surveys and therefore such data is only available for small areas. Grades 1, 2 and 3a are considered to be the best and most versatile agricultural land.

C.93 The majority of land in Harborough is Grade 3 agricultural land, with smaller areas of both Grade 2 and Grade 4 land. Grade 2 agricultural land is present in small areas between the A47 and A6 and to the east and south of Lutterworth [\[See reference 310\]](#). This is shown in Figure C.8.

C.94 The Council has a duty to prepare, maintain and publish a Brownfield Land Register. This Register is a list of previously developed sites that are under construction for residential development, have planning permission for residential development or may be suitable for residential development. There are a total of 26 sites on the 2022 Brownfield Register equating to 12.48 ha [See reference 311]. However, some of these sites have an end date and have therefore been developed or are not deliverable, leaving 19 sites (8.64 ha).

Contaminated Land

C.95 Under Part IIA of the Environmental Protection Act 1990, Harborough District Council is responsible for regulating contaminated land. This requires surveying Harborough, determining contaminated land, ensuring a solution is found, and identifying who should bear the costs of the solution.

C.96 In accordance with Section 78R of the Environmental Protection Act 1990, the Council is also required to maintain a public register of contaminated land, which serves as a permanent record of all regulatory action undertaken to ensure remediation of any site that has been classified as contaminated. There are currently no entries on the public register.

C.97 The definition of contaminated land from Part IIA Environmental Protection Act 1990 (as amended), Section 78A is: ‘any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that:

- significant harm is being caused or there is a significant possibility of such harm being caused; or
- significant pollution of controlled waters is being, or is likely to be, caused’

C.98 Local authorities are required to take a strategic approach in inspecting their area and are required to publish this as a part of a written strategy. A Contaminated Land Strategy Framework Document was published in 2008 and

provides an overview on how the Council will inspect the local authority area for potentially contaminated land [\[See reference 312\]](#).

Waste

C.99 Leicestershire County Council is the waste authority for Harborough District. Harborough District Council offers a ‘commingled’ recycling service which involves the collection of multiple material types, mixing them in a collection vehicle and sorts them at a Materials Recycling Facility. These materials are then sent to a range of international destinations.

C.100 Harborough District has three household waste recycling centres, located in Market Harborough, Kibworth and Lutterworth. These are operated by Leicestershire County Council and residents can take household waste to be reused, recycled or disposed of [\[See reference 313\]](#).

C.101 The Leicestershire Minerals and Waste Local Plan up to 2031 was adopted in 2019 [\[See reference 314\]](#). Through Policy W4 of the Local Plan, support is given for a new non-strategic waste facility (small scale waste facility) to be located in or close to Market Harborough.

C.102 Between 2021 to 2022, a total of 42,350 tonnes of waste was collected in Harborough District, of which 36,694 tonnes consisted of household waste. 44.7% of this household waste was sent to be recycled, composted or re-used resulting in 55.3% of waste not being recycled. This is slightly higher than the regional average recycling rate of 41.3% for East Midlands and the national recycling rate of 44.1% for England. In relation to non-household waste, only 20.3% of waste was recycled, composted or re-used. The level of household waste that is being sent to be recycled, composted or re-used has slightly decreased since 2015 when 57.4% of household waste was recycled, composted or re-used. The volume of household waste collected was decreasing until 2020-21 when there was a slight increase in waste collected [\[See reference 315\]](#).

C.103 The number of fly tipping incidents in Harborough has increased over the period of 2016/17- 2019/20 from 381 enforcement actions to 539. Smoking-related litter was the most commonly type of litter (79% of sites), followed by confectionery packaging (60%) and alcoholic drinks (52% of sites) [\[See reference 316\]](#).

Biodiversity

C.104 Harborough District mainly contains agricultural land and therefore the biodiversity value in Harborough District is relatively low [\[See reference 317\]](#).

C.105 There are no European designated nature conservation sites within Harborough District. The nearest are:

- Rutland Water Special Protection Area (SPA and Ramsar site);
- River Mease Special Area of Conservation (SAC); and,
- Ensor's Pool Special Area of Conservation (SAC).

C.106 Rutland Water SPA and Ramsar site is a large artificial freshwater reservoir which lies 7.5km from Harborough. The site contains a number of wetland habitats including water communities and semi-natural mature woodland [\[See reference 318\]](#). River Mease SAC is a lowland clay river which contains a range of features including pools and vegetated channel margins which support the significant fish populations of spined loach *Cobitis taenia* and bullhead *Cottus gobio* [\[See reference 319\]](#). Ensor's Pool SAC is an abandoned clay pit which contains a significant population of native white-clawed crayfish *Austropotamobius pallipes*, marginal vegetation of hard rush *Juncus inflexus*, common spike-rush *Eleocharis palustris*, water horsetail *Equisetum fluviatile* and lesser bulrush *Typha angustifolia* [\[See reference 320\]](#).

C.107 There is a total of 14 SSSIs (seen in Table C.13 below) that fall either wholly or partially within the District including one geological SSSI, Tilton Railway Cutting. These represent just 1.2% of Harborough's total land area.

Just four of the SSSIs are in a 'favourable' condition (Eye brook Reservoir (straddles Rutland), Eye brook Valley Woods, Great Bowden Borrowpit and Saddington Reservoir) with five sites in an 'unfavourable recovering' condition. Fives sites (Allexton Wood, Chater Valley, Launde Bigwood, Owston Woods and Tilton Cutting) are in an 'unfavourable declining' condition [\[See reference 321\]](#).

Table C.13: Summary of SSSI in Harborough District

SSSI Name	Main Habitat	Area (ha)	Condition
Allexton Wood	Broadleaved mixed and yew woodland	25.89	Unfavourable declining
Cave's inn pits	Neutral Grassland	5.82	Unfavourable recovering
Chater Valley	Neutral Grassland	3.84	Unfavourable declining
Eye brook Reservoir (straddles Rutland)	Broadleaved mixed and yew woodland	201.3	Favourable
Eye brook Valley Woods	Broadleaved mixed and yew woodland	65.70	Favourable
Great Bowden Borrowpit	Fen, marsh and swamp	2.43	Favourable
Kilby-Foxton Canal (straddles Oadby and Wigston)	Standing open water and canals	32.09	Unfavourable no change
Launde Bigwood	Broadleaved mixed and yew woodland	41.16	Unfavourable declining
Leighfield Forest	Broadleaved mixed and yew woodland and neutral grassland	149.76	Most of it is unfavourable recovering.
Misterton Marshes	Fen, marsh and swamp and neutral grassland	6.81	Unfavourable Recovering

SSSI Name	Main Habitat	Area (ha)	Condition
Owston Woods	Broadleaved mixed and yew woodland	139.56	Unfavourable declining
Saddington Reservoir	Fen, marsh and swamp and broadleaved mixed and yew woodland and neutral grassland	19.08	Favourable
Stanford Park	Broadleaved mixed and yew woodland	20.44	Unfavourable Recovering
Tilton Cutting	Designated for geological assets	4.44	Unfavourable declining

C.108 There are two Local Nature Reserves (LNRs) in Harborough District (Scraptoft and North Kilworth). Scraptoft LNR covers 14.33ha and was a World War Two military camp [See reference 322], while North Kilworth LNR is part of the North Kilworth Millennium Green and covers an area of 2.02ha. Both sites contain an array of habitats including hedgerows, grassland, verges as well as a network of blue infrastructure such as river/ stream and canal corridors. In addition to this, there are 207 Local Wildlife Sites covering 248.5ha (0.42%) of land in the District [See reference 323]. It is important to note that de-declaration of Scraptoft LNR will occur prior to the planned Scraptoft Strategic Development Area (allocated in the adopted Local Plan) being developed.

C.109 There are 11 priority habitats of national importance present in Harborough District (Broadleaved woodland, Calcareous grassland, Eutrophic standing waters, Field margins, Heath-grassland, Hedgerows, Lowland wood-pasture and parkland, Mesotrophic lakes, Neutral grassland, Reedbed and Wet woodland), as well as 15 Priority Species (Bats, Otter, Dormouse, Water vole, Barn owl, Redstart, Nightingale, Sand Martin, Black hairstreak butterfly, Dingy and grizzled skipper, White-clawed crayfish, Black poplar, Purple small-reed, Violet helleborine and Wood vetch) [See reference 324].

C.110 Leicestershire County Council is currently preparing a Local Nature Recovery Strategy which is mandatory under the Environment Act 2021. Local

Nature Recovery Strategies will ensure nature recovery is joined up across an area.

C.111 A map showing the designated biodiversity and geodiversity assets is provided in Figure C.9.

Historic Environment

C.112 Harborough has a range of unique assets that contribute to the character and distinctiveness of the area. These assets include:

- Conservation Areas
- Historic Parks and Gardens
- Listed buildings
- Scheduled Monuments

C.113 Some heritage assets, non-designated heritage assets, archaeological sites, historic buildings, parks, formal gardens or battlefields, are considered to be of national importance. Non-designated heritage assets includes a list of local heritage assets that do not meet the strict criteria for national designation but are of local importance.

C.114 According to Historic England there are 1,352 Listed Buildings in Harborough, with the majority located in Market Harborough and Lutterworth. Of these, 27 are Grade I listed, 1,219 are Grade II listed, and 106 are Grade II* listed. Conservation Areas are declared by the Local Authority for those areas which possess 'special interest', the 'character and appearance' of which is desirable to 'preserve and enhance'. They represent a familiar and often cherished local scene thus have greater protection against undesirable changes. There are 63 Conservation Areas, plus the Grand Union Canal Conservation Area which passes through the District, 73 Scheduled Monuments and 12 Parks and Gardens located in Harborough District [\[See reference 325\]](#).

The designated heritage assets within Harborough District can be seen in Figure 3.10.

Heritage at Risk

C.115 Historic England has a Heritage at Risk Register [\[See reference 326\]](#) which includes historic buildings, Grade II* and Grade I listed buildings (Grade II listed buildings are only included for London), sites and Conservation Areas at risk of being lost through neglect, deterioration or decay. The register aims to highlight those places and buildings in greatest need of repair.

C.116 Ten assets in Harborough are on the Heritage at Risk Register. Historic England classifies building conditions as ‘very bad’, ‘poor’, ‘fair’ or ‘good’. The condition of buildings or structures on the Heritage at Risk Register typically ranges from ‘very bad’ to ‘poor’, ‘fair’ and (occasionally) ‘good’ reflecting the fact that some buildings or structures capable of use are vulnerable to becoming at risk because they are empty, under-used or face redundancy without a new use to secure their future. Assessing vulnerability in the case of buildings in fair condition necessarily involves judgement and discretion. A few buildings on the Register are in good condition, having been repaired or mothballed, but a new use or owner is still to be secured. Buildings or structures are removed from the Register when they are fully repaired/consolidated, and their future secured through either occupation and use, or through the adoption of appropriate management [\[See reference 327\]](#).

C.117 The heritage assets on Historic England’s Heritage at Risk Register and their condition is set out below:

- Church of St Mary: Heritage Category – Grade II* Listed Building;
Condition – Poor
- Church of St Giles: Heritage Category – Grade II* Listed Building;
Condition – Very bad
- Church of St Andrew: Heritage Category – Grade I Listed Building;
Condition - Poor

- Church of St John the Baptist: Heritage Category - Grade II* Listed Building; Condition – Very Bad
- Church of St Leonard: Heritage Category - Grade II* Listed Building; Condition – Poor
- Church of St John the Baptist: Heritage Category - Grade I Listed Building; Condition – Poor
- Church of St Peter: Heritage Category - Grade II* Listed Building; Condition – Very bad
- Church of St Michael: Heritage Category - Grade II* Listed Building; Condition – Very bad
- Moated site at Ingarsby, Hungarton: Heritage Category – Scheduled Monument; Condition – Extensive significant problems
- Withcote Hall: Grade II* Listed Building; Condition – Poor

Landscape

C.118 National Character Area (NCA) profiles created by Natural England are used to define the specific combination of landscape, geodiversity, biodiversity, history, culture and economic activity in the area. NCAs follow natural lines in the landscape instead of administrative boundaries.

C.119 There are four NCAs within Harborough that are derived from the National Character Assessment as updated by Natural England [\[See reference 328\]](#). These four NCAs are 'High Leicestershire', 'Northamptonshire Vales', 'Northamptonshire Uplands' and the 'Leicestershire Vales' (see Figure C.11):

- The High Leicestershire NCA is located to the North and North East of Market Harborough. It is of a predominantly rural character, comprised of undulating fields with a mix of pasture and arable farming land. Hedgerows and mature hedgerow divide the fields, with a series of country lanes, tracks and footpaths connecting the landscape. Distinctive features include small villages, hamlets, farm buildings and traditional churches against the

backdrop of the agricultural landscape. The only 'urban' areas in the NCA are the eastern edge of Leicester (including the suburbs of Thurmaston, Syston and Queniborough) and Uppingham, which is close to the A47 [\[See reference 329\]](#).

- The Leicestershire Vale NCA extends southwards from Hinckley to Market Harborough and Lutterworth. It is relatively open and uniform and is comprised of low-lying clay vales and river valleys. The NCA contains many large to medium sized settlements including Leicester, Market Harborough, Lutterworth and Hinckley. The north of the NCA has an urban character from the predominance of settlements, while the south is distinctively rural with a mixture of arable and pastoral farmland [\[See reference 330\]](#).
- The Northamptonshire Vales NCA consists of a series of low-lying clay vales and river valleys, including the valleys of the rivers Nene and Welland and their tributaries. The area is 10% urban, and settlement is often visually dominant. Major road networks that traverse the area include the M1, A45, A6 and A5. This area adjoins the Leicestershire Vales NCA to the north-west and has many similar characteristics [\[See reference 331\]](#).
- The Northamptonshire Uplands NCA is an area of gently rolling, limestone hills and valleys capped by ironstone-bearing sandstone and clay Lias, with many long, low ridgelines. Rivers flow out from the NCA in all directions, including several major rivers – the Cherwell, Avon, Welland, Tove, Ouse, Nene and Ise. While there are areas of differing character, there are strong unifying landscape features across the Northamptonshire Uplands, most importantly the extensive areas of open field systems with ridge and furrow and the earthworks of deserted and shrunken settlements which occur throughout. Other features include the strong, mostly Parliamentary enclosure pattern with high, wide, A-shaped hedgerows bounding the largely rectilinear fields with their frequent mature ash and oak trees; the many country houses and their associated extensive areas of historic and nationally important designed parkland landscapes; the distinctive ironstone, cob and brick nucleated settlements with their large stone churches, often with prominent steeples; the narrow lanes with very wide grassy verges; and the small, scattered but prominent broadleaved

woods and coverts. There are also wide, long-distance views from the edges and across the ridgetops throughout the area [\[See reference 332\]](#).

C.120 There are no National Parks or National Landscapes in Harborough.

C.121 The Landscape Sensitivity and Green Infrastructure Study (2017) [\[See reference 333\]](#) was prepared for Leicester and Leicestershire authorities to support the Strategic Growth Plan. Through the study, broad areas were identified as potential locations for future economic growth and related development. These were named ‘Strategic Opportunity Assessment Zones’ (SOAZs). Six SOAZs were identified:

- Melton Mowbray;
- Northern Gateway;
- Southern Gateway;
- Lutterworth;
- Eastern Growth Corridor; and,
- Six Hills.

C.122 Lutterworth SOAZ and part of the Eastern Growth Corridor SOAZ falls within Harborough District. Lutterworth SOAZ was considered to have a medium sensitivity and Eastern Growth Corridor SOAZ a medium-high sensitivity to residential development (2-3 storeys) and commercial development (use classes B1 and B2).

C.123 There are a total of five Landscape Character Areas (LCA) within Harborough District (Upper Soar LCA, Lutterworth Lowlands LCA, Laughton Hills LCA, Welland Valley LCA and High Leicestershire LCA). High Leicestershire LCA and Laughton Hills LCA were identified to have medium-high sensitivity to residential development (2-3 storeys) and commercial development (light industrial units). Welland Valley LCA was identified to have medium-high sensitivity to commercial development (light industrial units).

Upper Soar LCA and Lutterworth Lowlands LCA were identified to have medium sensitivity to residential and commercial development.

C.124 Since the Landscape Sensitivity and Green Infrastructure Study, development may have occurred within these areas which is likely to affect the character of landscapes within Harborough District, particularly around settlements. Any updated landscape evidence work for the Local Plan will be taken into account in the SA as it becomes available.

Difficulties and Data Limitations

C.125 The SEA Regulations, Schedule 2(8) require the Environmental Report to include "...a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information".

- The information related to retail is based on a study undertaken in 2013 and is therefore out of date.
- Data was not available to be able to distinguish between Grade 3a and 3b agricultural land.
- Data was not available on existing services and facilities outside of / close to Harborough District.

C.126 Where data limitations have been identified, if relevant updates sources become available at a later stage of the SA process, they will be used to update the baseline information informing the appraisal work.

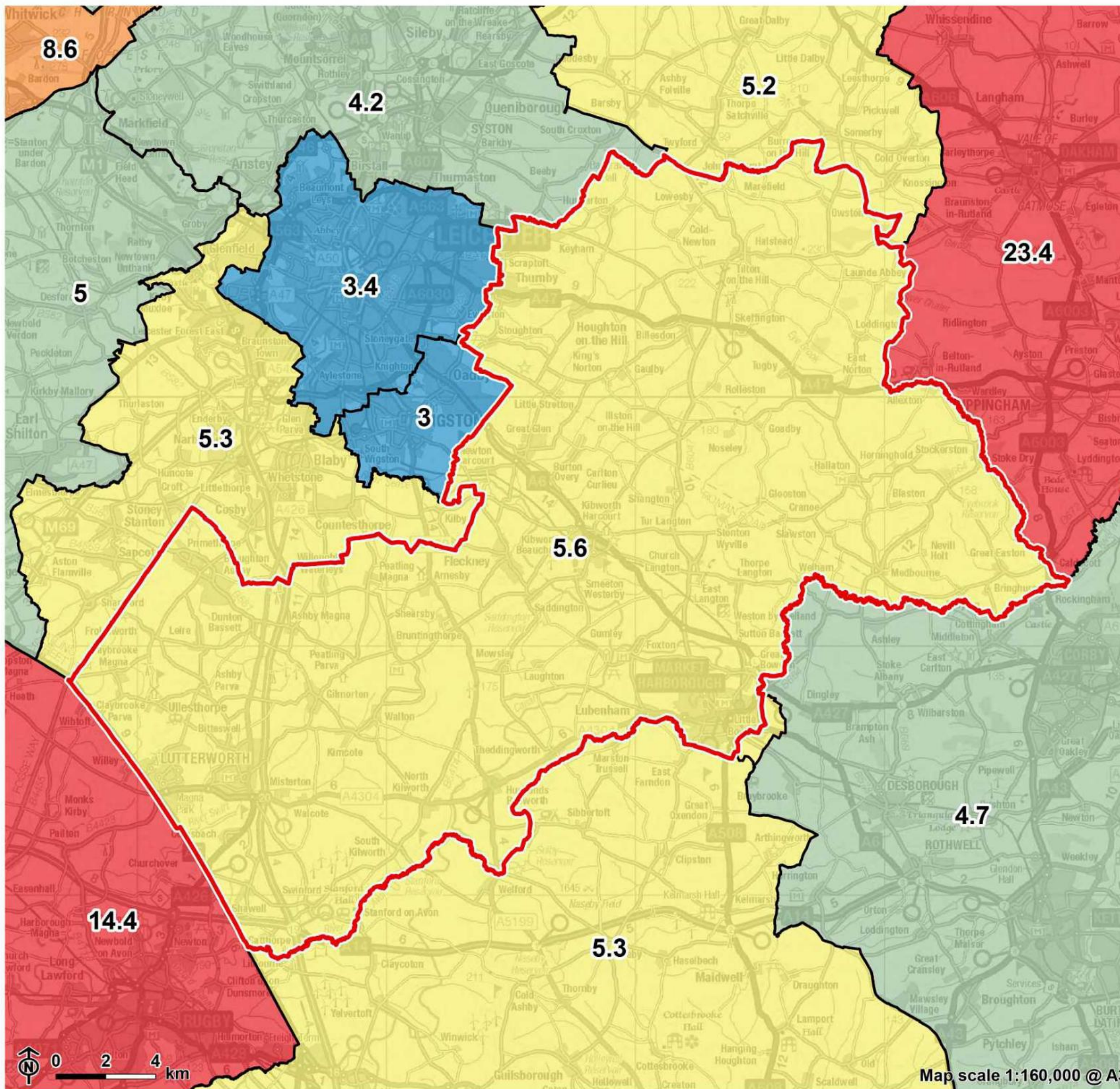


Figure C.2: Per Capita CO2 Emissions Compared to Neighbouring Authorities

- Harborough District
- Neighbouring Local Authority
- UK local authority CO2 emissions 2022**
- Per Capita Emissions (t)**
- 3 - 4.2
- 4.2 - 5.2
- 5.2 - 8.6
- 8.6 - 14.4
- 14.4 - 23.4

Note: label refers to per capita emissions (in tonnes) for a local authority.

The values above are matched to the subset shown on the map, not the UK dataset.

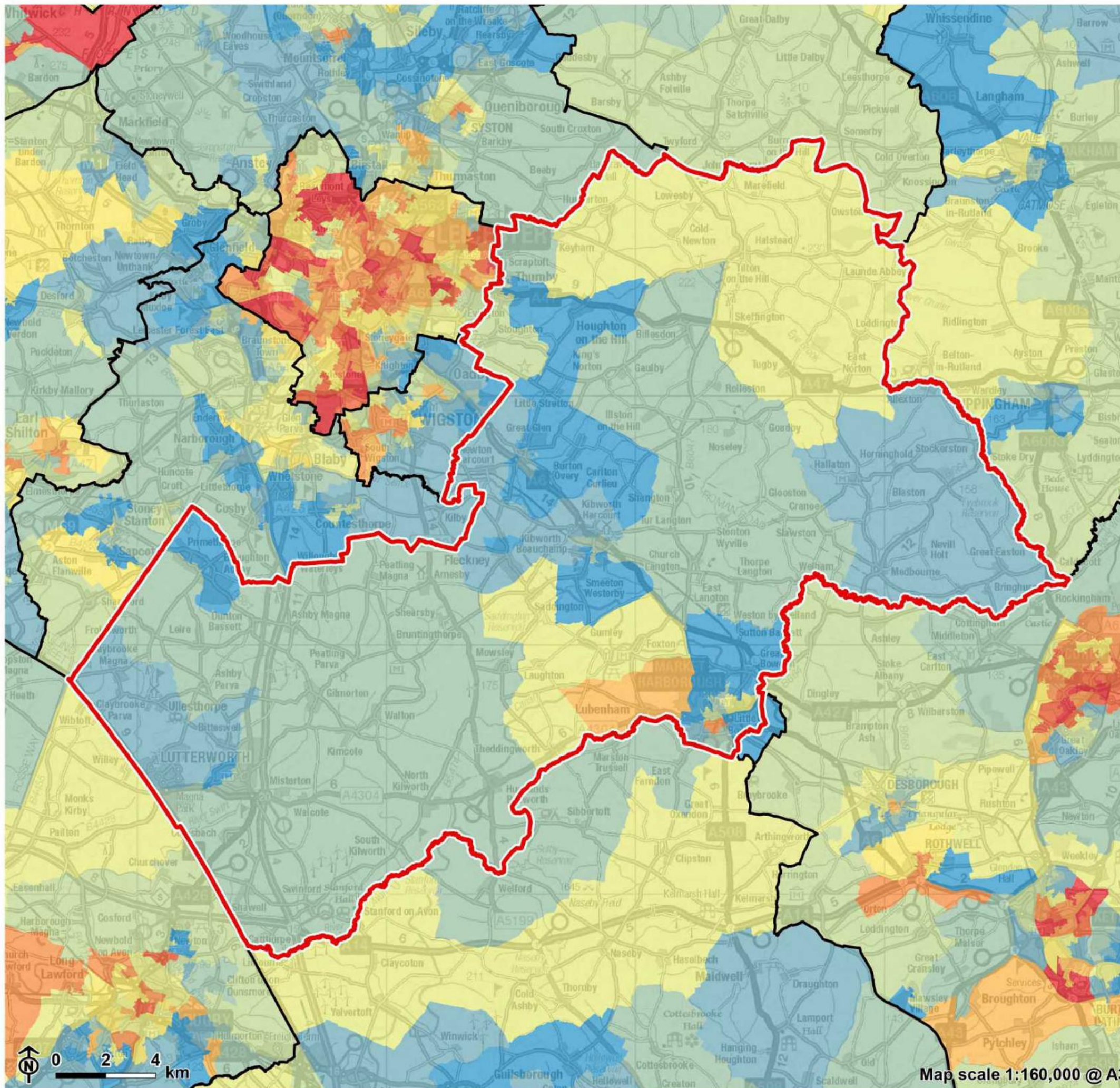


Figure C.3: Indices of Multiple Deprivation

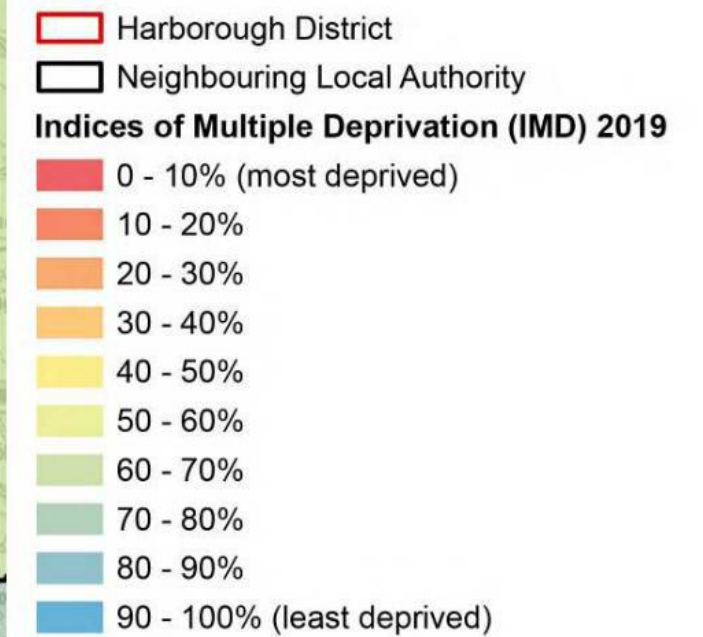
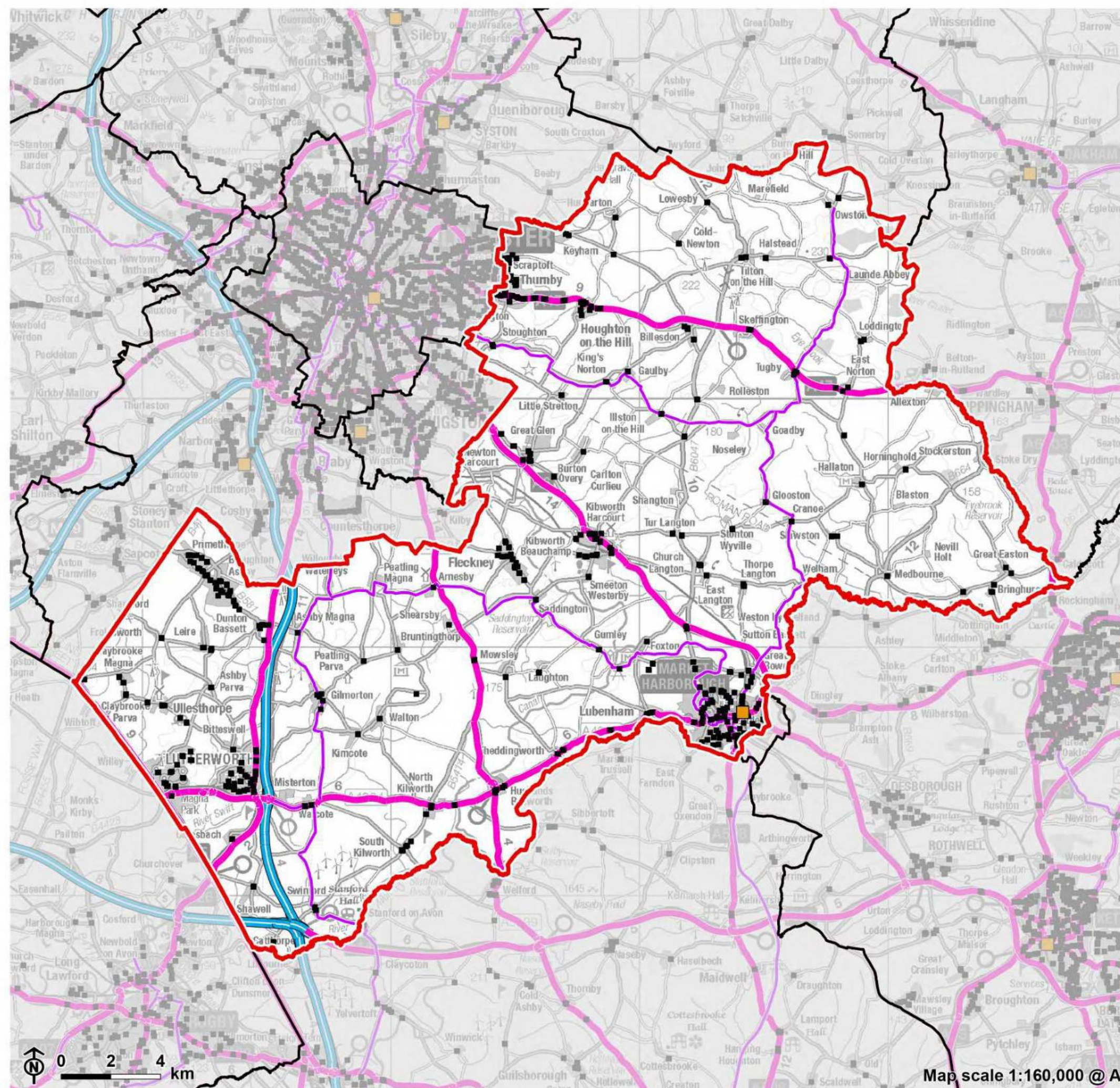
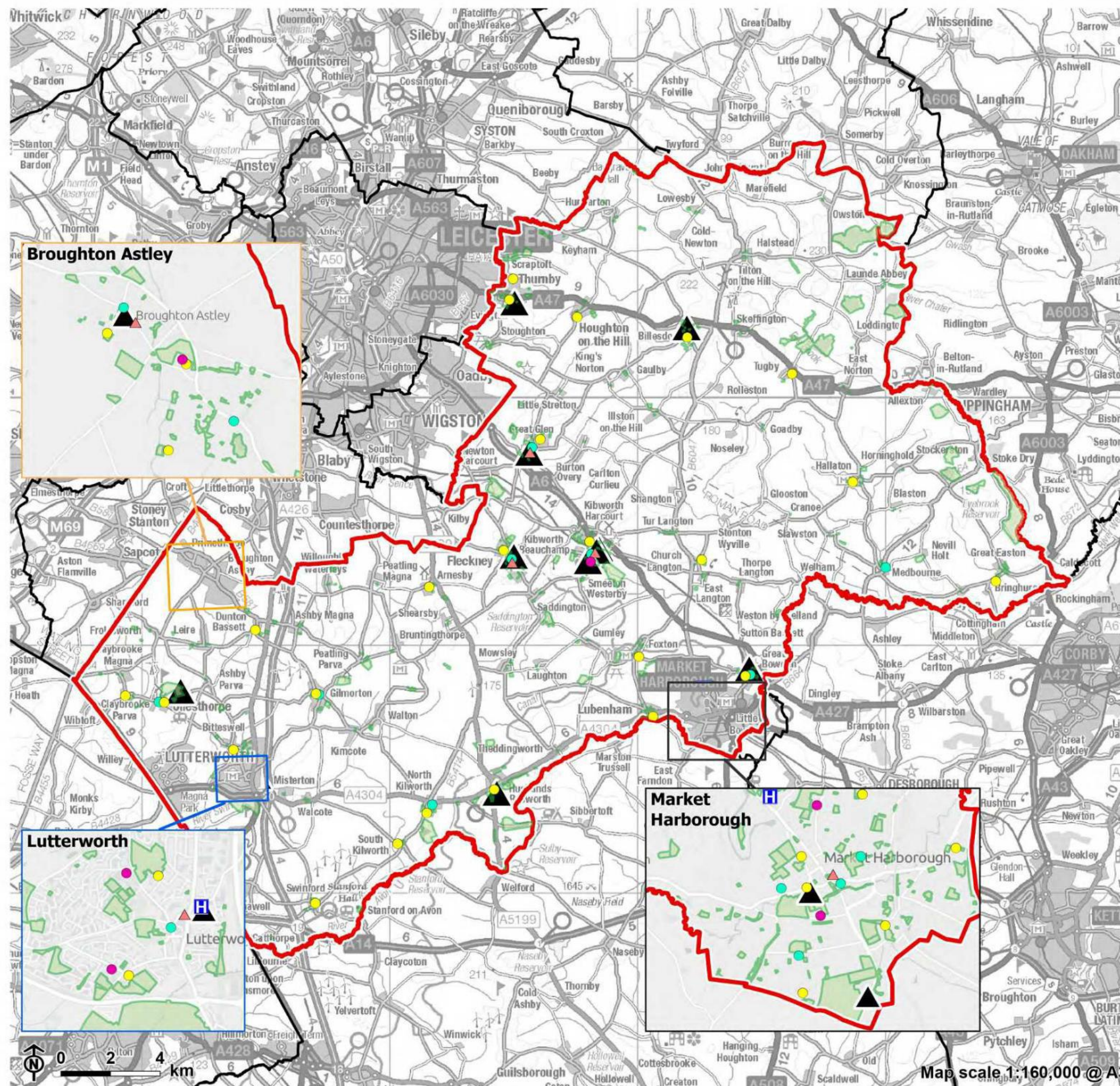


Figure C.4: Transport Network



- Harborough District
- Neighbouring Local Authority
- Bus stop
- Railway station
- National Cycle Network
- 'A' road
- Motorway

Figure C.5: Services and facilities in Harborough District



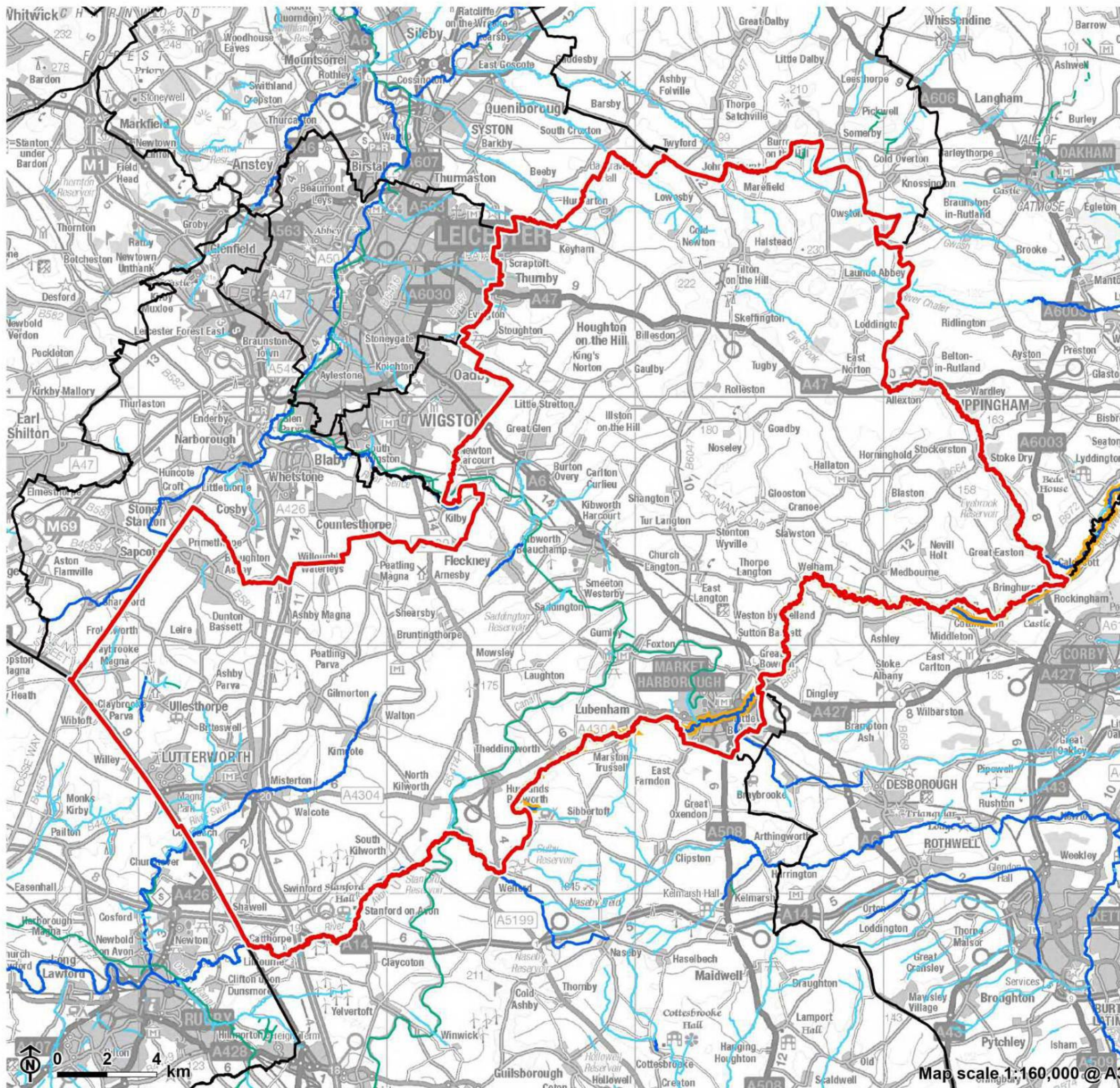


Figure C.6: Watercourses in Harborough

- Harborough District
- Neighbouring Local Authority
- Watercourse**
 - River
 - Canal
 - Stream
 - River Welland

Figure C.7: Flood Risk

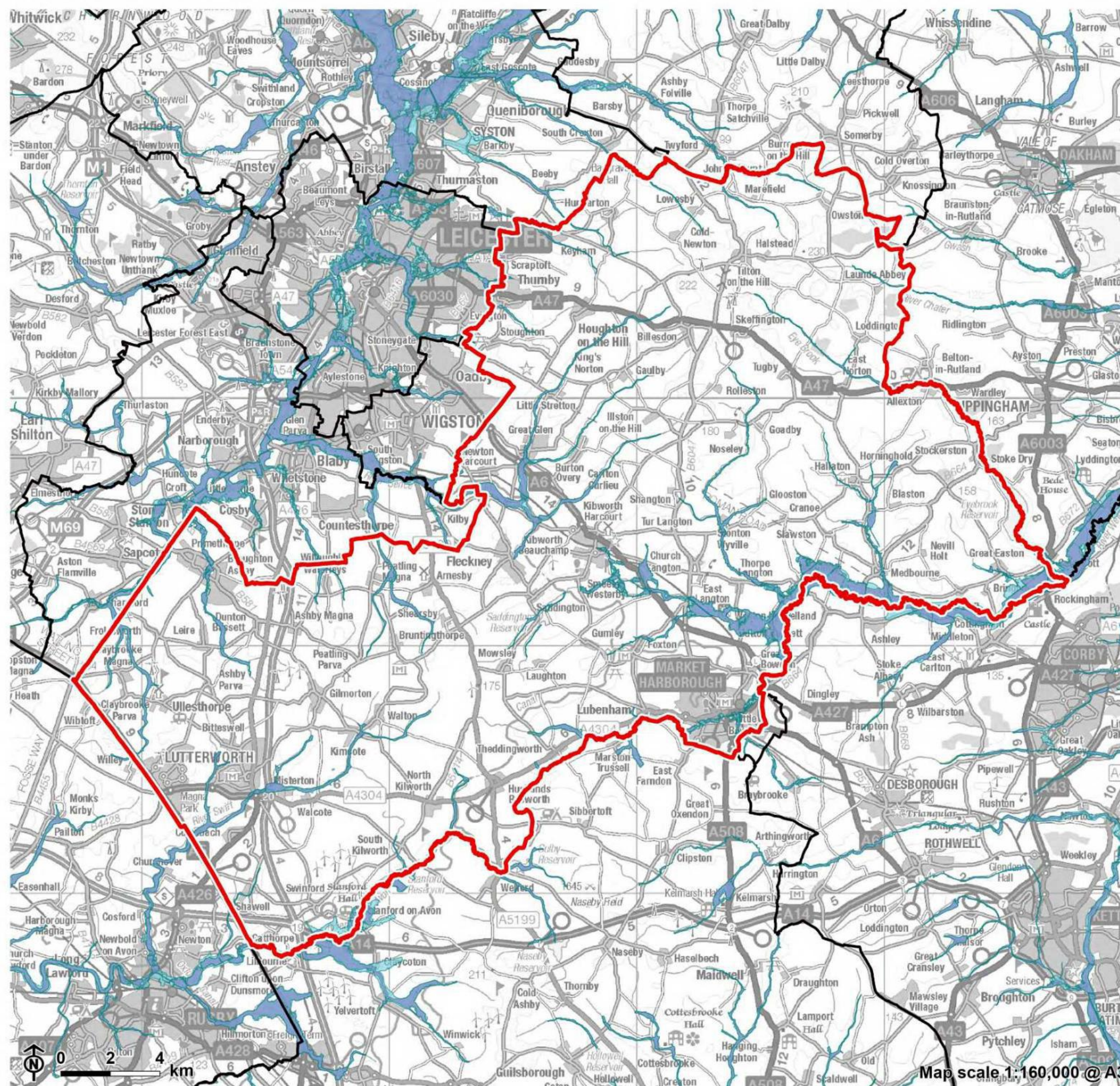
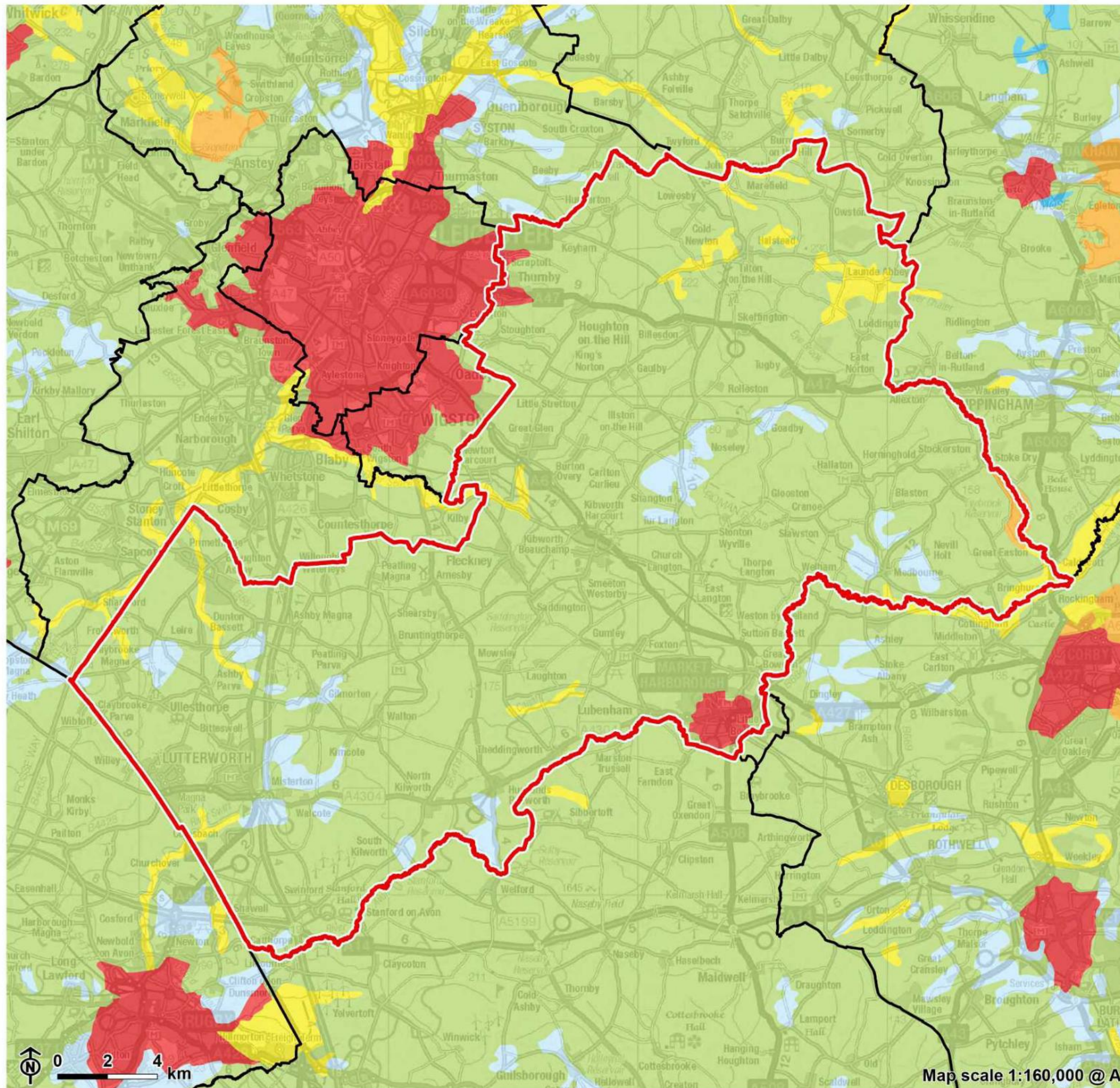
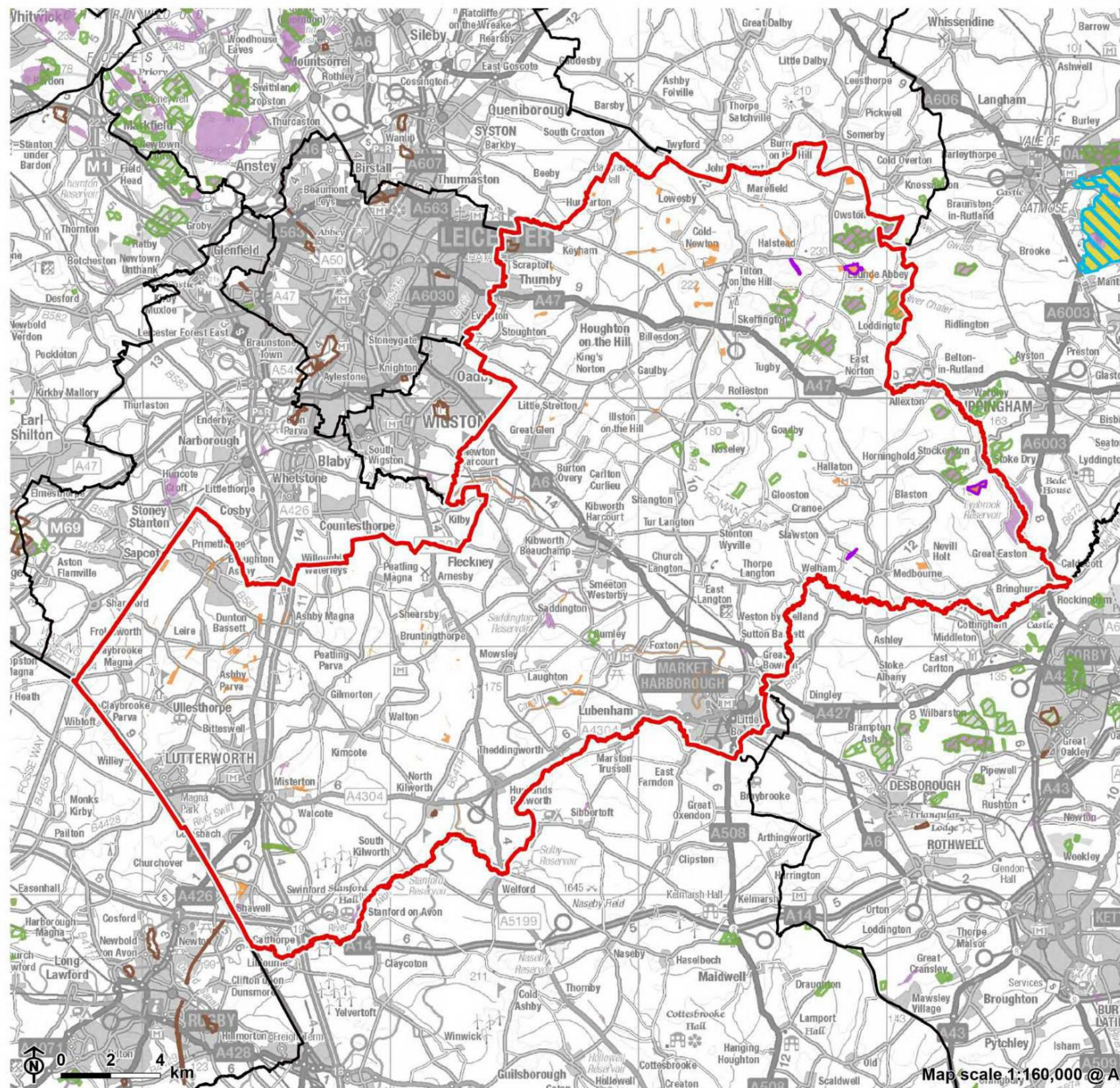


Figure C.8: Agricultural Land



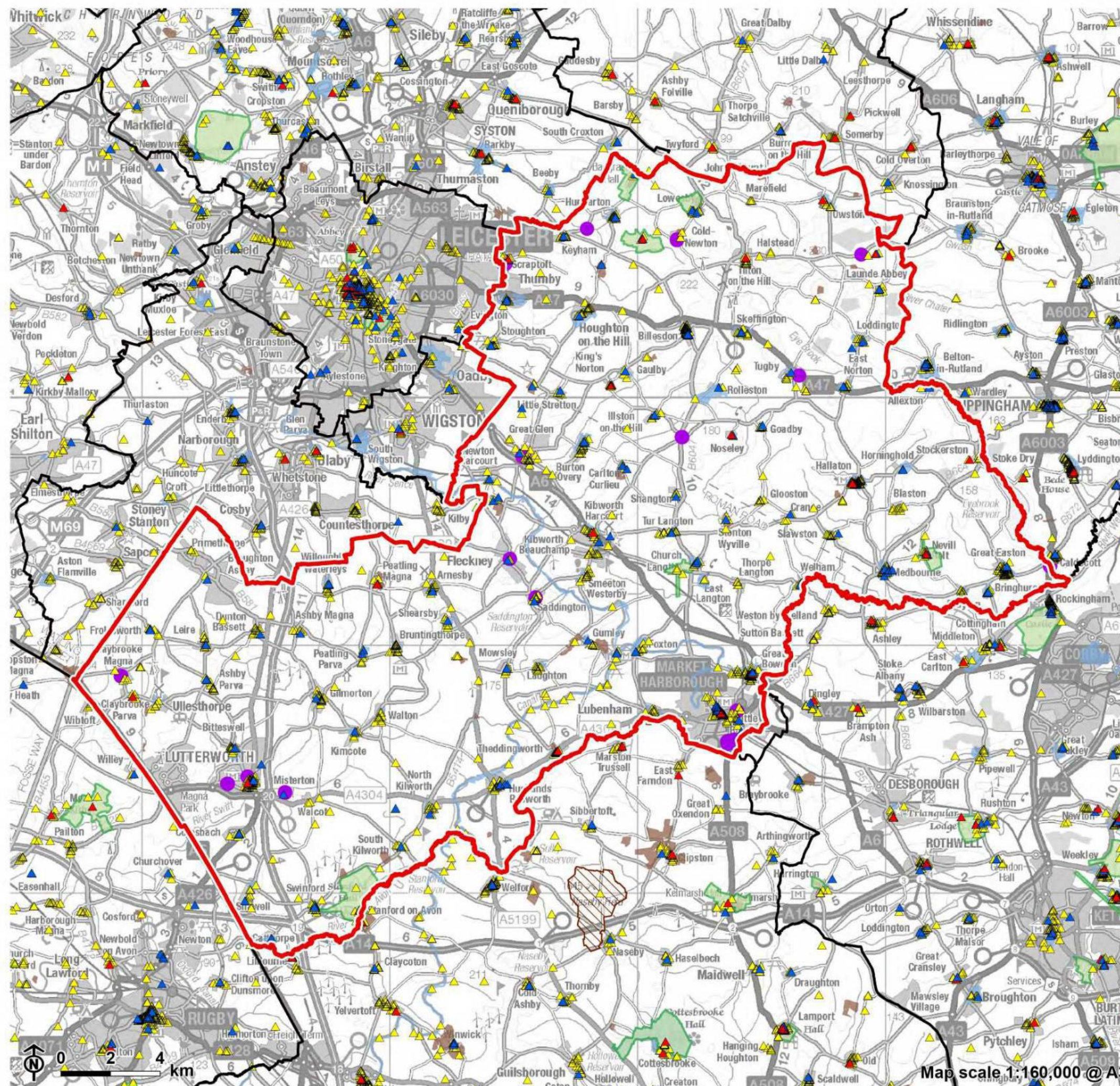
- Harborough District
- Neighbouring Local Authority
- Agricultural Land Classification**
- Grade 1
- Grade 2
- Grade 3
- Grade 4
- Grade 5
- Non Agricultural
- Urban
- Exclusion

Figure C.9: Designated Biodiversity and Geodiversity Sites



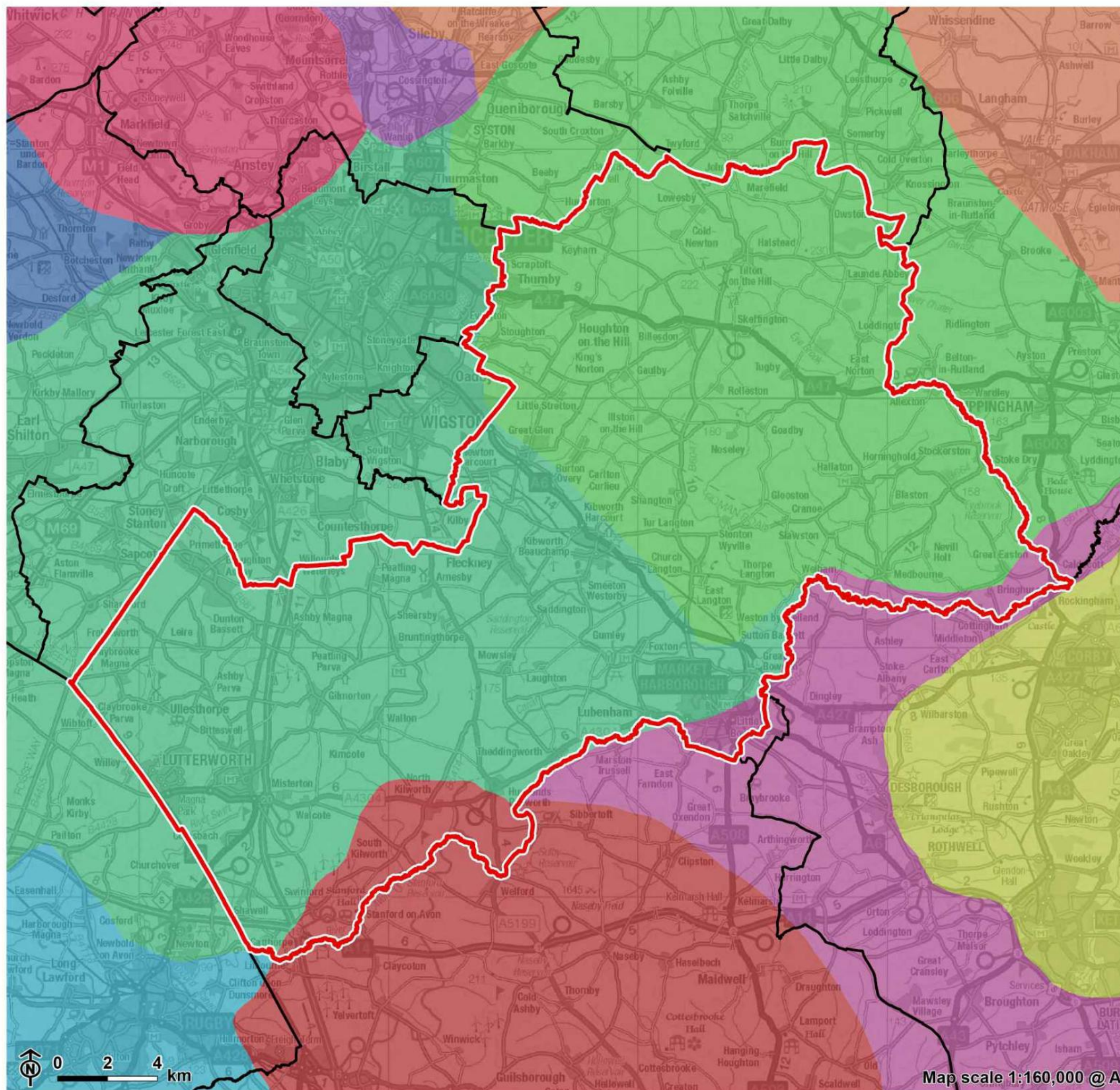
- Harborough District
- Neighbouring Local Authority
- Ancient woodland
- Special Protection Area
- Local Nature Reserve
- Local Wildlife Site
- Ramsar site
- Sites of Special Scientific Interest
- Local geological site

Figure C.10: Heritage Assets



- Harborough District
 - Neighbouring Local Authority
 - Registered battlefield
 - Registered Parks and Gardens
 - Conservation area
 - Scheduled monument
 - Locally Listed Non-Designated Heritage Asset
- Listed Building**
- ▲ Grade I
 - ▲ Grade II*
 - ▲ Grade II

Figure C.11: National Character Areas



- Harborough District
- Neighbouring Local Authority
- National Character Area**
- Charnwood
- Dunsmore and Feldon
- High Leicestershire
- Leicestershire Vales
- Leicestershire and Nottinghamshire Wolds
- Leicestershire and South Derbyshire Coalfield
- Northamptonshire Uplands
- Northamptonshire Vales
- Rockingham Forest
- Trent Valley Washlands

Appendix D

Site Assessment Criteria

Assumptions Regarding Distances

D.1 A number of the appraisal assumptions refer to accessibility from site options to services, facilities, employment etc. There are a number of pieces of research that give a variety of recommended guidance distances for walking. For example, the Institute of Highways and Transportation [\[See reference 334\]](#) A number of the appraisal assumptions refer to accessibility from site options to services, facilities, employment etc. The Institute of Highways and Transportation categorises distances depending upon location and purpose of the trip, and 'desirable', 'acceptable', and 'preferred maximum':

- Town Centres
 - Desirable – 200m
 - Acceptable – 400m
 - Preferred maximum – 800m
- Commuting/School/Sight-seeing
 - Desirable – 500m
 - Acceptable – 1,000m
 - Preferred maximum – 2,000
- Elsewhere
 - Desirable – 400m
 - Acceptable – 800m
 - Preferred maximum – 1,200m

D.2 For the purposes of the appraisal, distances in the appraisal will be measured as the straight line distance from the edge of the site option to existing services and facilities, and therefore actual walking distances are likely to be greater (depending on the availability of a direct route).

D.3 It is recognised that many journeys to services and facilities will not be made in a straight line. When applying the Institute of Highways and Transportation distances for the appraisal of site options to each of the relevant distances a 10% buffer has therefore been applied to account for the potential difference between the straight line distance and the actual distance involved in a journey to services and facilities. For example, the relevant distance applied for walking distance for town and local centres has been decreased from 800m to 720m, and so on.

D.4 It is considered that this is a reasonable approach, and professional judgement will be used when applying these distances to each site option and the range of services and facilities considered by the appraisal (e.g. where there are significant barriers to straight-line movement, such as railway lines). The distances used in the appraisal will vary depending upon the type of destination being accessed and the mode of transport:

- 450m walking distance for primary schools on the basis that parents with young children are unlikely to walk long distances with young children;
- 900m walking distance for secondary schools;
- 720m walking distance for town and local centres;
- 450m to a bus stop, as many people are unlikely to want to walk much further and then catch a bus to their destination;
- 1,800m walking distance to a train station; and
- In terms of access to a cycle route, a distance of 450m will be used in the appraisal on the assumption that links to cycle routes are likely to use road carriageways.

SA Objective 1: Minimise greenhouse gas emissions and develop a managed response to the effects of climate change

Residential, Mixed use, Retail, Gypsy and Traveller and Employment Site Options

D.5 The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport in place of cars is considered separately under SA objective 15, and the effects of site options on flood risk are considered separately under SA objective 5. The likely effects of all site options on this objective are therefore negligible (0).

Energy Infrastructure Site Options

D.6 Sites for renewable energy infrastructure can help mitigate the effects of climate change and lower greenhouse gas emissions by promoting the generation of renewable energy. However, these effects are largely dependant on what is proposed within the sites. Therefore, potential but uncertain significant positive (++) effects are likely for all sites.

SA Objective 2: Protect, enhance and manage biodiversity and geodiversity

All Development Site Options

D.7 Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure. There are no European sites within Harborough District.

D.8 Therefore:

- Sites that contain a Local Wildlife Site or that are within 250m of an internationally or nationally designated biodiversity or geodiversity site may have a significant negative (--?) effect although this is uncertain.
- Sites that do not contain but are within 250m of a Local Wildlife Site or that are within 250m-1km of a nationally or internationally designated biodiversity or geodiversity site may have a minor negative (-?) effect although this would be uncertain.
- All other sites may have a negligible effect (0?) on this objective.

SA Objective 3: To support efficient use of resources, including soils

All Development Site Options

D.9 Development on brownfield and derelict land represents more efficient use of land in comparison to the development of greenfield sites. Where development takes place on previously developed land, land of agricultural and mineral value is less likely to be lost and there may be opportunities to reuse onsite buildings and materials, thereby reducing waste generation.

- Greenfield sites that contain a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land will have a significant negative (--) effect.
- Greenfield sites that contain a significant proportion ($\geq 25\%$) of Grade 3 agricultural land will have a potential but uncertain significant negative (--?) effect. The uncertainty acknowledges that the Grade 3 agricultural land may still represent some of the county's best and most versatile agricultural land (Grade 3a) or it may be the lower quality Grade 3b land.
- Greenfield sites that contain less than a significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land will have a minor negative (-) effect.
- Sites that are located on brownfield or derelict land will have a significant positive (++) effect.

D.10 Furthermore, all new development will result in the increased consumption of minerals for construction but this will not be influenced by the location of the development. The location of development sites can, however, influence the efficient use of minerals as development in Minerals Safeguarding Areas may sterilise mineral resources and restrict the availability of resources in the District. Therefore:

- Sites that fall within a Minerals Safeguarding Area could have a minor negative (-?) effect although this is uncertain.

- Sites that do not fall within a Minerals Safeguarding Area are expected to have a negligible (0) effect.

SA Objective 4: To conserve and enhance the historic environment including the setting of heritage features

All Development Site Options

D.11 The NPPF states that “When considering the impact of a proposed development on the significance of a designated heritage asset and locally designated asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be)”. However, development could also enhance the significance of the asset (provided that the development preserves those elements of the setting that make a positive contribution to or better reveal the significance of the asset). The proximity tests outlined below are intended to provide a basis for screening for the potential for adverse effects on heritage assets but in the absence of a separately commissioned historic environment sensitivity study or similar of all reasonable alternative site options they are subject to a high degree of uncertainty. Distances used are based on professional judgement. Longer screening distances are used for site options outside of existing settlements to reflect typically longer sightlines in rural vs. urban areas. Therefore:

- Sites that are located within 250m of a heritage asset may have a significant negative (--?) effect.
- Sites that are located between 250m-1km of a heritage asset may have a minor negative (-?) effect.
- Sites that are more than 1km from a heritage asset may have a negligible (0?) effect.

SA Objective 5: Protect and improve air quality

Residential, Mixed-use, Retail, Gypsy and Traveller and Employment Site Options

D.12 Development sites that are within, or very close to, the Air Quality Management Area (AQMA) that has been declared at Kibworth, or AQMAs in surrounding Districts, could increase levels of air pollution in those areas as a result of increased vehicle traffic. Therefore:

- Site options that are within 100m of the AQMA are likely to have a significant negative (--) effect.
- Site options that are not within 100m of the AQMA are likely to have a negligible (0) effect on air quality.

Energy Infrastructure Site Options

D.13 Sites for energy infrastructure are expected to have negligible (0) effects on air quality.

SA Objective 6: Safeguard and improve community health, safety and wellbeing

D.14 The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at

night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site) and so no effects are identified in relation to crime and safety.

Residential, Mixed-use and Gypsy and Traveller Site Options

D.15 Housing sites that are within walking distance (720m) of existing health services and facilities will ensure that residents have good access to healthcare, while close proximity to open spaces and footpaths and cycle routes may encourage residents to lead more active lifestyles and to make more journeys on foot or by bicycle, thus promoting healthy lifestyles. Therefore:

- Sites that are within walking distance (720m) of a healthcare facility, an area of open space and at least one footpath/cycle path will have a significant positive (++) effect.
- Sites that are within walking distance (720m) of either a healthcare facility, an area of open space or footpath/cycle path (but not all three) will have a minor positive (+) effect.
- Sites that are more than 720m from either a healthcare facility, an area of open space or footpath/cycle paths will have a minor negative (-) effect.

Employment and Retail Site Options

D.16 Employment or retail sites that are within walking distance (720m) of existing open spaces, footpaths and cycle routes will ensure that employees have good access to walking and cycle links which may encourage them to commute on foot or by bicycle and to be active outdoors in open space during breaks from work, thus promoting healthy lifestyles.

- Sites that are within 720m of an area of open space and at least one footpath/cycle path will have a significant positive (++) effect.

- Sites that are within 720m of either an area of open space or footpath/cycle path will have a minor positive (+) effect.
- Sites that are more than 720m from either an area of open space or footpath/cycle paths will have a minor negative (-) effect.

Energy Infrastructure Site Options

D.17 Sites for energy infrastructure are expected to have negligible (0) effects on health and wellbeing.

SA Objective 7: Achieve social inclusion and equality for all

All Development Site Options

D.18 The location of new development will affect social inclusion by influencing how easily people are able to access job opportunities, services and facilities etc. However, these factors are assessed under other SA objectives; therefore all sites will have a negligible (0) effect on this SA objective.

SA Objective 8: To provide access to services, facilities and education

Housing, Mixed-use and Gypsy and Traveller Site Options

D.19 The proximity of sites to larger towns and villages will affect the need for residents to travel long distances on a regular basis to access services and facilities. Therefore:

- Sites that are within 720m of the built up area of Market Harborough will have a significant positive (++) effect.
- Sites that are within 720m of the built-up area of Lutterworth or Broughton Astley will have a minor positive (+) effect.
- Sites that are within 720m of the built-up area of Ullesthorpe, Husbands Bosworth, Fleckney, Kibworth, Great Glen, Houghton on the Hill and Billesdon will have an negligible (0) effect.
- Sites that are not located within 720m of the built-up areas of any of the settlement types listed above will have a minor negative (-) effect.

D.20 The effects of housing development on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Effects will also depend on the proximity of sites to existing schools and colleges, although there are uncertainties as the effects will depend on there being capacity at those schools and colleges to accommodate new pupils.

- Sites that are within 600m of at least two of either a pre-school, a primary school, a secondary school or a college may have a significant positive (++) effect.

- Sites that are within 600m of one of either a primary or secondary school or a college may have a minor positive effect (+?).
- Sites that are more than 600m from any school or college may have a negative effect (-?).

Employment and Retail Site Options

D.21 While employment sites are not expected to have a significant effect on this objective, where employment sites are within walking distance (720m) of a town, as set out in the settlement hierarchy of the adopted Local Plan, services and facilities will be more easily accessible to employees during breaks and before and after work.

- Sites that are within 720m of the built up area of Market Harborough will have a significant positive (++) effect.
- Sites that are within 720m of the built-up area of Lutterworth or Broughton Astley will have a minor positive (+) effect.
- Sites that are within 720m of the built-up area of Ullesthorpe, Husbands Bosworth, Fleckney, Kibworth, Great Glen, Houghton on the Hill and Billesdon will have an uncertain negligible (0) effect.
- Sites that are not located within 720m of the built-up areas of any of the settlement types listed above will have a minor negative (-) effect.

Energy Infrastructure Site Options

D.22 The location of energy infrastructure sites is not considered likely to affect this objective; therefore the effect of all sites will be negligible (0).

SA Objective 9: Provide affordable, sustainable, good-quality housing for all

Residential and Mixed use Site Options

D.23 All of the residential site options are expected to have positive effects on this objective, due to the nature of the proposed development. The location of site options will not influence the mix of housing that is provided onsite – this will instead be determined by Local Plan policies. However, it is expected that sites of a larger size may be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs. A significant positive (++) effect is therefore recorded for residential sites of 500 dwellings or more. A minor positive (+) effect is recorded for site options that would provide fewer than 500 dwellings.

Gypsy and Traveller Site Options

D.24 All of the Gypsy and Traveller site options would have positive effects on this SA objective as all would go some way towards meeting the identified need for Gypsy and Traveller sites in Harborough District. There is no one ideal size of site or number of pitches. It should be noted that smaller sites can be valuable, particularly where designed for one extended family. Therefore, all sites are expected to result in significant positive effects (++).

Employment Site Options

D.25 The location of employment sites is not considered likely to affect this objective; therefore the effect for all employment site options will be negligible (0).

Energy Infrastructure Site Options

D.26 The location of energy infrastructure sites is not considered likely to affect this objective; therefore the effect of all sites will be negligible (0).

SA Objective 10: Support the sustainable growth of the economy and provide good employment opportunities

Housing Site and Gypsy and Traveller Options

D.27 While the location of housing sites will not influence the number of employment opportunities in Harborough District, the proximity of housing to employment opportunities and public transport links can affect people's ability to access jobs.

- Housing sites that are within walking distance (600m) of public transport links as well as one or more Key and General employment area and / or major employment site will have a significant positive (++) effect.
- Housing sites that are within walking distance (600m) of either public transport links or one or more Key and General employment area and / or major employment site will have a minor positive (+) effect.
- Housing sites that are not within walking distance (600m) of either public transport links or one or more Key and General employment area and / or major employment sites will have a minor negative (-) effect.
- Due to uncertainties regarding which sites will be allocated for employment in the Local Plan, the location of employment site options in relation to housing site options is not taken into account in the appraisal.

Employment Site Options

D.28 The provision of new employment sites is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population growth that will result from housing development through other residential site allocations. Furthermore, the provision of new employment sites is likely to have a positive effect on this objective by providing new and modern developments in which businesses can locate.

- Large sites (over 10ha) are likely to have a significant positive (++) effect.
- Small sites (less than 10ha) are likely to have a minor positive (+) effect.

Mixed Use Site Options

D.29 All of the mixed use site options are expected to have positive effects on the element of this objective relating to the growth of the Harborough's economy, as it is assumed that all mixed use site options will incorporate some element of employment generating uses. Therefore, a minor positive (+?) effect is therefore recorded for mixed use site options. However the positive effect will be uncertain depending on how much of the site is used for residential development as opposed to other uses.

Energy Infrastructure Site Options

D.30 The location of energy infrastructure sites is not considered likely to affect this objective; therefore the effect of all sites will be negligible (0).

SA Objective 11: Reduce waste generation and increase levels of reuse and recycling

All Development Site Options

D.31 The effects of development site options on minimising waste and managing its sustainably will depend on factors such as the incorporation of waste management systems and recycling within development site options. However, such issues will not be influenced by the location of sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential development site options on this SA objective will be negligible (0).

SA Objective 12: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Residential, Mixed use, Retail, Employment and Energy Infrastructure Site Options

D.32 The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates sustainable drainage systems (SuDS), which is unknown and cannot be addressed based on the location of the sites. Where site options are located in areas of high flood risk, it

could increase the risk of flooding in those areas (particularly if the sites are not previously developed) and would increase the number of people and assets at risk from flooding. Therefore:

- Site options that are entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding will have a significant negative (--) effect.
- Site options that are entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contain land with a 1 in 100 year risk of surface water flooding will have a minor negative (-) effect.
- Site options that are entirely or largely ($\geq 75\%$) within Flood Zone 1 will have a negligible (0) effect on the assumption that flood risk could be avoided.

D.33 Levels of water consumption within new development will be determined by its design and onsite practices, rather than the location of the site. However, the location of residential and employment development could affect water quality during construction depending on its proximity to watercourses and water bodies and Source Protection Zones. The extent to which water quality is affected would depend on construction techniques and the use of SuDS within the design, therefore effects are uncertain at this stage. Therefore, which could result in mixed effects overall:

- Development on sites which contain a water body or water course or fall within or partially within a Source Protection Zone 1 could result in significant negative (--?) effects on water quality although this is uncertain at this stage of assessment.
- Development on sites which do not contain a water body or watercourse but fall within or partially within Source Protection Zones 2 and 3 could result in minor negative effects (-?) on water quality although this is uncertain at this stage of assessment.
- Development on sites which do not contain a water body or watercourse or fall within a Source Protection Zone would have a negligible (0) effect.

Gypsy and Traveller Site Options

D.34 The development of Gypsy and Traveller sites on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. In terms of the impact on the Gypsy and Traveller community, National Planning Practice Guidance identifies caravans, mobile homes and park homes intended for permanent residential use as a 'highly vulnerable use', which is suitable in areas of flood zone 1 but would require an exception test in flood zone 2 and is unsuitable in flood zones 3a or 3b.

D.35 While new development in any location may offer good opportunities to incorporate SuDS, and therefore have a positive effect on reducing flood risk, this would depend on the design of the proposed development and not on the location of the site. Therefore:

- Gypsy and Traveller sites that are entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 will have a significant negative (--) effect. In addition, Gypsy and Traveller sites in areas of risk of surface water flooding would also have a significant negative (--) effect.
- Gypsy and Traveller sites that are entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contain land with a 1 in 100 year risk of surface water flooding will have a minor negative (-) effect.
- Gypsy and Traveller sites that are entirely or largely ($\geq 75\%$) within Flood Zone 1 will have a negligible (0) effect on the assumption that flood risk could be avoided.

D.36 Construction activities and operation of sites in or near water have the potential to cause pollution, impacting upon the bed and banks of watercourses and impacting upon the quality and quantity of the water.

- Gypsy and Traveller sites which contain a water body or water course or fall within or partially within a Source Protection Zone 1 could result in significant negative (--) effects on water quality although this is uncertain at this stage of assessment.

- Gypsy and Traveller site which do not contain a water body or watercourse but fall within or partially within Source Protection Zones 2 and 3 could result in minor negative effects (-?) on water quality although this is uncertain at this stage of assessment.
- Gypsy and Traveller sites which do not contain a water body or watercourse or fall within a Source Protection Zone would have a negligible (0) effect.

SA Objective 13: Promote sustainable transport and active travel use

Residential, Mixed-use, Gypsy and Traveller and Employment Site Options

D.37 The proximity of development sites to sustainable transport links will affect the extent to which people are able to make use of non-car based modes of transport to access services, facilities and job opportunities, although the actual use of sustainable transport modes will depend on people's behaviour. It is possible that new transport links such as bus routes or cycle paths may be provided as part of new developments, particularly at larger sites, but this cannot be assumed.

D.38 It is assumed that people would generally be willing to travel further to access a railway station than a bus stop, although the limited rail infrastructure in the plan area is recognised. It is also recognised that many cyclists will travel on roads as well as dedicated cycle routes, and that the extent to which people choose to do so will depend on factors such as the availability of cycle storage facilities at their end destination, which are not determined by the location of sites. How safe or appealing particular roads are for cyclists cannot be determined at this strategic level of assessment. However, the proximity of site

options to existing cycle routes can be taken as an indicator of how likely people are to cycle to or from a development site.

- Sites that are within 1.8km of a railway station, and that are within 450m of at least one of either a bus stop or a cycle path, are likely to have a significant positive (++) effect.
- Sites that are within either 1.8km of a railway station or 450m of a bus stop or cycle path are likely to have a minor positive (+) effect.
- Sites that are more than 1.8km from a railway station and more than 450m from a bus stop and cycle route could have a minor negative (-) effect.

Energy Infrastructure Site Options

D.39 The location of energy infrastructure sites is not considered likely to affect this objective; therefore the effect of all sites will be negligible (0).

SA Objective 14: To conserve and enhance the character and distinctiveness of the landscape

Residential and Mixed Use Site Options

D.40 There are no National Parks or AONBs in Harborough District. Where development is proposed on greenfield sites, it may be more likely to impact on the landscape, particularly where site options are large in size. However, the effects on the landscape are uncertain until the specific design of development is known. Therefore:

- Large sites (500+ dwellings) in any part of the District or small sites (less than 500 dwellings) within the countryside that are on greenfield land could have a significant negative (--?) effect.
- Small sites (less than 500 dwellings) that are outside of the countryside and are on greenfield land could have a minor negative (-?) effect.
- Site options of any size on brownfield land could have a negligible (0?) effect.

Employment Site Options

D.41 There are no National Parks or AONBs in Harborough District. Where development is proposed on greenfield sites, it may be more likely to impact on the landscape, particularly where site options are large in size. However, the effects on the landscape are uncertain until the specific design of development is known. Therefore:

- Large sites (over 10ha) in any part of the District or small sites (2-10ha) within the countryside that are on greenfield land could have a significant negative (--?) effect.
- Small sites (2-10ha) that are outside of the countryside and are on greenfield land could have a minor negative (-?) effect.
- Site options of any size on brownfield land could have a negligible (0?) effect.

Retail Site Options

D.42 There are no National Parks or National Landscapes in Harborough District. Where development is proposed on greenfield sites, it may be more likely to impact on the landscape. However, the effects on the landscape are uncertain until the specific design of development is known. Therefore:

- Sites within the countryside that are on greenfield land could have a significant negative (--?) effect.
- Sites that are outside of the countryside and are on greenfield land could have a minor negative (-?) effect.
- Site options on brownfield land could have a negligible (0?) effect.

Gypsy and Traveller Site Options

D.43 There are no National Parks or National Landscapes in Harborough District. Where development is proposed on greenfield sites, it may be more likely to impact on the landscape. However, the effects on the landscape are uncertain until the specific design of development is known. Therefore:

- Sites within the countryside that are on greenfield land could have a significant negative (--?) effect.
- Sites that are outside of the countryside and are on greenfield land could have a minor negative (-?) effect.
- Site options on brownfield land could have a negligible (0?) effect.

Energy Infrastructure Site Options

D.44 Sites for energy infrastructure are likely to have negative effects on the landscape although this will be to some extent uncertain depending on their specific design. Therefore:

- Sites within the countryside that are on greenfield land could have a significant negative (--?) effect.
- Sites that are outside of the countryside and are on greenfield land could have a minor negative (-?) effect.
- Site options of any size on brownfield land could have a minor positive (+?) effect.

Appendix E

Council's Reasons for Selecting or Rejecting Site Options

Table E.1: Residential sites

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8040	Land to east of Gilmorton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/12181	Land adjacent to Church Farm, Gilmorton Road, Ashby Magna, Leicestershire situated between (and including part of) Church Farm and 22 Gilmorton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8155	Land at Gaulby Road	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. The site is allocated for self-build/custom housebuilding plots and affordable housing for which there is a need.
21/8171	Land south of Uppingham Road	No	Site would not form a logical extension to a settlement identified for residential/ mixed use growth in the Local Plan Development Strategy

Appendix E Council's Reasons for Selecting or Rejecting Site Options

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8190	Billesdon Depot, South of Gaulby Road	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. It is allocated in the Neighbourhood Plan (2024) for up to 10 self-build/custom build plots but is not currently included within housing growth figures within the emerging Local Plan. When these figures are updated this site will form part of the housing supply.
21/8202	Former Lorry Park, Gaulby Road	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. It is allocated in the Neighbourhood Plan (2024) for residential development but is not currently included within housing growth figures within the emerging Local Plan. When these figures are updated this site will form part of the housing supply.
21/8210	Land north of Leicester Road	No	When considered against other sites within the settlement, there are more appropriate sites for allocation to meet the housing needs identified within the Local Plan Development Strategy for Billesdon.
21/8215	Land south of Leicester Road	No	When considered against other sites within the settlement, there are more appropriate sites for allocation to meet the housing needs identified within the Local Plan Development Strategy for Billesdon.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8266	Land west of Rolleston Road	No	Site would not form a logical extension to a settlement identified for residential/ mixed use growth in the Local Plan Development Strategy. The site is not well related to the existing settlement form.
24/12184	Land North of High Acres	No	The site has planning permission- committed development.
24/9521	Land north of Rolleston Road	No	Site would not form a logical extension to a settlement identified for residential/ mixed use growth in the Local Plan Development Strategy. The site is not well related to the existing settlement form.
24/9714	Land to the east of Coplow Lane	No	The site is not developable within the Local Plan period.
21/8033	Land off Ullesthorpe Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8036	Land at rear of The Brambles, Ashby Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8046	Land south of Bitteswell Farm, Ashby Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8219	Land off Manor Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8246	Land east of Ashby Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8045	Land to the east of Broughton Chase	No	Delivery uncertainty.
21/8096	Land to the east of Stemborough Mill	No	The site is not developable within the Local Plan period.
21/8134	Old Mill Road	No	When considered against other sites within the settlement, there are more appropriate sites for allocation to meet the housing needs identified within the Local Plan Development Strategy for Broughton Astley
21/8144	Land north of Cottage Lane	No	When considered against other sites within the settlement, there are more appropriate sites for allocation to meet the housing needs identified within the Local Plan Development Strategy for Broughton Astley
21/8154	Land off Frolesworth Road	No	The site was superseded by a larger site in the SHELAA 24.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8158	Land off Crowfoot Way	No	Access and flood risk constraints
21/8218	Land east of Frolesworth Road	No	The site encroaches significantly into the countryside and flood risk.
21/8251	Land east of Dunton Road	No	When considered against other sites within the settlement, there are more appropriate sites for allocation to meet the housing needs identified within the Local Plan Development Strategy for Broughton Astley
21/8252	Land east of Dunton Road	No	The scale of development is higher than the identified housing needs for Broughton Astley within the Local Plan development strategy.
21/8220	Land at Witham Villa, Broughton Road	No	Duplicate site. Assessed as site 10012.
21/8223	Land south of Dunton Road	No	Duplicate site. Assessed as site 12209
21/8226	Sutton Hill Farm, Coventry Road	No	Duplicate site. Assessed as site 10004
21/8263	Land west of Frolesworth Road	No	The site is isolated from the built form of Broughton Astley when considered in isolation.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8248	Land East of Dunton Road (option 1)	No	When considered against other sites within the settlement, there are more appropriate sites for allocation to meet the housing needs identified within the Local Plan Development Strategy for Broughton Astley
21/8249	Land East of Dunton Road (Option 2)	No	When considered against other sites within the settlement, there are more appropriate sites for allocation to meet the housing needs identified within the Local Plan Development Strategy for Broughton Astley
21/8250	Land east of Dunton Road (Option 4)	No	The scale of development is higher than the identified housing needs for Broughton Astley within the Local Plan Development Strategy.
21/8159	Land off Crowfoot Way (north)	No	When considered against other sites within the settlement, there are more appropriate sites for allocation to meet the housing needs identified within the Local Plan Development Strategy for Broughton Astley
24/10012	Land at Witham Villa, Broughton Road	No	When considered against other sites within the settlement, there are more appropriate sites for allocation to meet the housing needs identified within the Local Plan Development Strategy for Broughton Astley

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10135	Land south of Coventry Road	No	When considered against other sites within the settlement, there are more appropriate sites for allocation to meet the housing needs identified within the Local Plan Development Strategy for Broughton Astley
24/10175	Land off Crowfoot Way	No	Delivery uncertainty
24/10554	Land off Frolesworth Road	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. The site is in keeping with the character and landscape setting of the existing settlement and would have a low impact on the edge of the settlement and is considered an appropriate location for development. The site is adjacent to the recreation space and primary school and would enable land to be provided to expand the school.
24/12209	Land south of Dunton Road	No	When considered against other sites within the settlement, there are more appropriate sites for allocation to meet the housing needs identified within the Local Plan Development Strategy for Broughton Astley
24/12216	Garden Centre Adjacent 80 Dunton Road	No	The site is isolated from the built form of Broughton Astley.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8265	Land north of Peatling Parva Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/10241	Land south of Mere Lane, Upper Bruntingthorpe	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8091	Farmyard at Manor Farm	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8066	Land South of Main Street	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8068	Land off Lilbourne Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8070	Land north of Lilbourne Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8077	Land off Main Street	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8078	Land north of Lilbourne Lane (east)	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8075	Land North of Home Farm, Main Street	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8115	Land rear of the Hanbury Centre, Stonton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8128	Land East of Church Causeway	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/10486	Land to the East of Stonton Road and West of Church Causeway	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/9111	Land north, west and east of The Causeway, Church Causeway	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8030	Land north of Frolesworth Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8130	Land at Hallaton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8142	Land north west of Frolesworth Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8125	South of Langton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8083	Land off Lutterworth Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8188	Land at Leire Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/10081	Land to the west of Lutterworth Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/10304	Ellwells Farm, Coopers Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8160	Land south of Back Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8161	Land fronting Back Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/10274	Langton View Stables, Thorpe Langton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/12199	Land east of Back Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8055	Land to the West of the Longgrey	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. It is considered an appropriate location for development, in combination with site 10042 to the west, to deliver the scale of housing growth identified for Fleckney.
21/8076	Land lying north-west of Kibworth Road	No	The site is isolated from the built form of Fleckney.
21/8086	Land south of Kilby Road (east)	No	The site is not considered a preferred location for development when compared to other locations and sites around the village.
21/8087	Land North of Kilby Road	No	The scale of development is inappropriate for the settlement as set out in the Local Plan Development Strategy
21/8088	Land to the east of Fleckney Meadows	No	The site encroaches into open countryside between the village and the Canal.
21/8101	Land west of Leicester Road	No	The site encroaches into open countryside to the northwest of Fleckney.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8166	Land to the east of Fleckney Road	No	The site lies within the Saddington Area of Separation.
21/8174	Land Off Burton Way	No	Site is constrained in terms of flood risk when compared against other locations within the settlement.
21/8205	Land south of Bird Cage Cottage, Arnesby Road	No	The site would encroach into open countryside to the west of the village. The site is not considered an appropriate location for development when compared with other locations and sites in the village.
21/8216	Land South of Kilby Road (west)	No	The site is isolated from the built form of Fleckney and the scale of development is inappropriate for the settlement as set out in the Local Plan Development Strategy.
24/10042	Land North of Fleckney Fields	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. It is considered an appropriate location for development, in combination with site 8055 to the east, to deliver the scale of housing growth identified for Fleckney.
24/10140	Land off Fleckney Road	No	Duplicate site. Assessed as site 8166.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8072	The Market Garden, Langton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8112	Land off North Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/8986	Land off North Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/10597	Land off Gallow Field Road	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and the spatial strategy. Market Harborough is a sustainable location for development with a wide range of services, facilities, employment opportunities and access to public transport (including train station) and active travel options. The site is next to existing new development and would form a logical extension to the north west of the town. Site is considered an appropriate location for development.
24/10295	Land off Ullesthorpe Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10513	Land off Lutterworth Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8127	Land off Main Street	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8054	Land off Dingley Road and Nether Green	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. Providing the site is designed to minimise impact on the character and setting of the village and flood risk mitigated appropriately, this site is well related to the existing form of the village and represents a rounding off of the village up to the A6 which forms a physical barrier to further growth the to the east.
21/8052	Land off Bankfield Drive	No	The site lies within the Great Bowden/Market Harborough Area of Separation.
21/8029	Land west of Langton Road	No	Due to the size of the site mitigation relating to the impact of the railway line in terms of potential noise and vibration would be difficult to achieve and therefore the site is not considered a preferred location for development when compared to other locations and sites around the village

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8114	Land off Welham Lane	No	Due to the lack of clarity around access, the site is not considered a preferred location for development when compared to other locations and sites around the village
21/8126	Land south of Dingley Road	No	The site lies within the Great Bowden/Market Harborough Area of Separation.
21/8141	Land north of Leicester Lane	No	When compared to other sites in the settlement, it is not as well located to village services/facilities and would represent encroachment into open countryside to the west of the village.
21/8151	Land north of Dingley Road	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. This site is well related to the existing form of the village and services/facilities and adjoins the larger preferred allocation to the east.
21/8172	Land south of Main Street	No	The site lies within the Great Bowden/Market Harborough Area of Separation.
21/8173	Land to the rear of the former Top Yard Farm, off Burnmill Road	No	The site lies within the Great Bowden/Market Harborough Area of Separation.
21/8175	Land off Leicester Lane	No	The site lies within the Great Bowden/Market Harborough Area of Separation.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8258	Land off Bankfield Drive	No	Duplicate site. Assessed as site 8052.
24/10487	Land off Leicester Lane	No	Although connected to Great Bowden the site would encroach into open countryside on the north western edge of the village and the scale of development is inappropriate.
24/9425	Land North of Dingley Road	No	Duplicate site. Assessed as site 8151.
21/8028	Paddock behind 22 Broadgate	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8051	Land West of Stockerston Lane	No	Not included in SHELAA and not assessed
21/8082	Land off Clarkesdale	No	Not included in SHELAA and not assessed
24/10134	Land at Barnsdale, Great Easton	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/12188	Land rear of 2 High Street	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/12232	Old Station Yard, Rockingham Road, Great Easton Former Site	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8044	Land south of London Road	No	The site is not well related to the built form of Great Glen with London Road forming a physical barrier. The site lies within the proposed Oadby and Great Glen Area of Separation.
21/8131	Land to the north of Great Glen	No	Superseded. Assessed as site 12189.
21/8194	South of London Road and west of Station Road	No	Superseded. Assessed as site 10368.
21/8230	Land to the North of London Road and east of Leicester Grammar School	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. The site relates well to the existing form of Great Glen and is appropriate in terms of the identified scale of development for the village.
21/8232	Land to the North of London Road	No	Assessed as part of site 8230.
21/8235	Land North of London Road, East of Leicester Grammar School	No	Assessed as part of site 8230.
21/8244	Land to the West of Bridgewater Drive and Heron Close	No	Assessed as part of site 8230.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/12189	Land to the north of Great Glen	No	Site is not considered an appropriate location for development when compared with other locations and sites in Great Glen.
24/12190	Land North of Glen House	No	The site is allocated in a Neighbourhood Plan
21/8176	Land off Old A6 London Road	No	Superseded. Assessed as site 12190.
24/10277	Land off London Road	No	The site is not developable within the Local Plan period.
24/10368	Land off London Road	No	The site is not well related to the built form of Great Glen with London Road forming a physical barrier.
24/9581	Land lying to the East of Sycamore Close, Stretton Hall	No	The site is not developable within the Local Plan period.
24/8627	Paddock to the rear of 2 Orchard Lane	No	Due to flood risk site is constrained in comparison to other locations within the village.
24/12228	Land on the west side of Stretton Road Great Glen	No	The site is not developable within the Local Plan period.
21/8023	Land at Medbourne Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8119	Corner of Hunts Lane and North End	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8253	Land at Cow Close	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8255	Land north of Churchgate	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8256	Land North of Goadby Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/9754	Medbourne Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8109	Land south of Oakham Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8170	Land to the east of Main Street	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8198	Land south of Church Paddock, Church Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8200	Land to the east of Barley Leas	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8025	Land North of Uppingham Road (west)	No	The site does not relate well to the existing settlement.
21/8047	South of Uppingham Road	No	The site encroaches into the open countryside to the west.
21/8135	Land North of Stretton Lane	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. The site is well related to the settlement, and with appropriate mitigation for constraints including heritage, it is considered an appropriate location for a sensitively designed affordable housing development.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8148	Land south of the A47 Uppingham Road, west of Houghton on the Hill	No	The site is not developable within the Local Plan period.
21/8195	North of Uppingham Road (east)	No	Superseded by site 9355.
21/8206	Land to the north of Uppingham Road	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. The eastern part of the site is well related to the settlement and, providing built development is focused on this part of the site to avoid impacting on more sensitive landscape, it is considered an appropriate location for development.
24/9355	Land east of Houghton on the Hill, north of A47	No	When considered against alternative sites within the settlement the site is not considered to be an appropriate location for development.
24/9356	Land east of Houghton on the Hill, south of A47	No	The site does not relate well to the existing settlement
24/9357	Land east of Houghton on the Hill, north and south of the A47	No	Duplication. Assessed as sites 9355 and 9356.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10480	Land South of Uppingham Road	No	Duplicate of site 8047. See site 8047 assessment.
24/9633	Land south of Uppingham Road, west of Houghton on the Hill	No	The site does not relate well to the existing settlement and is in open countryside and the scale of development is inappropriate.
24/12224	Rear of the Old Black Horse, Main Street, Houghton on the Hill	No	The site is not developable within the Local Plan period.
21/8064	Land east of Welford Road	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. The site is an appropriate in terms of the scale and is well related to the village form in so far as the northern and western edges of the site adjoin the southern edge of the village. The site is well related to village facilities and will deliver the identified housing growth for Husbands Bosworth.
21/8181	Land west of Welford Road	No	Site is not considered an appropriate location for development when compared with other locations and sites at Husbands Bosworth.
21/8187	Husbands Bosworth School Field, Land east of Welford Road	No	Site is not considered an appropriate location for development when compared with other locations and sites at Husbands Bosworth.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8259	Land at Honeypot Lane	No	In terms of the scale of housing growth identified for Husbands Bosworth, there are other locations within the settlement which are more appropriate to accommodate housing needs.
24/9406	Land west of Bell Lane and north of Kilworth Road	No	Due to potential impacts on landscape setting of the village and the close proximity of heritage assets (nearby listed buildings and part of the site lies within the conservation area), the site is not considered an appropriate location for development when compared with other locations and sites at Husbands Bosworth.
24/9895	Land East of Welford Road	No	The scale of development is inappropriate for the settlement as set out in the Local Plan Development Strategy.
24/8999	Land North West Theddingworth Road	No	Site is not considered an appropriate location for development when compared with other locations and sites at Husbands Bosworth.
21/8079	Land off Main Street (opposite Straun Cottage)	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8050	Snows Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8042	Land south of Harborough Road/A6	No	The site has minimal connection to the existing settlement form.
21/8061	Land west of Smeeton Road	No	The site lies within the Kibworth Area of Separation.
21/8113	Land adjacent to The Hollies, Fleckney Road	No	The site is not within or would not form a logical extension to a settlement identified for residential/ mixed use growth in the Local Plan Development Strategy.
21/8145	Land at Birdie Close	No	Due to significant flood risk issues, the site is not considered an appropriate location for development when compared with other locations and sites at Kibworth.
21/8149	Land off Fleckney Road/Warwick Road	No	Site is not considered an appropriate location for development when compared with other locations and sites at Kibworth.
21/8224	Land off Fleckney Road	No	Site is not considered an appropriate location for development when compared with other locations and sites at Kibworth
21/8237	Land north of Wistow Road and west of A6	No	Superseded by site 12187
21/8238	Land west of Leicester Road	No	The site it is not well related to the existing built form and it extends into open countryside.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8247	Land west of Warwick Road and south of Priory Business Park	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. The site would form an extension of Kibworth, providing for all of the housing requirement for the settlement with the potential to provide a primary school on-site, if required. The site is large enough to provide an appropriate buffer between the railway line and development on the site. The site is an appropriate location in terms of the scale to deliver the identified housing growth for Kibworth.
24/12186	Land to the north of Wistow Road	No	Site is not considered an appropriate location for development when compared with other locations and sites at Kibworth
24/12187	Land north of Wistow Road	No	The scale of development is inappropriate for the settlement as set out in the Local Plan Development Strategy.
21/8123	Land North of Wentworth Close	No	It is not clear how satisfactory access can be achieved. Site is not considered an appropriate location for development when compared with other locations and sites at Kibworth.
24/10478	Land at Wentworth Close	No	The site has minimal connection to the existing settlement form.
24/10519	Land north of Wistow Road	No	The scale of development is inappropriate for the settlement as set out in the Local Plan Development Strategy.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8199	Land off Carlton Road	No	The site is not connected to the built form of Kibworth and would represent encroachment into open countryside.
24/10612	Land South of Fleckney Road	No	The scale of development is inappropriate for the settlement as set out in the Local Plan Development Strategy.
24/10501	Land adjacent to Westfield House, Leicester Road	No	Site is not considered an appropriate location for development when compared with other locations and sites at Kibworth.
24/12202	Land at St Wilfrids Close	No	The site is a Neighbourhood Plan residential site allocation and is a commitment.
24/12220	Clarkes of Great Glen Ltd, New Road	No	The site could come forward for development however the site is not a preferred allocation.
24/12223	The Nurseries, Fleckney Road	No	Site is not considered an appropriate location for development when compared with other locations and sites at Kibworth.
24/10594	Land North West of Warwick Road	No	Duplication. Site assessed as part of site 8247.
21/8186	Land at Church Farm	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8037	Land to the south of Frolesworth Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8062	Land to rear of Orchard Cottage, Main Street	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8097	South Leicestershire Riding Establishment, Frolesworth Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8262	Land at Dunton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/12191	Land off Main Street	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8057	Land between Church Farm and Leicester Airport	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8017	Land south of Laughton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8018	Land east of Theddingworth Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8020	Papillon Hall Farm, Theddingworth Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8118	Land off The Green	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8260	Land east of Foxton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/9180	Land to the west of Lubenham	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10080	Land south of Laughton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/12193	Land north of Foxton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/9318	Land to the west of Moorbarns Lane	No	Site not currently developable.
21/8034	Land off Bitteswell Road	No	Not well related to built form of Lutterworth and the site lies within Bitteswell/Lutterworth/Magna Park Area of Separation
21/8111	Land south of Woodby Lane	No	The site is not developable within the Local Plan period.
21/8104	Land at M1 Junction 20/Swinford Road	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. The site is within proximity to the town centre and, with appropriate mitigation in relation to potential noise, vibration and air quality impacts, will contribute to meeting the identified housing needs for Lutterworth.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8107	Land North West of Walcote	No	The site would not form a logical extension to a settlement identified for residential / mixed use growth in the Local Plan Development Strategy, (dependent on the delivery of the Lutterworth East Strategic Development Area).
21/8133	Land at Moorbarns Lane	No	The site is not developable within the Local Plan period.
21/8167	Land off Leicester Road	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. Providing development avoids the western part of the site adjacent to the brook, the site is an appropriate allocation to contribute to the delivery of the identified housing needs for Lutterworth.
24/10257	Land west of Leicester Road	No	Site would encroach into open countryside to the north of Lutterworth. Site is not well related to the settlement form. Site is not considered an appropriate location for development when compared with other locations and sites at Lutterworth.
24/12203	Allotments, De Verdon Road	No	The site has planning permission and construction has commenced.
24/9005	Spring Farm, Moorbarns Lane	No	The site is not developable within the Local Plan period.
24/10332	Land off Moorbarns Road	No	The site is not developable within the Local Plan period.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8022	Peatling Lodge Farm	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8095	Land east of Leicester Road	No	The topography of the site would create development on the steep scarp slope. Site is not considered an appropriate location for development when compared with other locations and sites at Market Harborough.
21/8121	Rockingham Road Industrial Estate (Plot 13)	No	The site comprises an existing building within a protected General Employment area and is not appropriate for assessment for residential use.
21/8132	Land south of Farndale View	No	The site would impact on both LWS and heritage and is constrained in terms of flood risk. Site is not considered an appropriate location for development when compared with other locations and sites at Market Harborough.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8143	Land east of Leicester Road and south of Grand Union canal	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. The site adjoins the northern edge of Market Harborough and lies to the east of the North West Market Harborough Strategic Development Area (Airfield Farm) currently under development. The site could be considered alongside sites 8122 and 10597 to create a larger housing allocation to the North of Market Harborough which could meet the scale of growth required for the town. Through focusing development in this area, there could be opportunities to connect into the town through sustainable transport modes and utilise existing infrastructure in the town. Opportunities for sustainable walking and cycling connections should be maximised. As part of a larger allocation there could be opportunities to address any cumulative transport issues and promote sustainable travel options and provide supporting community infrastructure. The site is considered an appropriate location for housing to contribute to meeting the needs identified within the development strategy for Market Harborough.
21/8157	Land south west of Braybrooke Road	No	Site is not considered an appropriate location for development when compared with other locations and sites at Market Harborough.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8168	Land north of 54 The Ridgeway, Market Harborough	No	Site would create development to the properties rear of existing properties in an area of high landscape sensitivity. Site is not considered an appropriate location for development when compared with other locations and sites at Market Harborough.
21/8222	Land north of Gallow Field Road	No	The site is unrelated to the existing built form of Market Harborough and the southern part of the site lies within the Foxton Area of Separation.
21/8209	Land south of A6, north of the canal	No	The site is not developable within the Local Plan period.
21/8019	Land west of Harborough Road	No	The site lies within Foxton Area of Separation
24/10242	Harborough Road	No	Site has planning permission for employment use
24/10249	Land off Compass Way and Eady Drive	No	Due to its relatively small size it is considered that it will be difficult to adequately mitigate significant surface and ground water flood risk.
24/12215	Former Harboro' Rubber Site	No	The site has planning permission and is a committed site
24/12204	39, 40, 40a High Street	No	The site has planning permission and is a committed site
24/12208	Naseby Square	No	The site has planning permission and is a committed site

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10098	Gallow Field Road, due east of HM Gartree Prison	No	Site lies within the Lubenham Area of Separation.
24/10170	Land to the South of Braybrooke Road	No	The site is open countryside in an isolated location and unrelated to the built form of Market Harborough
24/10219	Land to the South of Harborough Road / South East of Kettering Road	No	Access cannot be confirmed and therefore is not an appropriate site for allocation.
24/10489	West of Market Harborough	No	Site lies within the Lubenham Area of Separation
24/10680	Land east of Dunmore Road	No	The site is constrained in terms of flood risk and there is lack of clarity regarding satisfactory access. The site is not considered an appropriate location for development when compared with other locations and sites at Market Harborough.
24/12218	20 Abbey Street	No	The site has planning permission and construction has commenced.
24/9419	Land to the east of Dunmore Road	No	Assessed as 10680.
24/12194	Land west of Hallaton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/12195	Land north of Ashley Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/12196	Station House, Livery Yard, Main Street	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/10351	Land off B664 Uppingham Road and south of road to Blaston (Field Road)	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8185	Land at Dag Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8084	Land south of A4304 Station Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8063	Land north of Station Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8081	Greenfields, Land east of South Kilworth Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8261	Land at Dag Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/10483	Land to the south of A4303 Lutterworth Road/Station Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/10567	Land to the South of Station Road (Easting: 462231, Northing: 283472)	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/12198	Abattoir site, north of Church Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8264	Land north of Ashby Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10305	Land off Ashby Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8089	Land north and south of Covert Lane	No	The site would not form a logical extension to a settlement identified for residential / mixed use growth in the Development Strategy
21/8137	Land north of Covert Lane	No	The site is in open countryside in an isolated location and unrelated to the built form of Scraftoft.
21/8147	Land north of Covert Lane (east)	No	The site is in open countryside in an isolated location and unrelated to the built form of Scraftoft.
21/8196	North of Covert Lane (west)	No	Given its designation for open space, sport and recreation, the site is not considered available and therefore not an appropriate location for development, when compared with other locations and sites within the Scraftoft, Thurnby and Bushby area.
24/10365	North of Covert Lane, Scraftoft (land west of St James RFC)	No	Duplicate site. Assessed as site 8196.
24/12222	Land west of Beeby Road (Scraftoft Golf Club), and land east and west of Hamilton Lane	No	The site is not developable within the Local Plan period.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8227	Land between Scraftoft and Bushby	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. Providing the development incorporates an area of Green Wedge and addresses surface water issues, potential negative impacts on heritage assets and wider landscape impacts, the site's location between Scraftoft, Thurnby and Bushby means that it is well related to the current built form and well placed to deliver most of the housing growth identified for Scraftoft, Thurnby and Bushby area when compared to other potential sites of a similar scale in the area.
21/8090	Land to the east of Beeby Road	No	The site is not developable within the Local Plan period.
21/8043	The Grange, Rolleston Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8129	Land off Welham Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8041	Land east of Main Street	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8184	Land at Sutton Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8098	Avon Valley Farm, Stanford Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8099	Avon Valley Farm (west), Land off Stanford Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8100	Avon Valley Farm (north), Stanford Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8116	Land off Rugby Road (rear of Playground)	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8117	Land south of Rugby Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8165	Land at Shawell Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8203	Land to the south of Shawell Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8204	Land to the south of Kilworth Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/8585	Land to the west of Lutterworth Road / North of Springfield House	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8177	Land rear of Firs Farm, The Square	No	Site lies within Thurnby/Leicester/Oadby Green Wedge

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8241	Land north of the A47, east of Zouche Way	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. The site has a strong connection to the current built form to the north of the A47. Providing surface water issues and other potential constraints are mitigated appropriately, the site is considered an appropriate location for development to contribute to the housing growth identified for the Scraftoft, Thurnby and Bushby area.
21/8243	Charles' Field, Land North of Thurnby Brook	No	The site lies within the Local Plan Leicester/Scraftoft/Bushby Green Wedge.
24/12217	Telford Way Garages, Telford Way	No	The site is deliverable and developable, flood risk issues require further mitigation. The site could come forward for development provided flood risk issues are mitigated, however the site is not a preferred allocation.
24/12219	787 Uppingham Road	No	Site is a commitment and has commenced.
24/9016	Land rear of Firs Farm	No	The site lies within the Local Plan Thurnby/ Leicester/ Oadby Green Wedge.
24/9639	Land adjacent to Wintersdale Road	No	The site lies within the Local Plan Thurnby/ Leicester/ Oadby Green Wedge.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/12225	Rear of Rose & Crown, Main Street, Thurnby	No	The site is not developable within the Local Plan period.
21/8059	Windy Ridge, Loddington Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8035	Land West of Melton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/10504	Land North West of Manor Farm Walk	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8267	Land south of Uppingham Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8156	Land west of Main Street	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8024	Land off Wood Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8026	Land at Hallaton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/12200	Harbrook Farm, Tugby	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/9612	Land & building on the West Side of Main Street	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8094	Land to the rear of South Avenue	No	Given this lack of clarity around the achievability of satisfactory site access, the site is not considered an appropriate location for residential development when compared with other locations and sites at Ullesthorpe.
21/8102	Land south of Main Street	No	Superseded by site 12180.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8228	Land North of Hall Lane	No	Due to its potential to impact negatively on the setting to the Conservation Area, the site is not considered an appropriate location for development when compared with other locations and sites at Ullesthorpe.
21/8231	Land off Frolesworth Road	No	The site would be isolated developed to the west of Frolesworth Road and is not well related the built form of Ullesthorpe.
21/8245	Land off Hall Road	No	Due to its relatively poor connection to the built form and potential to impact negatively on the setting to the Conservation Area, the site is not considered an appropriate location for development when compared with other locations and sites at Ullesthorpe.
21/8031	Land off Manor Road	No	The lack of clarity concerning satisfactory site access means that the site is not considered an appropriate site for residential allocation at this time when compared with other locations and sites at Ullesthorpe.
21/8032	Land south of Field View	No	While the site is considered suitable, it forms part of a larger site (10649) which is a preferred allocation. As a result this site is not a preferred allocation in isolation.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8180	Land north of Ashby Road	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. The site is well related to the existing built form and, providing that impacts on the wider landscape are mitigated appropriately, the site is considered an appropriate location for development to contribute to the delivery of the housing growth identified for Ullesthorpe.
24/12179	Land to the north of Hall Lane	No	Due to its potential to impact negatively on the setting to the Conservation Area and encroachment into open countryside to the north of the village, the site is not considered an appropriate location for development when compared with other locations and sites at Ullesthorpe.
24/12180	Land to the south of Main Street	No	The site is not well related to the current built form and would reduce the separation between settlements
24/10649	Land South of Ashby Road	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. The site is well related to the existing built form and, providing that there is no built development on the eastern third of the site (due to surface water issues and encroachment into open countryside), the site is considered an appropriate location for development to contribute to the delivery of the housing growth identified for Ullesthorpe.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8039	Land north of Lutterworth Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8106	Field to West of Chapel Lane.	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8140	Land north of Lutterworth Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8182	Land at Park Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8183	Land South of Mere Lane Upper Bruntingthorpe	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/9112	Land north of West Langton Road and west of B6047	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/8632	Land west of B6047 and north of West Langton Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/10298	Land off Church Farm Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/9611	Land to the rear of Orchard Lea, Main Street	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

Table E.2: Mixed use sites

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8192	Land east of Broughton Astley and North of Dunton Bassett and Ashby Magna	No	The site assessed as part of the Local Plan Development Strategy and Spatial Growth Options Assessment. Site is not considered an appropriate location for development when considered against alternative strategic sites of 1500 or more.
24/12207	BANP BP10 Gaulby Road	No	Assessed as site 8190.
24/10004	Sutton Hill Farm	No	The site is isolated from the built form of Broughton Astley, and the proposed scale of employment is inappropriate
21/8139	Land at Bruntingthorpe	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed for residential or general employment use. Site does not meet essential criteria for a candidate site for Strategic B8 development.
24/10498	Land east of Broughton Astley and North of Dunton Bassett and Ashby Magna	No	The site assessed as part of the Local Plan Development Strategy and Spatial Growth Options Assessment. Site is not considered an appropriate location for development when considered against alternative strategic sites of 1500 or more. Site does not meet essential criteria for a candidate site for Strategic B8 development.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10207	The Grange, Arnesby Road	No	The site is not developable within the Local Plan period.
21/8080	Land north of Mill Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8146	Land south of Mill Lane	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/10711	Land to the North of Riverside Industrial Estate	No	The site lies within the Great Bowden/Market Harborough Area of Separation.
21/8093	Land at Stretton Hall Farm, Chestnut Drive	No	The site was assessed as part of the Local Plan Development Strategy and Spatial Growth Options Assessment. Site is not considered an appropriate location for development when considered against alternative strategic sites of 1500 or more.
21/8197	Land east of Stretton Road	No	The site is isolated from Great Glen and would encroach into open countryside. The scale of residential development is inappropriate.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/8631	Land south of Gartree Road and Land at Stretton Hall Farm	Yes	The site was assessed as part of the Local Plan Development Strategy and Spatial Growth Options Assessment. As the land is adjacent to the built up area of Oadby (part of the Leicester Urban Area), which is identified as Tier 1 within the settlement hierarchy, the site is considered an appropriate location for strategic scale growth. The scale of the site in this location is aligned to national planning guidance which supports strategic sites as a mechanism for achieving large scale housing delivery with supporting infrastructure. The scale of this sustainable residential led mixed use urban extension allows the delivery of on-site community infrastructure including schools, local centre and employment provision. Given the large size of the site there is scope to avoid or significantly mitigate potential negative impacts (such as heritage assets and flooding issues) arising from development of the site through the policies in the Local Plan. The site is in an appropriate location for mixed use development adjoining the Leicester Urban Area.
21/8254	Land south of Horninghold Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/10484	Land north of A47,	No	The site does not relate well to the existing settlement and the scale of residential development is inappropriate.

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Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10143	Land north of Uppingham Road	No	The site is in open countryside in an isolated location and unrelated to the built form of Thurnby/Bushby.
24/10206	Land at New Ingarsby Farm, Uppingham Road	No	The site is in open countryside in an isolated location and is unrelated to the built form of Thurnby/Bushby,
21/8162	Land off A6	No	The site is not well connected to the existing settlement form to the south of the A6. It would represent encroachment into open countryside and the scale of residential development is inappropriate.
21/8060	Land north east of Kibworth Harcourt	No	Inappropriate scale of development.
21/8236	Land north-east of Harborough Road	No	The site is not well connected to the existing settlement form to the south of the A6. It would represent encroachment into open countryside.
21/8242	Land South of Fleckney Road	No	Inappropriate scale of development.
21/8110	Land west of Lutterworth	No	Assessed as part of site 8191.

Appendix E Council's Reasons for Selecting or Rejecting Site Options

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8136	Land off Moorbarns Lane	No	The site does not form a logical extension to settlement identified for residential/ mixed use growth in the Local Plan development strategy. The site adjoins Lutterworth but is beyond the physical barrier of the A4303. It does not adjoin an existing employment area. Site does not meet essential criteria for a candidate site for Strategic B8 development.
21/8152	North and South of Gilmorton Road (Extension to Lutterworth East SDA)	No	The site does not form a logical extension to settlement identified for residential/ mixed use growth in the Local Plan development strategy, dependent on the delivery of the East of Lutterworth SDA. Inappropriate in scale.
21/8191	Land north of Coventry Road	No	The site has minimal connection to the existing built form of Lutterworth, is inappropriate in scale and lies within the Bitteswell/Magna Park/Lutterworth Area of Separation.
21/8221	Land west of Lutterworth	No	Assessed as part of 8191.
24/10082	Land north of the A4303, west of Lutterworth	No	The site has minimal connection to the existing built form of Lutterworth, the scale of residential development is inappropriate, the scale of employment is inappropriate in combination with employment provision at committed Lutterworth East Strategic Development Area, and the site lies with Bitteswell/ Magna Park/ Lutterworth Area of Separation.

Appendix E Council's Reasons for Selecting or Rejecting Site Options

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10238	Land north of the A4303 and west of Lutterworth	No	The site lies with Bitteswell/ Magna Park/ Lutterworth Area of Separation.
24/12210	L1 Land East of Lutterworth	No	The site is allocated for mixed use in the adopted Local Plan and is a commitment.
24/10433	Land south of A4303	No	The site was assessed as part of the Local Plan Development Strategy and Spatial Growth Options Assessment. Site is not considered an appropriate location for development when considered against alternative strategic sites of 1500 or more.
21/8163	Land at Gallow Lodge	No	The site is not developable within the Local Plan period.
21/8164	Land west of Harborough Road, east of Langton Road	No	The site is not developable within the Local Plan period.

Appendix E Council's Reasons for Selecting or Rejecting Site Options

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8122	Market Harborough North, East of Harborough Road	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. Site lies to the east of North of Market Harborough SDA (Airfield Farm) although separated from the northern edge of the town by the adjacent site 8143. The site, along with the other two sites 8143 and 10597 has the potential to create a larger housing allocation to the North of Market Harborough which could meet the scale of growth required for the town. Through focusing development in this area, there could be opportunities to address any cumulative transport issues and promote sustainable travel options access to the town centre could be improved through a larger allocation to improve walking and cycling into the town centre. As part of a larger site there is potential to provide the infrastructure and services to support new growth.
21/8207	Land south of Braybrooke Road	No	Site cannot be accessed and is not considered an appropriate location for development when compared with other locations and sites at Market Harborough.
21/8211	Land north of Frolesworth Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8233	Land east of A6	No	Assessed as site 12212

Appendix E Council's Reasons for Selecting or Rejecting Site Options

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8234	Land south of Gallow Field Road	No	Southern part of the site lies within the Lubenham Area of Separation.
21/8257	Land at Little Bowden	No	Superseded. Assessed as site 10680
24/12212	Land East of A6	No	The site is not considered an appropriate location for residential development when compared with other locations and sites at Market Harborough. The site was put forward for mixed use development. As the site is not considered appropriate for residential development, it is unavailable for consideration for employment use.
21/8178	Land at Newton Harcourt (Newton Croft)	No	Superseded. Assessed as site 10137
24/10137	Land at Newton Harcourt (known as Newton Croft)	No	The site assessed as part of the Local Plan Development Strategy and Spatial Growth Options Assessment. Site is not considered an appropriate location for development when considered against alternative strategic sites of 1500 or more
21/8038	Prestlands, Ashby Road	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
24/10053	Land east of Beeby Road	No	The site extends into open countryside. Only the western part of the site has a relationship with the built form of Scraptoft.

Appendix E Council's Reasons for Selecting or Rejecting Site Options

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10117	Land west of Beeby Road (Scraptoft Golf Club), and land east and west of Hamilton Lane	No	The site is not developable within the Local Plan period.
24/10169	Land south of Covert Lane and land north of Wayside Lodge	No	Duplicate. Assessed as sites 12211 and 12214.
24/10224	Land north of Covert Lane	No	The site is not developable within the Local Plan period.
24/10229	Land east of The Woodlands, north of Covert Lane	No	Duplicate site. Assessed as site 8137.
24/12211	Land north of Wayside Lodge, Covert Lane	No	The site is not developable within the Local Plan period.
24/12214	Land south of Covert Lane	No	The site is not developable within the Local Plan period.
24/12235	Land at Beeby Road	Yes	The site is considered to meet the criteria for potential site allocation and is in line with the Local Plan objectives and spatial strategy. The site is connected to the built form of Scraptoft and, providing potential impacts on the wider landscape are mitigated, it is considered an appropriate location for residential allocation, to contribute to the housing growth identified for the Scraptoft, Thurnby and Bushby area.
21/8229	Farmcare Estate	No	Site withdrawn from SHELAA.

Appendix E Council's Reasons for Selecting or Rejecting Site Options

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8150	Land South of A47 Uppingham Road	No	Given its encroachment into open countryside to the south and east (towards Houghton on the Hill), the site is not considered an appropriate location for residential development when compared with other locations and deliverable sites of a similar scale within the Scraptoft, Thurnby and Bushby area. The site was put forward for mixed use development. As the site is not considered appropriate for residential development, it is unavailable for consideration for employment use.
21/8240	Scraptoft Valley, Land north of A47	No	The northern and substantive part of the site lies within the Local Plan Leicester/ Scraptoft/ Bushby Green Wedge
24/10251	Land South of A47 Uppingham Road	No	Duplicate site. Assessed as site 8150.
21/8138	Land off Manor Road	No	Due to its potential to impact negatively on the setting to the Conservation Area and listed buildings and the lack of clarity around satisfactory site access, the site is not considered an appropriate location for residential development when compared with other locations and sites at Ullesthorpe.

Appendix E Council's Reasons for Selecting or Rejecting Site Options

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8217	Whetstone Pastures Garden Village	No	The site assessed as part of the Local Plan Development Strategy and Spatial Growth Options Assessment. Site is not considered an appropriate location for development when considered against alternative strategic sites of 1500 or more. Site does not meet essential criteria for a candidate site for Strategic B8 development.

Table E.3: Employment sites

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/12206	Land north of Broughton Way	No	The site is allocated for employment in a Neighbourhood Plan and is a commitment.
21/8213	Arkwright Hill Business Park, Lutterworth Road	No	Site is not an appropriate location for HGV parking given its isolation from the strategic highway network and main strategic B8 location.

Appendix E Council's Reasons for Selecting or Rejecting Site Options

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10536	Land north-west of Catthorpe Interchange	No	Site meets essential criteria for a candidate site Strategic B8 development and has been assessed. When considered against other sites within the district, there are more appropriate sites for allocation to meet the Strategic B8 need identified within the Local Plan Development Strategy.
24/10522	Land Off Rugby Road	No	Site meets essential criteria for a candidate site Strategic B8 development and has been assessed. When considered against other sites within the district, there are more appropriate sites for allocation to meet the Strategic B8 need identified within the Local Plan Development Strategy.
21/8214	Astley Grange Farm	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8212	Land east of Fleckney Road	No	Site lies within Saddington Area of Separation. Site does not meet essential criteria for a candidate site for Strategic B8 development.
24/12230	Land off Marlborough Drive	No	The site is allocated for employment in the adopted Local Plan and is an employment commitment.
24/9719	The Cattle Market, Foxton Road, Lubenham	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.

Appendix E Council's Reasons for Selecting or Rejecting Site Options

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8053	Land off Dingley Road	No	The site lies within the Great Bowden/Market Harborough Area of Separation.
24/10642	Land South of Priory Business Park	Yes	The site is allocated for employment in the adopted Local Plan. The site has been reviewed and is considered appropriate for employment use and inclusion in the District's employment land supply.
21/8105	Warren Farm (West)	No	Site meets essential criteria for a candidate site Strategic B8 development and has been assessed. When considered against other sites within the district, there are more appropriate sites for allocation to meet the Strategic B8 need identified within the Local Plan Development Strategy.
21/8108	Warren Farm (East)	No	Site not currently developable.
21/8179	Land south of Lutterworth Road / Coventry Road	Yes	The site is allocated for employment in the adopted Local Plan. The site has been reviewed and is considered appropriate for employment use and inclusion in the district's employment land supply.
21/8201	Land South of George House, Coventry Road	No	Superseded. Site assessed as 10595

Appendix E Council's Reasons for Selecting or Rejecting Site Options

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10318	Land at Gilmorton Road	No	The site would not form a logical extension of Lutterworth and is dependent on the delivery of the East of Lutterworth Strategic Development Area for a connection with the built-up area. In addition, the site is not appropriate for employment given it is not adjacent to the SRN/ MRN or an employment area identified for growth dependent on the delivery of the strategic development area.
24/9301	Land to the west of Moorbarns Lane	No	Inappropriate in scale in combination with committed employment in Lutterworth.
24/10491	Moorbarns Farm	No	Site withdrawn from SHELAA.
24/10595	Land South of George House, Coventry Road. Land to the South of the A4303	Yes	The site is considered to meet the criteria for a candidate site for Strategic B8 and forms a functional part of the existing Magna Park estate.
24/12227	Land at Mere Lane, Magna Park	Yes	The site is considered to meet the criteria for a candidate site for Strategic B8 and forms an extension of the existing Magna Park estate.
21/8027	Land off Leicester Road	No	Duplicate. Site assessed as 8737.

Appendix E Council's Reasons for Selecting or Rejecting Site Options

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8124	Land adjacent to Bowden Business Village	No	Site would extend an existing employment area (Bowden Business Village). However, it is remote from Market Harborough with relatively weak access, and weak commercial attractiveness. When considered against other sites there are more appropriate sites for allocation to meet employment needs identified in the Local Plan.
21/8189	Courtyard Workshops, off Bath Street.	No	The site is an existing employment site and its redevelopment for employment use would result in no net gain in employment supply.
21/8193	Land at Airfield Business Park	No	The site is allocated for employment use in the adopted Local Plan and is a commitment.
24/10248	Land east of Northampton Road, north of Harborough Enterprise Centre	Yes	The site is allocated for employment in the adopted Local Plan. The site has been reviewed and is considered appropriate for employment use and inclusion in the District's employment land supply. The site is a preferred allocation for employment. Therefore, the site is not a preferred residential allocation.
24/10398	Land west of Rockingham Road	No	Site lies within the Local Plan Great Bowden/ Market Harborough Area of Separation. Site does not meet essential criteria for a candidate site for Strategic B8 development.

Appendix E Council's Reasons for Selecting or Rejecting Site Options

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10470	Land off Kettering Road	No	On site constraints and its small scale limit its employment development potential. Site does not meet essential criteria for a candidate site for Strategic B8 development.
24/10481	Land to the north of the A6 and east of the Melton Road	No	In terms of general employment provision, the overall scale of the site is excessive given the District's employment land needs. Site does not meet essential criteria for a candidate site for Strategic B8 development.
24/12205	MH4 land at Airfield Farm (Wellington Business Park)	No	The site is allocated for employment use in the adopted Local Plan and is a committed site.
24/12213	Land to the north of the A6 and east of the Melton Road Services	No	Whilst the site benefits from access to the A6 it is in a rural location, isolated from larger settlements. Its weak relationship with existing employment locations and scale limit development potential and profile. Site does not meet essential criteria for a candidate site for Strategic B8 development.

Appendix E Council's Reasons for Selecting or Rejecting Site Options

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10253	Land East of Compass Way and Harborough Enterprise Centre	Yes	An allocated employment site in the adopted Local Plan. The site has been reviewed and is required to meet the District's employment land requirement. Site is a preferred allocation for employment. Therefore, the site is not a preferred residential allocation.
24/8737	Land OS 3073, Leicester Road	Yes	The site is required to meet the District's employment land requirement.
24/10508	Land to the South of Station Road (Easting: 462395, Northing: 283586)	No	The site is located within a lower hierarchy settlement and in accordance with the Local Plan development strategy was not assessed.
21/8073	Land off Watling Street (A5)	No	The site is not developable within the Local Plan period.
21/8074	Land south of Gibbet Lane	No	Superseded. Assessed as site 10255.
21/8169	Land off A426 south of Cotesbach	No	Site 'not currently developable' in the SHELAA.

Appendix E Council's Reasons for Selecting or Rejecting Site Options

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10255	Land South of Gibbet Lane	No	The site is isolated and considered an unsustainable location for general employment development. Site meets essential criteria for a candidate site Strategic B8 development and has been assessed. When considered against other sites within the district, there are more appropriate sites for allocation to meet the Strategic B8 need identified within the Local Plan Development Strategy.
24/12226	Land west of Broughton Astley – Sutton in the Elms, Coventry Road	No	The site is not developable within the Local Plan period.
21/8208	Land off A5, north of White House Farm	No	Site withdrawn from SHELAA.

Table E.4: Retail sites

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/10476	Land to the North of Uppingham Road	No	The site, which is proposed for retail use, lies outside of the District's town and local centres.
24/12231	Commons Car Park	Yes	The site presents a brownfield development opportunity to help meet future need identified within the Local Plan development strategy in a viable and attractive trading position.
24/10240	St Mary's Road	Yes	The site presents a brownfield development opportunity to help meet future need identified within the Local Plan development strategy.

Table E.5: Energy Infrastructure sites


Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
21/8071	Land adjacent to M1 J19	No	Energy infrastructure sites not assessed.


Table E.6: Gypsy and Traveller sites

Site ID	Site Name	Proposed as an allocation in the Proposed Submission Draft Local Plan (March 2025)	Harborough Council's Reasons for Decision-making
24/12233	Bonehams Lane, Gilmorton, LE17 5PD	No	Site not available. Not included in SHELAA.
24/12234	Woodway Lane, Claybrooke Parva	No	Site not available. Not included in SHELAA.


Appendix F


Location of Site Options


 Harborough District


 Grid extent


Site category


 Housing

 Mixed use

 Employment

 Renewable energy generation

 Gypsy and Traveller

 Retail

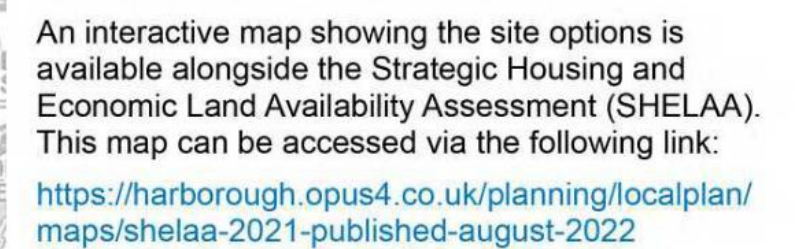
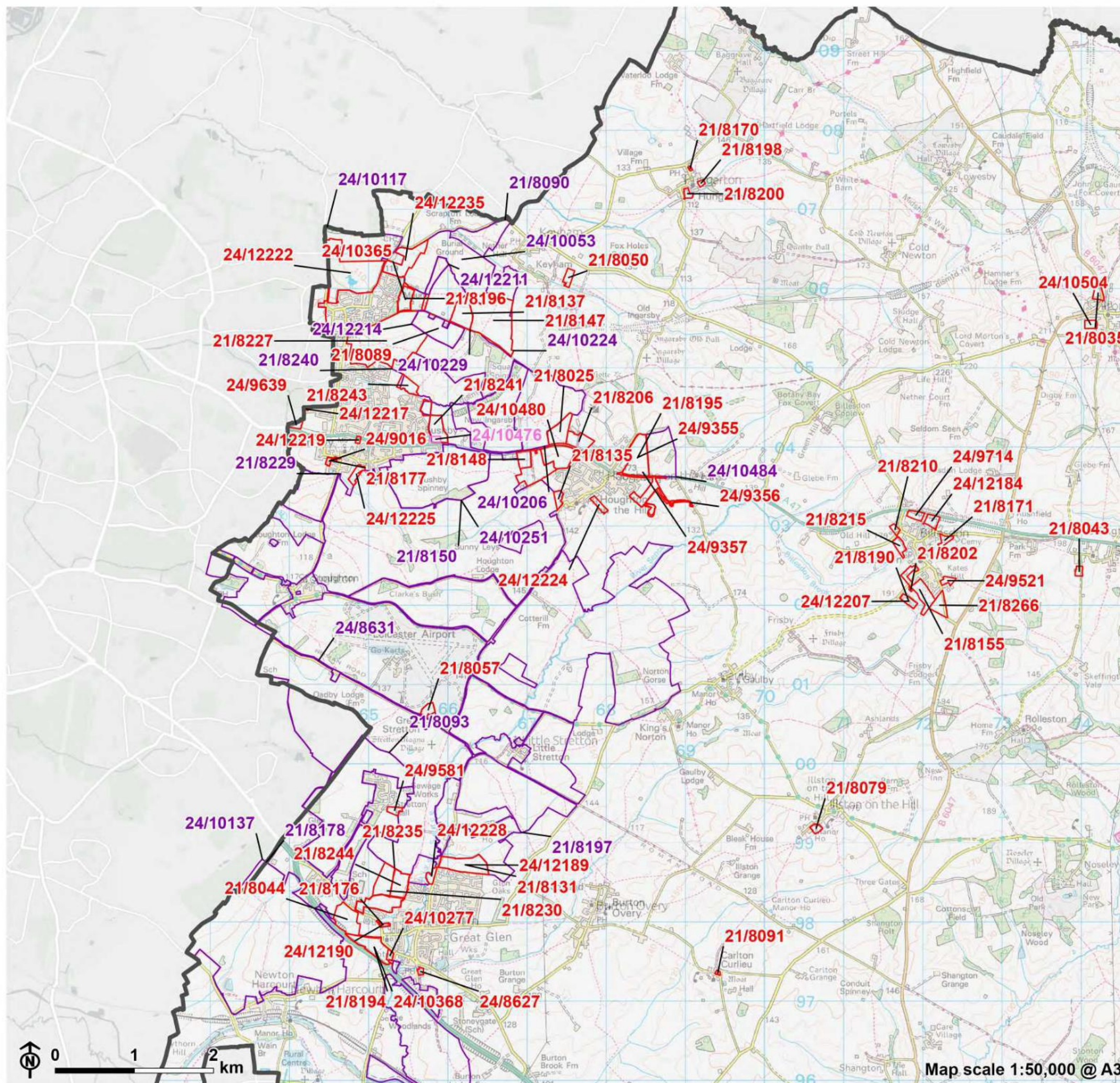


Figure E.9: Site Options
Grid 1 of 8



Harborough District

Site category

- Housing
- Mixed use
- Retail

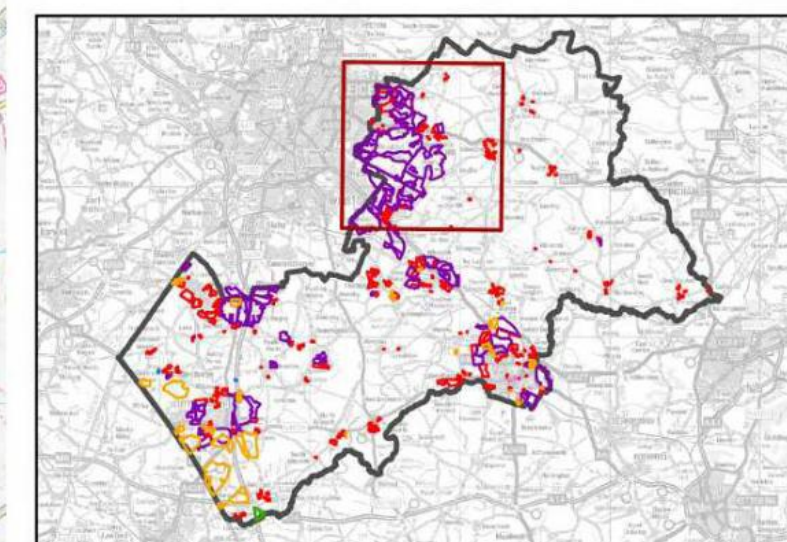


Figure E.9: Site Options
Grid 2 of 8

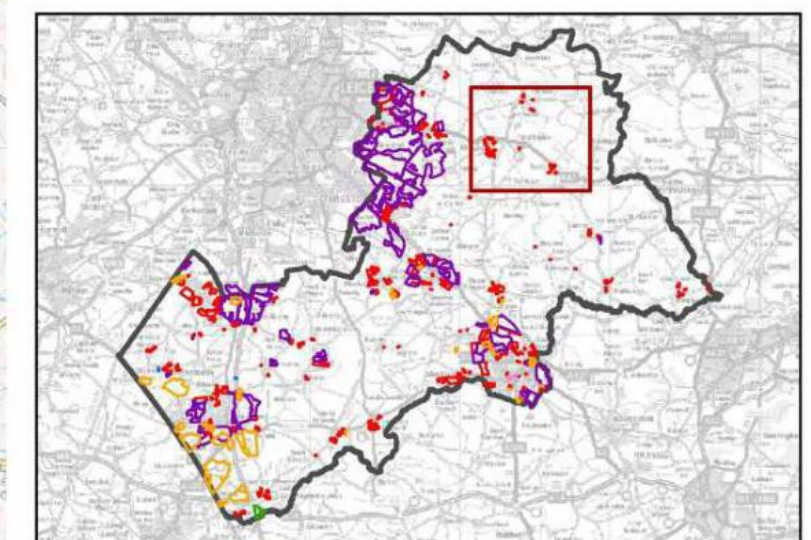
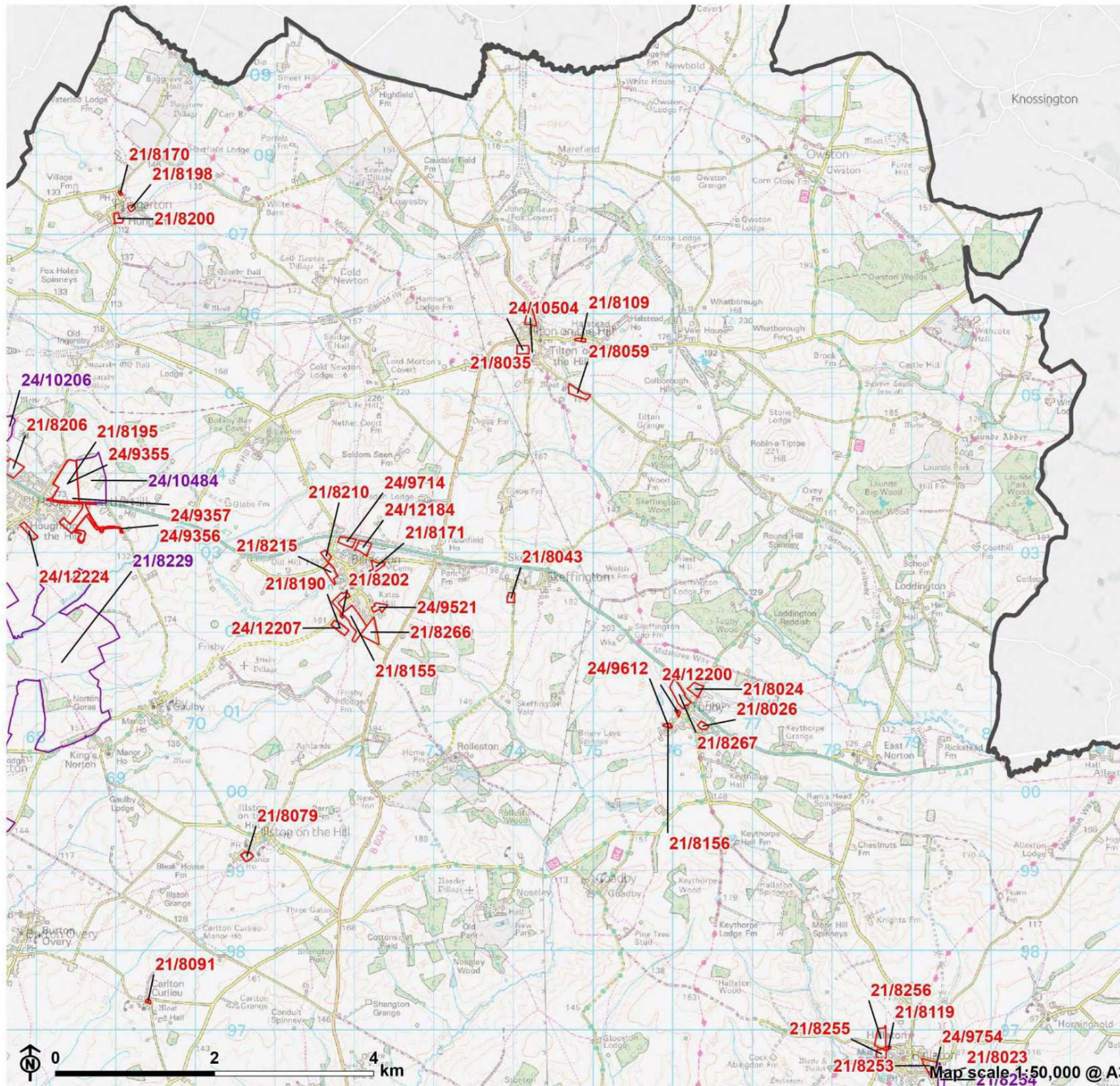


Figure E.9: Site Options
Grid 3 of 8

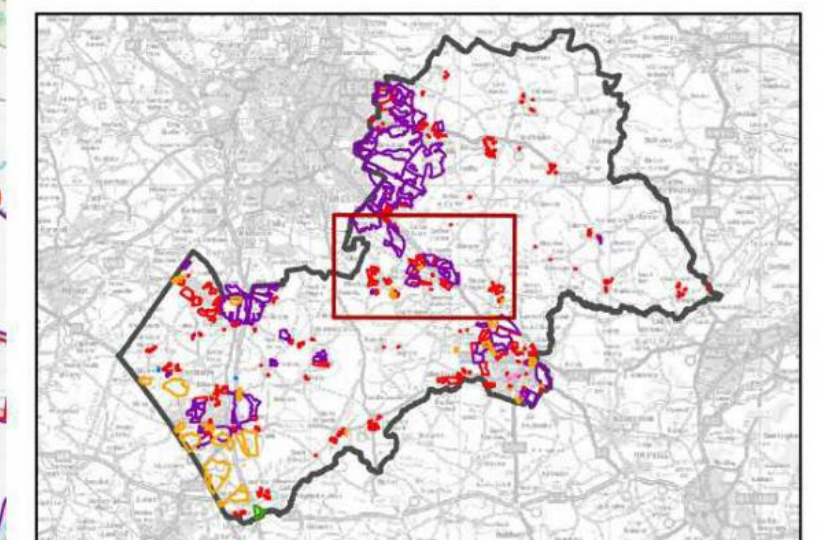
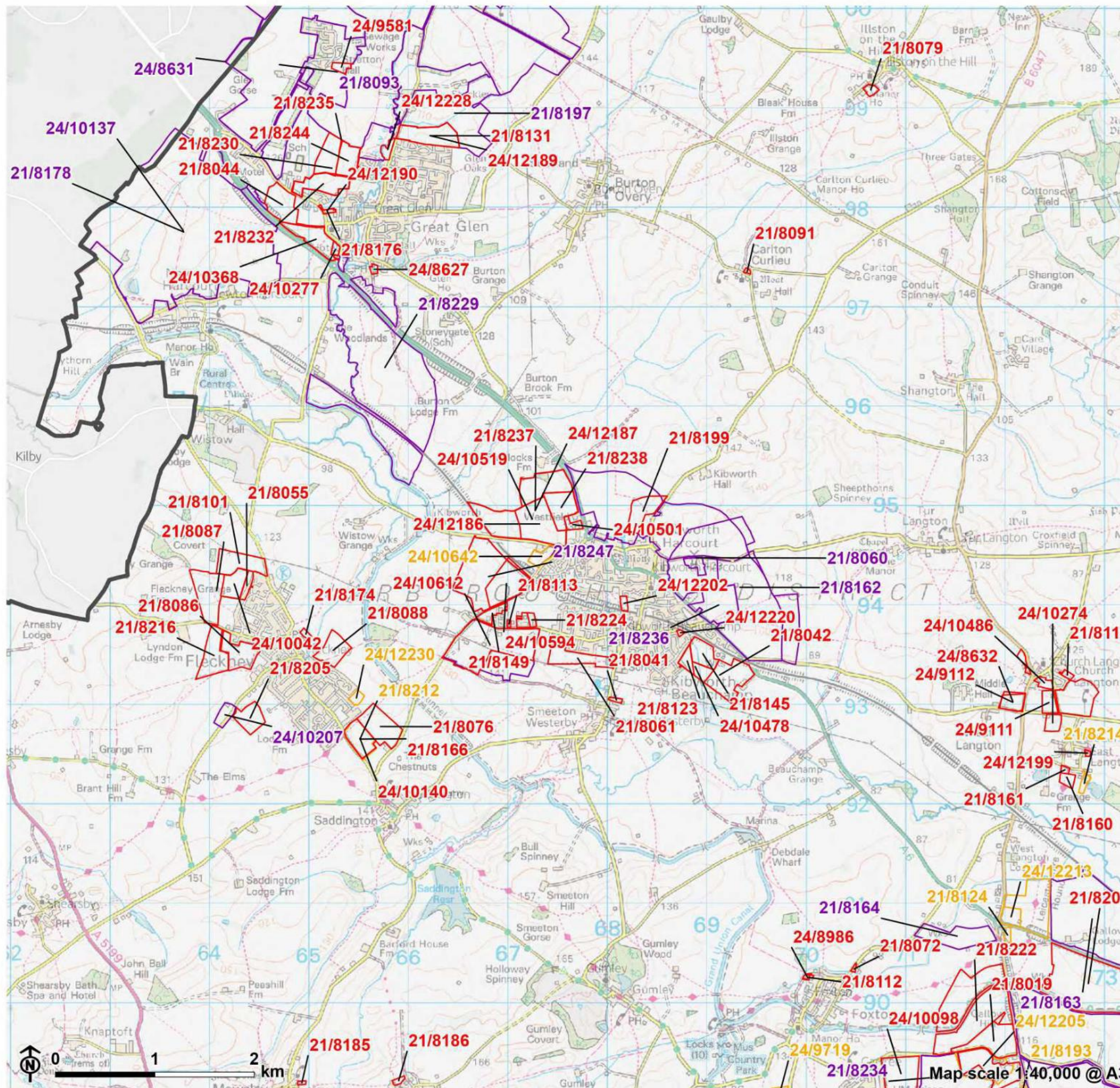
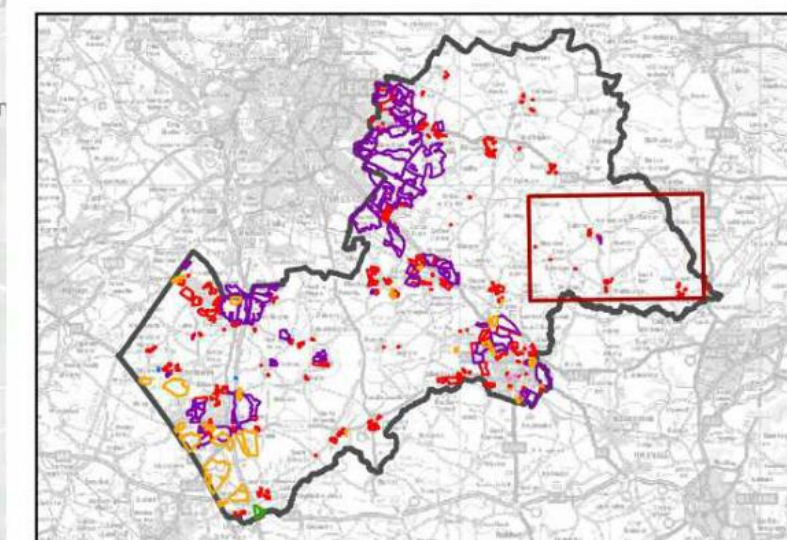
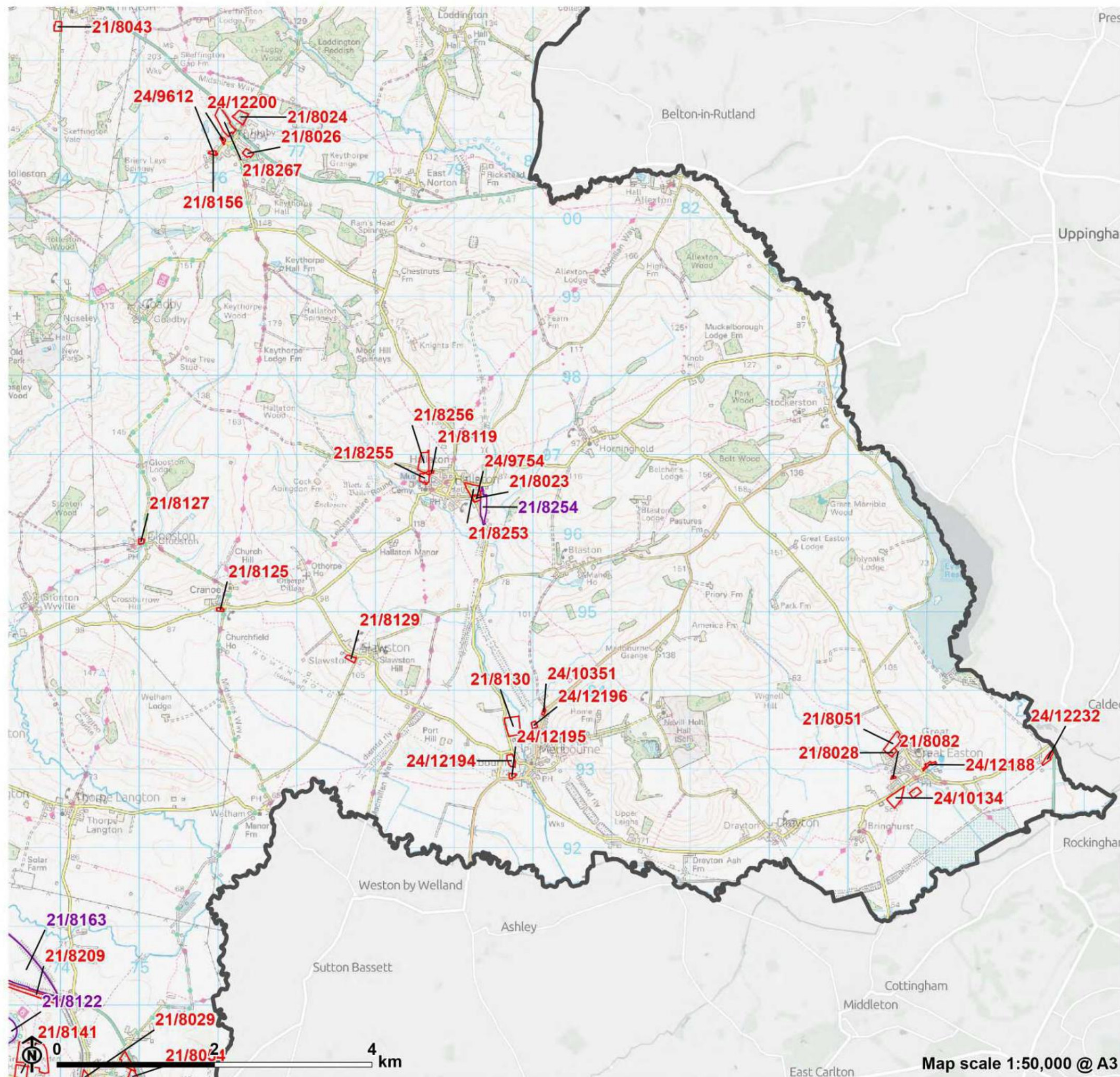





Figure E.9: Site Options
Grid 4 of 8





 Harborough District

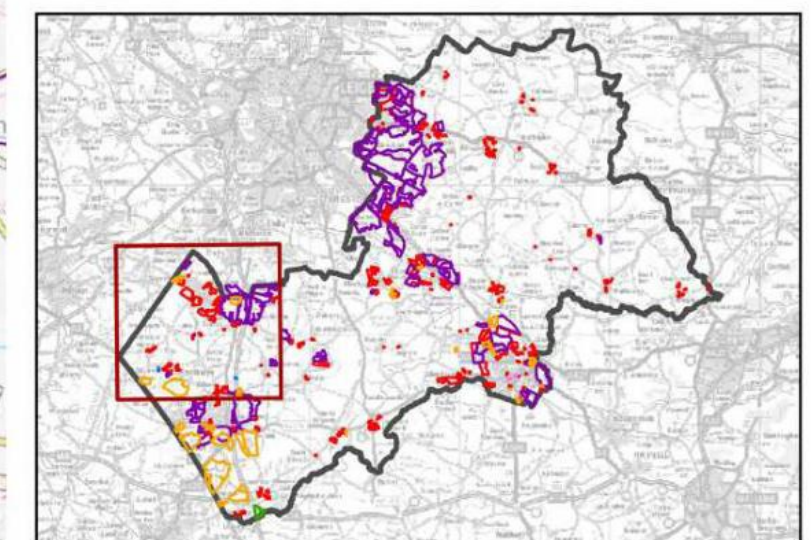
Site category

 Housing

 Mixed use

 Employment

 Gypsy and Traveller



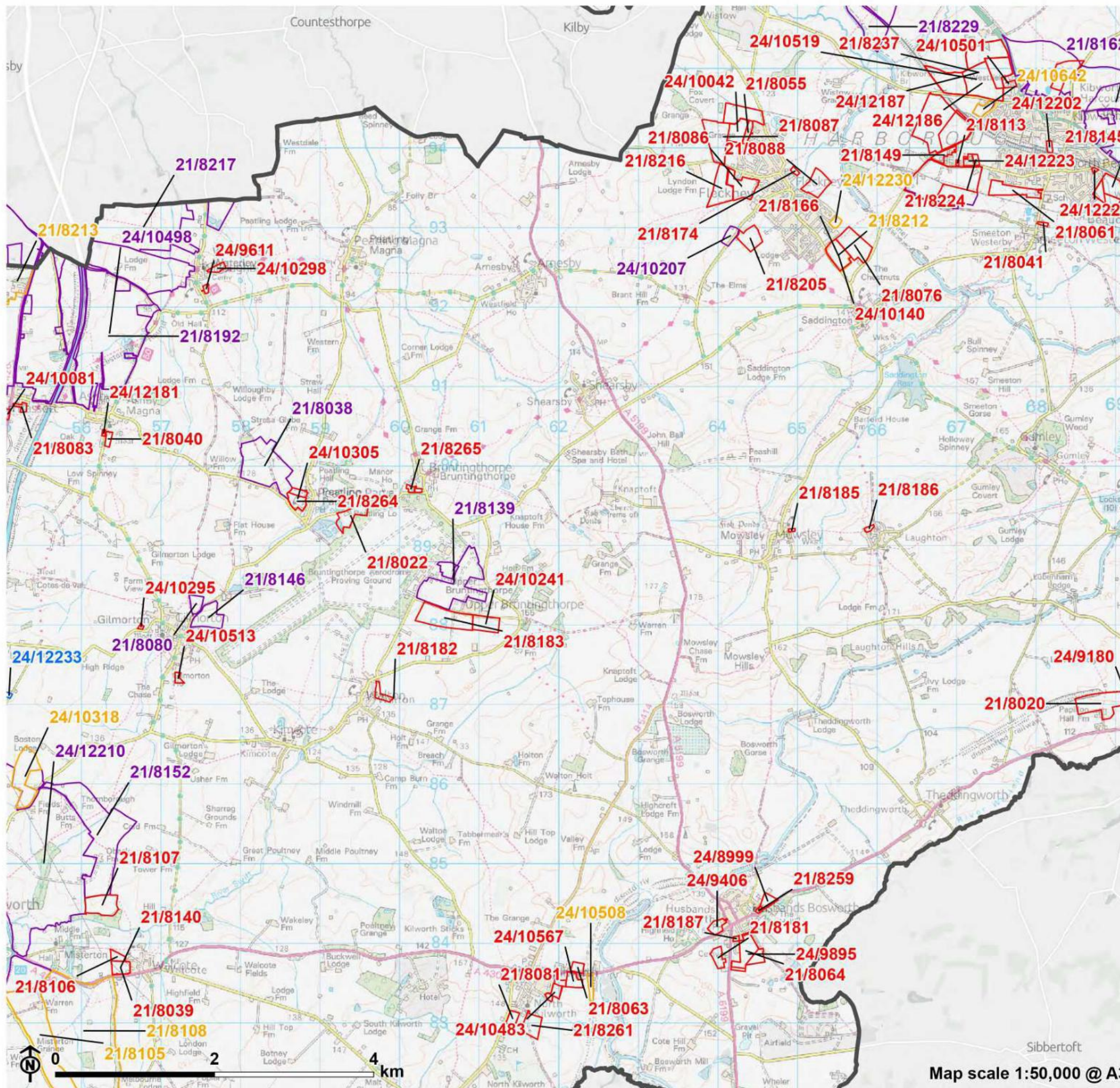
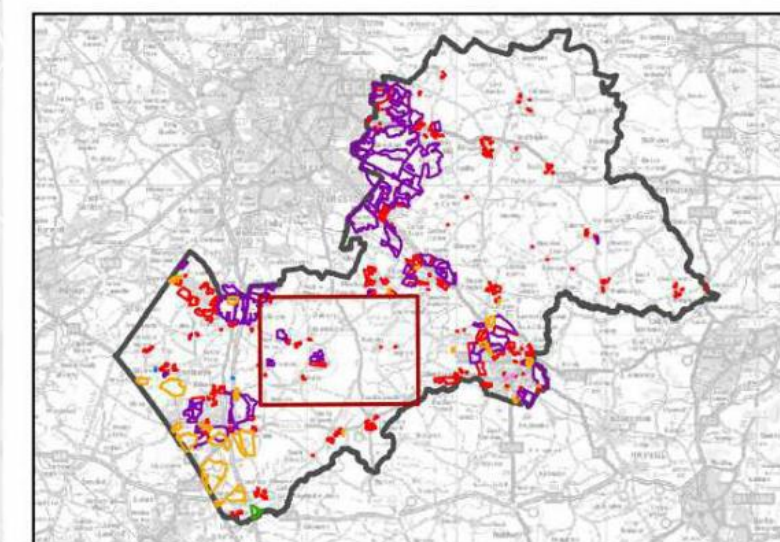


Figure E.9: Site Options
Grid 6 of 8

- Harborough District
- Site category**
- Housing
 - Mixed use
 - Employment
 - Gypsy and Traveller



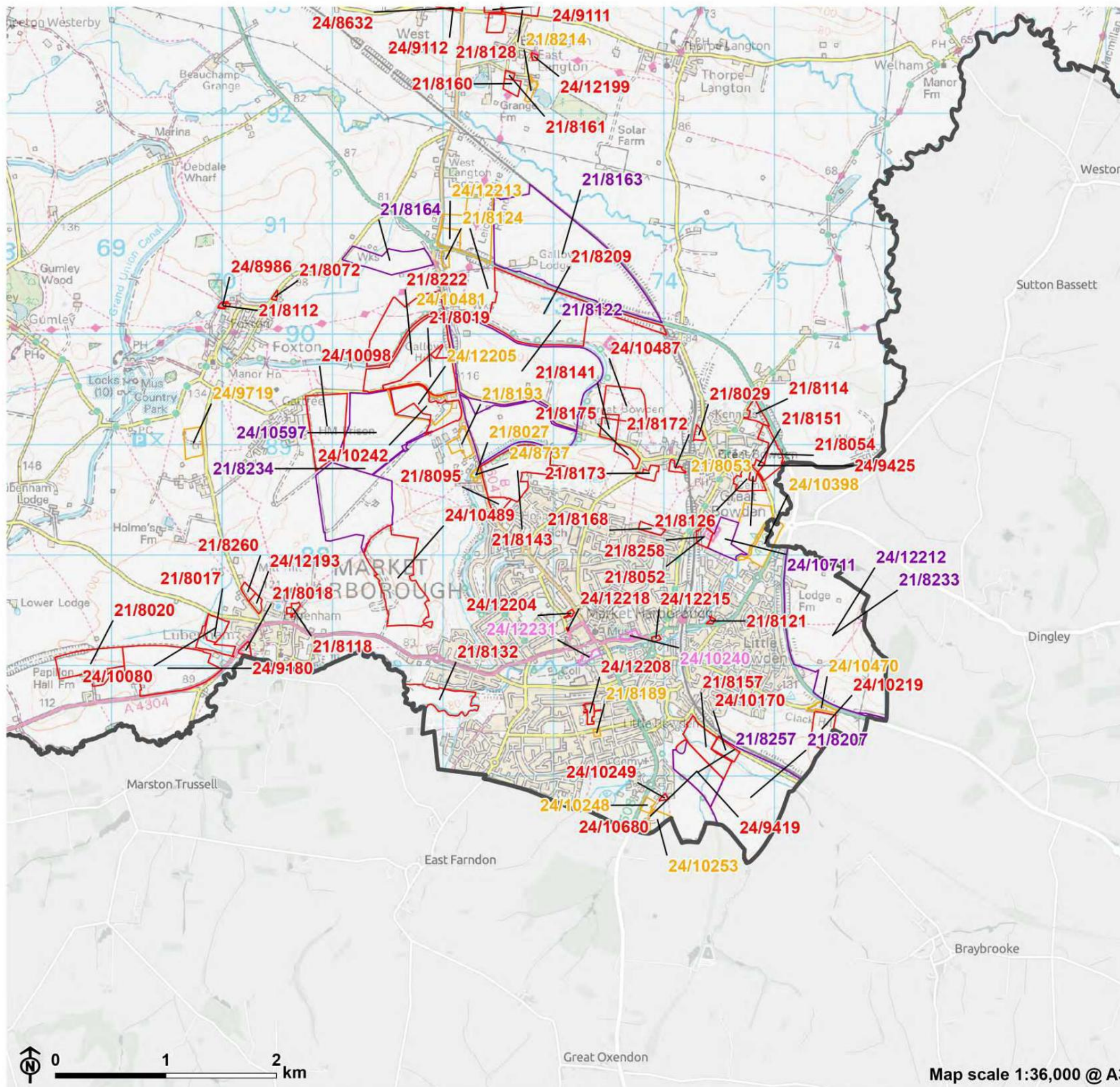


Figure E.9: Site Options
Grid 7 of 8

-  Harborough District
- Site category**
-  Housing
-  Mixed use
-  Employment
-  Retail

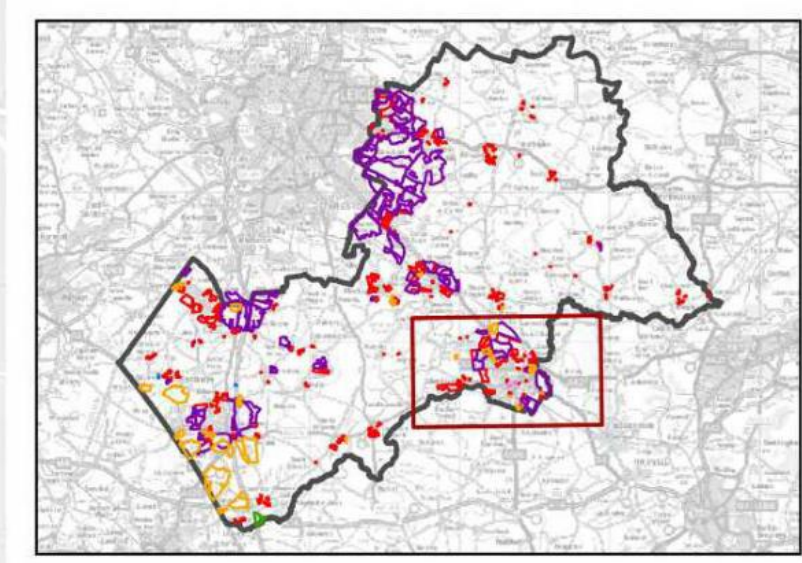
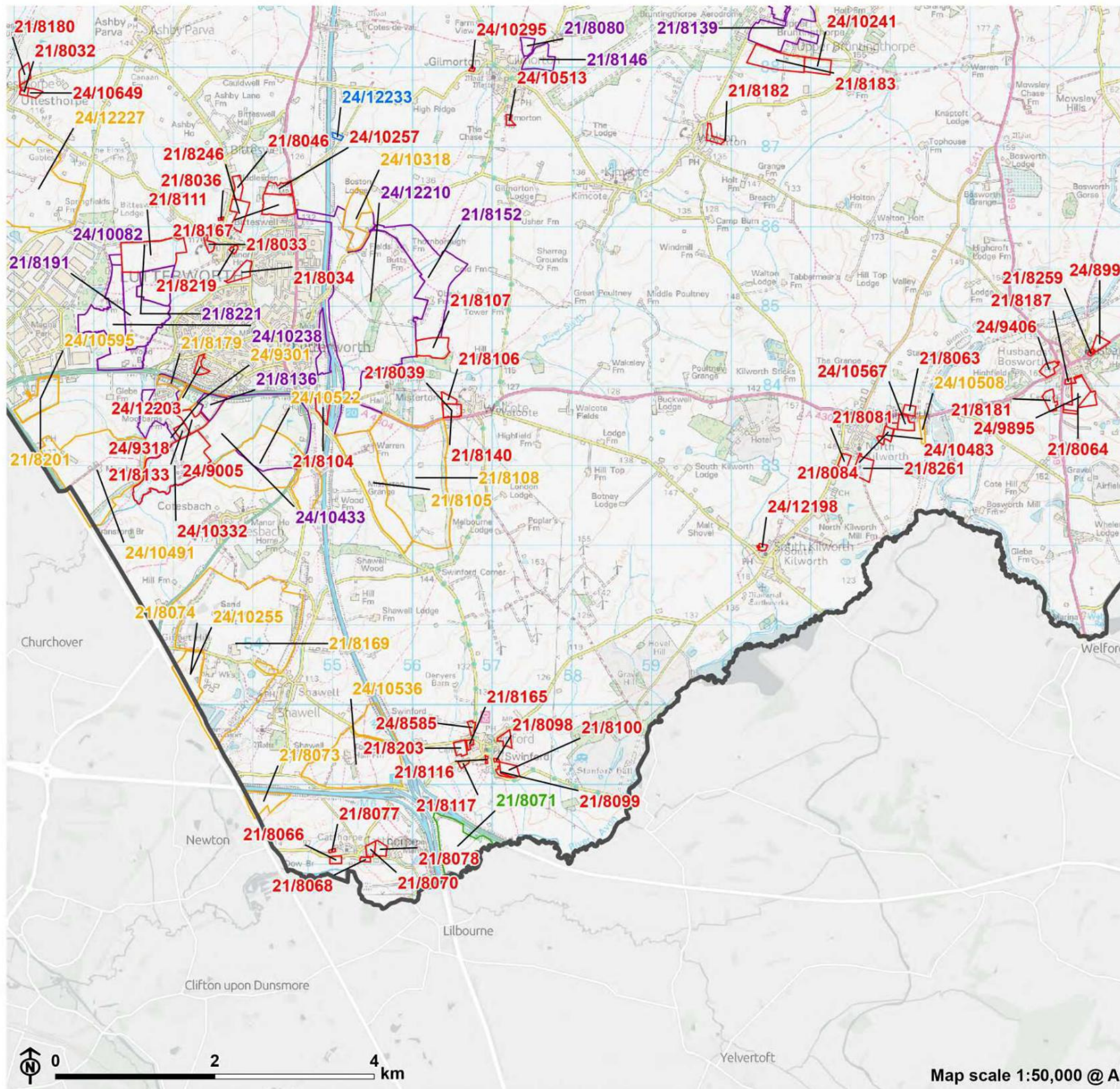
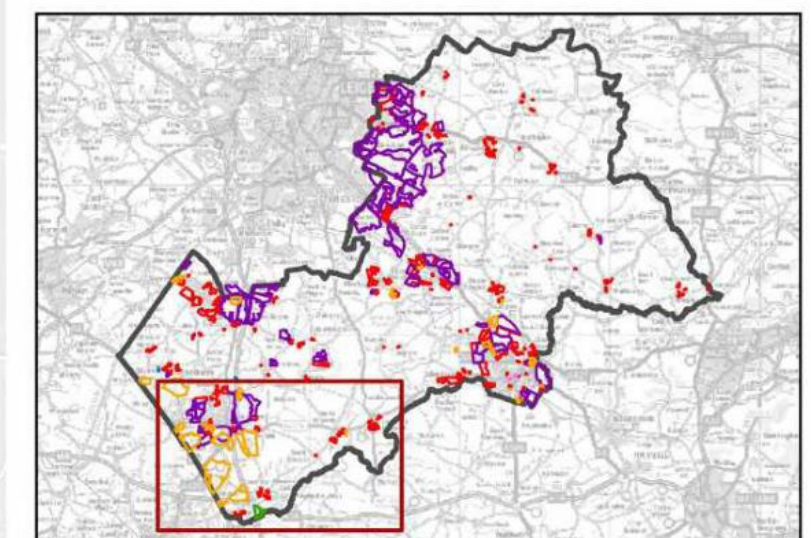


Figure E.9: Site Options
Grid 8 of 8



- Harborough District
- Site category**
- Housing
 - Mixed use
 - Employment
 - Renewable energy generation
 - Gypsy and Traveller



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Harborough Local Plan: Proposed Submission Draft Local Plan

Sustainability Appraisal: Non-Technical Summary

Harborough District Council

Final report

Prepared by LUC

February 2025

Version	Status	Prepared	Checked	Approved	Date
1	Draft Non-Technical Summary of the SA Report for the Proposed Submission Draft Local Plan	H. Ennis	K. Nicholls	K. Nicholls	08/11/2024
2	Final Non-Technical Summary of the SA Report for the Proposed Submission Draft Local Plan	H. Ennis	K. Nicholls	K. Nicholls	04.02.2025



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Harborough Local Plan: Proposed Submission Draft Local Plan

Non-Technical Summary

Introduction

1.1 This Sustainability Appraisal Report: Non-Technical Summary relates to the SA of the Harborough Local Plan, which is being prepared by Harborough District Council. It relates to the Proposed Submission Draft Local Plan (March 2025). The Local Plan sets out the vision for Harborough District, as well as the policies that are required to deliver that vision over the Plan period to 2041. The Proposed Submission Draft Local Plan has been prepared by Harborough District Council following a previous consultation on the Issue and Options between January and February 2024.

1.2 Plans and strategies such as the Harborough Local Plan are subject to a process called Sustainability Appraisal (SA), which assesses the likely effects of a plan on social, economic, and environmental issues. This Non-Technical Summary relates to the full SA Report, which is being published for public consultation alongside the Local Plan.

Sustainability Appraisal

1.3 Under the amended Planning and Compulsory Purchase Act 2004 [\[See reference 1\]](#), SA is mandatory for Development Plan Documents. For these documents it is also necessary to conduct an environmental assessment in accordance with the requirements of the Strategic Environmental Assessment (SEA) Directive (European Directive 2001/42/EC), as transposed into law in England by the SEA Regulations [\[See reference 2\]](#) and which remains in force despite the UK exiting the European Union in January 2020. Therefore, it is a legal requirement for the new Harborough Local Plan to be subject to SA and SEA throughout its preparation.

1.4 SEA is also a statutory assessment process, required by the SEA Regulations [\[See reference 3\]](#). The SEA Regulations require the formal

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assessment of plans and programmes which are likely to have significant effects on the environment. The Government advises that a joint SA and SEA process can be carried out by producing an SA Report which incorporates the requirements of the SEA Regulations. This approach is being taken to the SA/SEA of the Harborough Local Plan and the process is referred to for ease as simply 'SA'.

1.5 The SA is being undertaken in stages alongside the preparation of the Harborough Local Plan in order to provide sustainability guidance as the plan is developed. The approach that has been taken to the SA of the Harborough Local Plan to date is described below.

Stage A: Setting the Context and Objectives, Establishing the Baseline and Deciding on Scope

1.6 The SA process began in August 2023 with the production of a Scoping Report for the Harborough Local Plan. The Scoping Report determined what the SA should cover by reviewing a wide range of relevant policy documents and examining data to help identify what the key sustainability issues are in Harborough District, as well as likely future trends. This work helped to inform the development of a set of sustainability objectives (referred to as the 'SA framework') against which the effects of the plan would be assessed. The SA framework is presented further ahead in this Non-Technical Summary.

Stage B: Developing and Refining Options and Assessing Effects

1.7 Developing options for a plan is an iterative process, usually involving a number of consultations with stakeholders and the public. The SA process can

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help to identify where there may be other ‘reasonable alternatives’ to the options being considered for the policies and site allocations to be included in a plan. The reasonable alternative options that have been considered for the Harborough Local Plan to date have included alternative spatial approaches, policy approaches and potential sites for new housing, employment and mixed-use development, as described below.

Strategic and Growth Options

1.8 Harborough District Council has considered six broad options for the distribution of growth:

- Option 1: Local Plan Strategy
- Option 2: Proportional Growth
- Option 3: Urban Area Focus
- Option 4: Strategic Sites Focus
- Option 5: Market Town Focus
- Option 6: Large Village Focus

1.9 Each of these six options were considered in the context of three alternative levels of growth:

- Option A – Low Growth
- Option B – Medium Growth
- Option C – High Growth

1.10 These were originally appraised by LUC in June 2022 and the findings provided to the Council in the form of an internal summary note. This internal summary note now forms the basis for Chapter 4 of the full SA Report, with the findings also summarised later in this Non-Technical Summary.

Refined Spatial Options

1.11 Following the appraisal of the strategic and growth options and the Issues and Options consultation, the initial distribution and growth options were reviewed taking into account the SA findings for those options and were refined into three options for the distribution of housing. These were tested at one level of growth, based on Option B: Medium growth. The three refined housing distribution options are:

- Refined Option 1 (RO1): Market Towns Focus (including new Strategic Site adjoining Lutterworth).
- Refined Option 2 (RO2): Urban Area Focus (including new Strategic Site adjoining Oadby).
- Refined Option 3 (RO3): Urban Area and Market Towns Focus (including Strategic Site at Oadby).

1.12 The refined options were appraised by LUC and the findings provided to the Council in the form of an internal summary note. This internal summary note now forms the basis of Chapter 5 of the full SA Report, with the findings also summarised later in this Non-Technical Summary.

Site Options

1.13 A list of site options was identified from a Call for Sites exercise undertaken by the Council between March and June 2021. These sites informed the preparation of the Harborough Strategic Housing and Economic Land Availability Assessment (SHELAA) document. A further Call for Sites was undertaken alongside the Issues and Options Consultation in January and February 2024 which identified further reasonable alternative site options including a site option for retail development. In addition, a number of the previously considered site options have been re-appraised following a change of proposed use, change in site boundary and/or change in site capacity. These additional sites have all been subject to SA by LUC and the findings are

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summarised in Chapter 6 of the full SA report and later in this Non-Technical Summary.

Stage C: Preparing the SA Report

1.14 The full SA Report describes the process that has been undertaken to date in carrying out the SA of the Harborough Local Plan and sets out the SA findings for the Proposed Submission Draft Local Plan. Likely significant effects, both positive and negative, have been presented, taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects where possible.

Stage D: Consultation on the Harborough Local Plan and the SA Report

1.15 Harborough District Council is inviting comments on the full SA Report and this Non-Technical Summary, as well as on the Proposed Submission Draft Local Plan itself. These documents are being published on the Council's website for a period of representation during Spring 2025.

Stage E: Monitoring Implementation of the Local Plan

1.16 Recommendations for monitoring the sustainability effects of implementing the Harborough Local Plan Review are included in Chapter 8 of the full SA Report and are described later in this Non-Technical Summary.

Policy Context

1.17 There are a large number of plans and programmes that could be relevant to the preparation of the Harborough Local Plan. In particular, the Plan must adhere to national planning policy as set out in the National Planning Policy Framework (NPPF). The most recent version of the NPPF was published in December 2024; however the full SA report and this Non-Technical Summary refer to the December 2023 version, as that is the version that the Harborough Local Plan is being prepared under.

1.18 The Proposed Submission Draft Local Plan should provide a spatial expression of other plans and programmes where relevant, to assist in their implementation. It must also conform to environmental protection legislation and the sustainability objectives established at an international, national and regional level. In line with the requirements of the SEA Regulations, relevant international, national, regional, sub-regional and local plans have been reviewed in detail in relation to their objectives, targets and indicators and their implications for the Proposed Submission Draft Local Plan and the Sustainability Appraisal. The full review can be seen in Chapter 3 and Appendix B of the full SA Report.

1.19 The Proposed Submission Draft Local Plan must be consistent with the requirements of the 2023 NPPF, which states:

“Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings.

1.20 The NPPF sets out information about the purposes of local plan-making, stating that plans should:

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- Be prepared with the objective of contributing to the achievement of sustainable development;
- Be prepared positively, in a way that is aspirational but deliverable;
- Be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
- Contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
- Be accessible through the use of digital tools to assist public involvement and policy presentation; and
- Serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area.”

1.21 The NPPF also requires Local Plans to be ‘aspirational but deliverable’. This means that opportunities for appropriate development should be identified in order to achieve net gains in terms of sustainable social, environmental and economic development; however, significant adverse impacts in any of those areas should be avoided.

1.22 The NPPF requires local planning authorities to set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:

- “Housing (including affordable housing), employment, retail, leisure and other commercial development;
- Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- Community facilities (such as health, education and cultural infrastructure); and
- Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”

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1.23 The NPPF also promotes well-designed places and development, and plans should “at the most appropriate level, set out a clear design vision and expectations”.

1.24 Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development, including qualitative aspects such as design of places, landscapes, and development.

Baseline Information and Key Sustainability Issues

1.25 In line with the requirements of the SEA Regulations, consideration has been given to the current state of the environment in Harborough District. Detailed baseline information for the District is presented in Chapter 3 and Appendix C of the full SA Report. As well as environmental issues, the baseline information includes a description of social and economic issues in Harborough District.

1.26 The baseline information contributed to the identification of a set of key sustainability issues for Harborough District, as set out below. In line with the requirements of the SEA Regulations, consideration has been given to the likely evolution of the environment in Harborough if the Proposed Submission Draft Local Plan were not to be implemented (see Chapter 3 of the full SA Report). In general, the adopted development plan for Harborough District contains policies which set out requirements that will help to address the key sustainability issues for the plan area. In the absence of the new Local Plan, the requirements of these policies along with national planning policy would continue to help limit the most adverse effects in relation to these issues. However, without the new Local Plan, development is more likely to come forward at less sustainable locations in the District given changing circumstances and the emergence of more up to date evidence since the adoption of the current development plan. The Proposed Submission Draft Local Plan presents an opportunity to include

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updated policies to better address the trends observed across these key sustainability issues. It also presents an opportunity to respond positively to issues of importance on the national stage such as climate change, biodiversity and health and wellbeing as well as ensuring that the housing and employment needs of local people are met.

Population, Health and Wellbeing

- Affordability of housing and the delivery of affordable homes remains an issue along with demand increasing as the population of Harborough increases. Without the new Local Plan, the required housing is less likely to be delivered.
- Harborough District has an increasingly ageing population which can result in increased pressures on services and facilities such as healthcare and the requirement for specialist housing. The new Local Plan offers an opportunity to improve access to and increase availability of such services and facilities. Without the new Local Plan there is likely to be an increasing strain on services and facilities which do not meet local demand.
- There are small pockets of deprivation. The new Local Plan offers an opportunity to reduce the level of deprivation in areas through appropriately planned growth and regeneration. Therefore, without the new Local Plan, deprivation is likely to worsen.

Economy

- Harborough has a well-educated and skilled population, but the lack of highly skilled job opportunities can result in higher levels of in and out commuting. The Local Plan could help by diversifying Harborough's economy and increasing the number of employment opportunities. The provision of infrastructure through the Local Plan will also support economic growth and the Plan can directly support certain sectors through the inclusion of relevant policies. Therefore, without the new Local Plan, the economy of Harborough District is less likely to diversify.

Transport

- Rural accessibility remains an issue in the District which includes access to services, green spaces and sustainable transport modes. In addition, there is a high level of commuting to and from Harborough via car or van. The Local Plan provides an opportunity to tailor policies that would address private vehicle use within the District and encourage the use of more sustainable modes of transport, including active travel. The Local Plan also offers the opportunity to focus development within accessible locations or those that can be made accessible and where there is good access to sustainable and active travel or where there is opportunities to improve transport modes. Therefore, without the new Local Plan, rural accessibility is less likely to improve.

Biodiversity

- Harborough District has relatively low biodiversity value due to the land being predominantly in agricultural use. Harborough contains some designated and undesignated biodiversity assets, a large proportion of which are in unfavourable condition, although recovering. The Local Plan provides an opportunity to take into account the most recent evidence on the condition of Harborough's habitats and employ measures to ensure that future growth in the District does not adversely affect their current condition and where possible contributes to their enhancement, restoration and creation of connections, including through measurable Biodiversity Net Gain and by embracing an ecosystems services approach. The Local Plan should ensure the need for developments to be set back from watercourses (at least 8m) creating an undeveloped, unlit, and undisturbed buffer zone for biodiversity. The Local Plan will also ensure that developments will be encouraged to improve the condition and biodiversity within watercourses and ensure there is no culverting watercourses. Therefore, without the new Local Plan, biodiversity value within Harborough District is less likely to improve although it is noted that national requirements relating to Biodiversity Net Gain in new

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developments would still apply which may address the issue to some extent.

Heritage Assets

- Harborough District contains a high number of designated and non-designated heritage assets. The Local Plan provides an opportunity to draw on the most up to date evidence to ensure that new development is sited and designed so as to conserve, enhance and encourage enjoyment of the historic environment as well as improve accessibility and interpretation of it. Therefore, without the new Local Plan, the historic environment is less likely to be protected and enhanced and the condition of assets may worsen.

Landscape

- Harborough contains areas of varying landscape sensitivity which could be adversely affected by inappropriate development. The Local Plan offers an opportunity to take into account the most recent landscape-related evidence and to ensure that sensitive landscapes and townscapes are protected and enhanced, with development being designed to take account of the variation in character and sensitivity across Harborough District. Therefore, without the new Local Plan, this issue is likely to worsen as it is more likely that piecemeal and ad-hoc developments come forward.

Climate Change Mitigation and Adaptation

- Hotter, drier summers and warmer and wetter winters are expected as a result of ongoing and accelerating climate change, which have the potential for adverse effects on human health and the natural environment. The Local Plan offers another opportunity to update the District's approach

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to managing the effects of the changing climate and associated weather events, particularly in the location of and in the design of new buildings, whole developments and blue and green infrastructure. Therefore, without the new Local Plan, this issue is likely to be less well addressed.

Air

- As Harborough is a rural District there is a high dependency on private vehicles. This can result in higher levels of transport related emissions and poor air quality. The Local Plan offers the opportunity to improve accessibility to sustainable transport modes while enhancing these services. Without the new Local Plan reliance on private cars will likely remain high although it is noted that levels of electric vehicle use are likely to increase as a result of national policy.

Water

- The majority of watercourses within Harborough remain at moderate status, in line with the Water Framework Directive, with a number of key threats that lower water quality. Harborough District experiences regular flooding events, the main sources of which are fluvial, surface water runoff and poor capacity in the existing sewer system. The Local Plan can seek to ensure that development is directed to locations that will not result in an increase in flooding, water pollution and can support improvements in water quality. Therefore, without the new Local Plan, water quality is less likely to improve.

Natural Resources

- Harborough contains pockets of high grade agricultural land which require protection from development. The Local Plan provides an opportunity to ensure that this resource is not lost or compromised by future growth in the District by prioritising the development of brownfield land and poorer

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agricultural land over the best and most versatile grades. Therefore, without the new Local Plan, agricultural land is less likely to be protected.

Waste

- Recycling rates have decreased and there has been an increase in fly tipping. The Local Plan provides an opportunity to provide adequate space in new developments for waste facilities capable of accommodating recyclable waste and compostable waste. Therefore, without the new Local Plan, this issue is less likely to improve.

Methodology and the SA Framework

1.27 The key sustainability issues for Harborough District fed into the identification of a set of SA objectives which are the main tool used at each stage of the SA for assessing the likely effects of options and policies in the Harborough Local Plan. The SA framework is presented below.

SA Objective 1: Minimise greenhouse gas emissions and develop a managed response to the effects of climate change

Appraisal Questions

- Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?
- Will it plan and implement adaptation measures for the likely effects of climate change?
- Will it include energy efficiency measures?

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- Will it reduce energy consumption?
- Will it encourage the development of renewable energy resources?

Relevant SEA Topics

- Climatic factors

SA Objective 2: Protect, enhance and manage biodiversity and geodiversity

Appraisal Questions

- Will it conserve and enhance both designated and undesignated ecological assets?
- Will it have a detrimental impact on the presence or condition of local biodiversity/geodiversity?
- Will it enhance local biodiversity/geodiversity?
- Will it to deliver Biodiversity Net Gain?
- Will it maintain and enhance woodland/hedgerow cover and management?
- Will it encourage the development of new biodiversity assets and linkages to existing habitats within/alongside development including the delivery of Local Nature Recovery Strategies?

Relevant SEA Topics

- Biodiversity, flora and fauna

SA Objective 3: To support efficient use of resources, including soils

Appraisal Questions

- Will it encourage the prudent use of mineral resources?
- Will it safeguard Harborough District's material resources for future use?
- Will it lead to reduced consumption of materials and resources?
- Will it promote the re-use of previously development land?
- Will it avoid development on higher quality agricultural land including Best and Most Versatile Land?

Relevant SEA Topics

- Material assets
- Water
- Soil

SA Objective 4: To conserve and enhance the historic environment including the setting of heritage features

Appraisal Questions

- Will it conserve and enhance designated and non-designated heritage assets, including their setting and their contribution to wider local character and distinctiveness?

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- Will it offer opportunities to better reveal, experience and understand the historic environment?

Relevant SEA Topics

- Material assets
- Cultural heritage including architectural and archaeological heritage

SA Objective 5: Protect and improve air quality

Appraisal Questions

- Will it improve air quality?
- Will it help to achieve the objectives of the Air Quality Management Areas?
- Will it reduce emissions of key pollutants?

Relevant SEA Topics

- Air

SA Objective 6: Safeguard and improve health, safety and wellbeing

Appraisal Questions

- Will it improve people's health and reduce ill-health?
- Will it reduce the incidence of premature death?
- Will it reduce incidents of environmental health breaches?

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- Will it reduce levels of crime, anti-social behaviour and the fear of crime?
- Will it improve access to cultural activities?

Relevant SEA Topics

- Population
- Human health

SA Objective 7: Achieve social inclusion and equality for all

Appraisal Questions

- Will it integrate new neighbourhoods with existing neighbourhoods allowing for higher levels of pedestrian activity/outdoor interaction?
- Will it increase access to nature and to high quality greenspaces?
- Will it promote diversity?
- Will it meet the needs of specific groups including those with protected characteristics and those in more deprived areas?
- Will it promote equality in employment?
- Will it promote religious and racial understanding?
- Will it improve communications/connectivity, particularly in rural areas?

Relevant SEA Topics

- Population
- Human Health

SA Objective 8: To provide access to services, facilities and education

Appraisal Questions

- Will it support easy access to a range of high quality services and facilities?
- Will it improve accessibility for people in rural areas?
- Will it contribute to improving educational levels of the population of working age, including by improving access to educational facilities?

Relevant SEA Topics

- Population
- Human health

SA Objective 9: Provide affordable, sustainable, good-quality housing for all

Appraisal Questions

- Will it help to meet local housing need, including delivering an appropriate mix of housing and specialist housing?
- Will it improve access to affordable housing?
- Will it make housing available to people in need taking into account requirements of location, size, type and affordability?
- Will it improve the quality of housing stock?
- Will it make the homes more liveable?

Relevant SEA Topics

- Population
- Material assets

SA Objective 10: Support the sustainable growth of the economy and provide employment opportunities

Appraisal Questions

- Will it allow for the delivery of land and infrastructure to meet the economic needs of Harborough?
- Will it support the vitality/viability of town centres?
- Will it provide employment opportunities for local people?
- Will it support opportunities for the expansion and diversification of businesses and economy?
- Will it offer employment opportunities to disadvantaged groups?

Relevant SEA Topics

- Population
- Material assets

SA Objective 11: Reduce waste generation and increase levels of reuse and recycling

Appraisal Questions

- Will it reduce the amount of waste produced?
- Will it reduce the amount of waste sent to landfill?
- Will it maximise the recovery, re-use and recycling of waste?
- Will it reduce the amount of litter on open land and highways?

Relevant SEA Topics

- Material assets

SA Objective 12: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Appraisal Questions

- Will it limit the amount of development in areas of high flood risk and areas which may increase flood risk elsewhere, taking into account the impacts of climate change?
- Will the policy/option promote the use of SuDS for flood resilience and improving water quality?
- Will it protect and improve the water quality?
- Will the policy/option support the efficient use of water?

Relevant SEA Topics

- Water
- Climatic factors

SA Objective 13: Promote sustainable transport use and active travel

Appraisal Questions

- Will it reduce reliance on private vehicles?
- Will it promote the use of and improve sustainable modes of transport?
- Will it encourage walking and cycling for short journeys?

Relevant SEA Topics

- Climatic factors
- Air

SA Objective 14: To conserve and enhance the character and distinctiveness of the landscape

Appraisal Questions

- Will it safeguard and enhance the character of sensitive landscapes and local distinctiveness and identity?
- Will it improve the condition of parks and open spaces?
- Will it help to avoid settlement coalescence?

Relevant SEA Topic

■ Landscape

Use of the SA Framework

1.28 Within the assessment matrices showing the likely sustainability effects of the Local Plan policies and options, symbols and colour-coding have been used against each SA objective to show whether an effect is likely to be positive or negative, minor or significant, or uncertain, as shown in Table 1. Where a potential positive or negative effect is uncertain, a question mark is added to the relevant symbol (e.g. +? or -?).

Table 1: Key to symbols and colour coding used in the SA

Symbol and Colour Coding	Description
++	Significant positive effect likely.
++/-	Mixed significant positive and minor negative effects likely.
+	Minor positive effect likely.
+/-	Mixed minor effects likely.
++/--	Mixed significant effects likely.
-	Minor negative effect likely.
--/+	Mixed significant negative and minor positive effects likely.
--	Significant negative effect likely.
0	Negligible effect likely.
?	Likely effect uncertain.

Likely Effects of the Harborough Local Plan Options

1.29 The following sections set out the findings of the SA for the strategic and growth options, refined spatial options and site options that were considered during the development of the Proposed Submission Draft Local Plan.

Distribution and Growth Options

1.30 The Council considered six broad options for distribution of housing and three alternative levels of housing growth.

1.31 Six broad options for the distribution of the growth required to 2041 have been identified and appraised:

- Option 1: Local Plan Strategy
- Option 2: Proportional Growth
- Option 3: Urban Area Focus
- Option 4: Strategic Sites Focus
- Option 5: Market Town Focus
- Option 6: Large Village Focus

1.32 Each of these six options has been considered in the context of three alternative levels of growth:

- Low Option - reflects the Council's LHN over the period 2020 to 2041.
- Medium Option - reflects the Council's LHN plus an additional 123 homes per year towards Leicester's unmet housing need (informed by the SoCG and HENA Housing Distribution Paper).

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- High Option - reflects the Council's LHN plus an additional 246 homes per year.

1.33 In terms of employment, three broad options for distribution of growth were identified and appraised:

- Option 1: Intensifying the density of employment uses in existing employment areas, in appropriate and sustainable locations.
- Option 2: Continue with the current approach of focusing new employment land in the district's main economic centres (Market Harborough / Lutterworth) and larger sustainable settlements.
- Option 3: Align new employment land provision with areas of significant housing growth.

1.34 Each of these three options has been considered in the context of three alternative levels of growth:

- Option A: Make no additional allocations of employment land in Harborough district.
- Option B: Adopt a longer-term approach and allocate additional land for employment to maintain a flexible supply and support sustainable development
- Option C: Plan for greater growth to meet any enhanced economic aspirations or regeneration priorities for the district

1.35 However, given that Option A proposed to make no allocations it was appraised separately from the context of the distribution options.

1.36 The likely effects of each option are summarised in Table 2 and Table 3 are described in full in Chapter 4 of the full SA report.

Table 2: Summary of Findings for the Spatial Options in the context of each Growth Option - Housing

SA Objective	O1: Low	O2: Medium	O3: High	O2: Low	O2: Medium	O2: High	O3: Low	O3: Medium	O3: High	O4: Low	O4: Medium	O4: High	O5: Low	O5: Medium	O5: High	O6: Low	O6: Medium	O6: High
SA1	+/-	--/+	--/+	+/-	--/+	--/+	+	+	+	+	+	+	+	+/-	+/-	-	--	--
SA2	-?	--?	--?	-?	--?	--?	-/0?	-?	--?	+/-?	+/-?	--/+?	-?	-?	--?	-?	--?	--?
SA3	-?	--?	--?	-?	--?	--?	-?	--?	--?	-?	--?	--?	-?	--?	--?	-?	--?	--?
SA4	-?	--?	--?	-?	--?	--?	0?	-?	-?	0?	0?	0?	-?	--?	--?	-?	-?	-?
SA5	+/-	--/+	--/+	+/-	--/+	--/+	+/-	--/+	--/+	+/-	--/+	--/+	+/-	--/+	--/+	-	--	--
SA6	++	++	++?	+/-	--/+	--/+	++/-	++/-	++/-	++/-	++/-	++/-	++/-	++/-	++/-	+/-	+/-	+/-?
SA7	+/0	+	+	+/0	+	+	+/0	+	+	+	+	+	+/0	+	+	+/0	+	+
SA8	+	+	+/-	+/-	--/+	--/+	+/-	+/-	+/-	++/-	++/-	++/-	++	++/-	++/-	+/-	+/-	+/-
SA9	+	++	++	+	++	++	+	++	++	+/-	++/-	++/-	+/-	++/-	++/-	+/-	++/-	++/-
SA10	+/-	+/-	--/+	+/-	+/-	--/+	+	+/-	+/-	+	+	+	+	+/-	+/-	-	-	--
SA11	-	-	--	-	-	--	-	-	--	-	-	--	-	-	--	-	-	--
SA12	-?	-?	-?	-?	-?	-?	-?	-?	-?	0?	0?	0?	-?	-?	-?	-?	-?	-?
SA13	+/-	+/-	--/+	+/-	+/-	--/+	++/-	++/-	++/-	++	++	++	+/-	+/-	+/-	+/-	--/+	--/+
SA14	-?	--?	--?	--?	--?	--?	-?	--?	--?	-?	--?	--?	-?	--?	--?	-?	--?	--?

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Table 3: Summary of SA findings for the Spatial Options in the context of Growth Options B and C - Employment

SA Objective	Option 1 – Option B	Option 1 – Option C	Option 2 – Option B	Option 2 – Option C	Option 3 – Option B	Option 3 – Option C
SA1	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?
SA2	0	0	-?	-?	-?	-?
SA3	-	-	-	-	-?	-?
SA4	0?	0?	-?	-?	-?	-?
SA5	-?	-?	-?	-?	+/-?	+/-?
SA6	0	0	0	0	0	0
SA7	+	++	+	++	+	++
SA8	0	0	0	0	0	0
SA9	0	0	0	0	0	0
SA10	+	+	+	+	+	++
SA11	-	-	-	-	-	-
SA12	-?	-?	-?	-?	-?	-?

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SA Objective	Option 1 – Option B	Option 1 – Option C	Option 2 – Option B	Option 2 – Option C	Option 3 – Option B	Option 3 – Option C
SA13	+/-?	+/-?	+	+	+/-?	+/-?
SA14	0	0	-?	-?	-?	-?

Refined Housing Distribution Options

1.37 The initial distribution and growth options were then reviewed and refined into three refined options for the distribution and growth of housing:

- Refined Option 1 (RO1): Market Towns Focus (including new Strategic Site adjoining Lutterworth).
- Refined Option 2 (RO2): Urban Area Focus (including new Strategic Site adjoining Oadby).
- Refined Option 3 (RO3): Urban Area and Market Towns Focus (including Strategic Site at Oadby).

1.38 The three refined housing distribution options have been appraised at a single scale of growth, Refined Option B: Medium Growth.

1.39 The likely effects of each option are summarised in Table 4 and are described in full in Chapter 5 of the full SA report.

Table 4: Summary of SA Findings for the Refined Housing Distribution options

SA Objective	Refined Option 1	Refined Option 2	Refined Option 3
SA1	--/+	+/-	+/-
SA2	--/+?	--/+?	--/+?
SA3	--?	--?	--?
SA4	--?	--?	--?
SA5	--?	--/+?	--/+?

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SA Objective	Refined Option 1	Refined Option 2	Refined Option 3
SA6	++	++/-	++/-
SA7	+	+	+
SA8	+/-	++/-	++/-
SA9	++/-	++/-	++
SA10	+/-	+	+
SA11	-	-	-
SA12	-?	-?	-?
SA13	+/-	++/-	++/-
SA14	--?	--?	--?

Site Options

1.40 The Council has in total considered 290 residential sites, 54 mixed use sites, 39 employment site options, three retail site options, two Gypsy and Traveller site options and one energy infrastructure site option, all of which were subject to SA. The likely effects of each residential and mixed-use site option are summarised in Tables 5-10 and are described in more detail in Chapter 6 of the full SA report.

Table 5: Summary of SA findings for the Residential Site Options

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
21/8040	Ashby Magna	West (Grid 5)	Land to east of Gilmorton Road	0	0?	--?/0	--?	0	+	0	-/-?	+	+	0	0	+	--?
24/12181	Ashby Magna	West (Grid 5)	Land adjacent to Church Farm, Gilmorton Road, Ashby Magna, Leicestershire situated between (and including part of) Church Farm and 22 Gilmorton Road	0	0?	--?/0	--?	0	+	0	-/-?	+	+	0	0	+	--?
21/8155	Billesdon	North (Grid 1/ 2)	Land at Gaulby Road	0	-?	--?/0	--?	0	++	0	0/+?	+	+	0	--/0	+	--?
21/8171	Billesdon	North (Grid 2)	Land south of Uppingham Road	0	-?	--?/0	--?	0	++	0	0/+?	+	+	0	--/0	+	--?
21/8190	Billesdon	North (Grid 2)	Billesdon Depot, South of Gaulby Road	0	-?	++/0	-?	0	++	0	0/-?	+	+	0	0	+	0?
21/8202	Billesdon	North (Grid 2)	Former Lorry Park, Gaulby Road	0	-?	++/0	--?	0	++	0	0/+?	+	+	0	0	+	0?
21/8210	Billesdon	North (Grid 2)	Land north of Leicester Road	0	-?	--?/0	--?	0	++	0	0/+?	+	+	0	0	+	--?
21/8215	Billesdon	North (Grid 2)	Land south of Leicester Road	0	-?	--?/0	--?	0	++	0	0/+?	+	+	0	--/0	+	--?
21/8266	Billesdon	North (Grid 2)	Land west of Rolleston Road	0	-?	--?/0	--?	0	++	0	0/+?	+	+	0	--/0	+	--?
24/12184	Billesdon	North (Grid 2)	Land North of High Acres	0	-?	--?/0	--?	0	++	0	0/+?	+	+	0	0	+	--?
24/9521	Billesdon	North (Grid 2)	Land north of Rolleston Road	0	0?	--?/0	--?	0	++	0	0/+?	+	+	0	--/0	+	--?
24/9714	Billesdon	North (Grid 2)	Land to the east of Coplow Lane	0	-?	--?/0	--?	0	++	0	0/-?	+	+	0	0	+	--?
21/8033	Bitteswell	South west (Grid 8)	Land off Ullesthorpe Road	0	0?	--?/0	--?	0	+	0	+/+?	+	+	0	-/0	+	--?
21/8036	Bitteswell	South west (Grid 8)	Land at rear of The Brambles, Ashby Lane	0	-?	--?/0	--?	0	+	0	+/+?	+	+	0	0	+	--?
21/8046	Bitteswell	South west (Grid 8)	Land south of Bitteswell Farm, Ashby Lane	0	-?	--?/0	-?	0	+	0	+/+?	+	+	0	0	+	--?
21/8219	Bitteswell	South west (Grid 8)	Land off Manor Road	0	-?	--?/0	--?	0	+	0	+/+?	+	+	0	0	+	--?

Non-Technical Summary

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
21/8246	Bitteswell	South west (Grid 8)	Land east of Ashby Lane	0	-?	--?/0	--?	0	+	0	+/+?	+	+	0	--/0	+	--?
21/8045	Broughton Astley	West (Grid 5)	Land to the east of Broughton Chase	0	-?	--?/-?	-?	0	+	0	+/+?	+	+	0	--/0	+	--?
21/8096	Broughton Astley	West (Grid 5)	Land to the east of Stemborough Mill	0	0?	--?/-?	--?	0	+	0	+/-?	+	+	0	-/0	+	--?
21/8134	Broughton Astley	West (Grid 5)	Old Mill Road	0	-?	--?/0	--?	0	+	0	+/+?	+	++	0	--/0	+	--?
21/8144	Broughton Astley	West (Grid 5)	Land north of Cottage Lane	0	-?	--?/0	-?	0	+	0	+/+?	+	++	0	--/0	+	--?
21/8154	Broughton Astley	West (Grid 5)	Land off Frolesworth Road	0	-?	--?/0	-?	0	++	0	+/+?	+	+	0	--/0	+	--?
21/8158	Broughton Astley	West (Grid 5)	Land off Crowfoot Way	0	-?	--?/-?	-?	0	+	0	+/+?	+	+	0	--/0	+	--?
21/8218	Broughton Astley	West (Grid 5)	Land east of Frolesworth Road	0	-?	--?/0	--?	0	++	0	+/+?	+	++	0	--/0	+	--?
21/8251	Broughton Astley	West (Grid 5)	Land east of Dunton Road	0	-?	--?/0	-?	0	+	0	+/-?	+	++	0	--/0	+	--?
21/8252	Broughton Astley	West (Grid 5)	Land east of Dunton Road	0	-?	--?/0	-?	0	+	0	+/-?	++	++	0	--/0	+	--?
21/8220	Broughton Astley	West (Grid 5)	Land at Witham Villa, Broughton Road	0	-?	--?/0	-?	0	++	0	+/+?	+	++	0	--/0	+	--?
21/8223	Broughton Astley	West (Grid 5)	"Land south of Dunton Road"	0	-?	--?/-?	--?	0	+	0	+/+?	+	+	0	--/0	+	--?
21/8226	Broughton Astley	West (Grid 5)	Sutton Hill Farm, Coventry Road	0	-?	--?/-?	--?	0	+	0	-/+?	+	+	0	--/0	+	--?
21/8263	Broughton Astley	West (Grid 5)	Land west of Frolesworth Road	0	-?	--?/0	-?	0	+	0	+/+?	+	+	0	--/0	+	--?
21/8248	Broughton Astley	West (Grid 5)	Land East of Dunton Road (option 1)	0	-?	--?/0	0?	0	+	0	+/-?	+	++	0	--/0	+	--?
21/8249	Broughton Astley	West (Grid 5)	Land East of Dunton Road (Option 2)	0	-?	--?/0	-?	0	+	0	+/-?	+	++	0	--/0	+	--?

Non-Technical Summary

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
21/8250	Broughton Astley	West (Grid 5)	Land east of Dunton Road (Option 4)	0	-?	--?/0	-?	0	+	0	+/-?	++	++	0	--/0	+	--?
21/8159	Broughton Astley	West (Grid 5)	Land off Crowfoot Way (north)	0	-?	--?/0	-?	0	+	0	+/+?	+	+	0	0	+	-?
24/10012	Broughton Astley	West (Grid 5)	Land at Witham Villa, Broughton Road	0	-?	--?/0	-?	0	++	0	+/+?	+	++	0	--/0	+	--?
24/10135	Broughton Astley	West (Grid 5)	Land south of Coventry Road	0	-?	--?/0	-?	0	++	0	+/+?	+	+	0	-/0	+	--?
24/10175	Broughton Astley	West (Grid 5)	Land off Crowfoot Way	0	-?	--?/-?	-?	0	+	0	+/+?	+	+	0	--/0	+	--?
24/10554	Broughton Astley	West (Grid 5)	Land off Frolesworth Road	0	-?	--?/0	-?	0	++	0	+///+?	++	+	0	--/0	+	--?
24/12209	Broughton Astley	West (Grid 5)	Land south of Dunton Road	0	-?	--?/-?	--?	0	+	0	+/+?	+	+	0	--/0	+	--?
24/12216	Broughton Astley	West (Grid 5)	Garden Centre Adjacent 80 Dunton Road	0	0?	++/-?	-?	0	+	0	+/-?	+	+	0	--/0	+	0?
21/8265	Bruntingthorpe	West (Grid 6)	Land north of Peatling Parva Road	0	0?	--?/0	--?	0	+	0	-/-?	+	+	0	0	+	--?
24/10241	Bruntingthorpe	West (Grid 6)	Land south of Mere Lane, Upper Bruntingthorpe	0	0?	--?/0	0?	0	+	0	-/-?	+	+	0	-/0	+	--?
21/8091	Carlton Curlieu	North (Grid 1)	Farmyard at Manor Farm	0	0?	--?/0	--?	0	+	0	-/-?	+	-	0	0	+	--?
21/8066	Catthorpe	South west (Grid 8)	Land South of Main Street	0	-?	--?/0	--?	0	+	0	-/-?	+	+	0	0	+	--?
21/8068	Catthorpe	South west (Grid 8)	Land off Lilbourne Lane	0	-?	--/0	--?	0	+	0	-/-?	+	+	0	0	+	--?
21/8070	Catthorpe	South west (Grid 8)	Land north of Lilbourne Lane	0	-?	--/0	--?	0	+	0	-/-?	+	+	0	0	+	--?
21/8077	Catthorpe	South west (Grid 8)	Land off Main Street	0	0?	--?/0	--?	0	+	0	-/-?	+	+	0	0	+	--?
21/8078	Catthorpe	South west (Grid 8)	Land north of Lilbourne Lane (east)	0	-?	--?/0	--?	0	+	0	-/-?	+	+	0	0	+	--?
21/8075	Church Langton	Centre (Grid 3)	Land North of Home Farm, Main Street	0	--?	--?/0	--?	0	+	0	-/+?	+	+	0	-/0	+	--?

Non-Technical Summary

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
21/8115	Church Langton	Centre (Grid 3)	Land rear of the Hanbury Centre, Stonton Road	0	-?	--?/0	--?	0	+	0	-/+?	+	+	0	0	+	--?
21/8128	Church Langton	Centre (Grid 3)	Land East of Church Causeway	0	-?	--?/0	--?	0	+	0	-/+?	+	+	0	--/0	+	--?
24/10486	Church Langton	Centre (Grid 3)	Land to the East of Stonton Road and West of Church Causeway	0	-?	--?/0	--?	0	+	0	-/+?	+	+	0	--/0	+	--?
24/9111	Church Langton	Centre (Grid 3)	Land north, west and east of The Causeway, Church Causeway	0	--?	--?/0	--?	0	+	0	-/+?	+	+	0	--/0	+	--?
21/8030	Claybrooke Magna	West (Grid 5)	Land north of Frolesworth Lane	0	0?	--?/-?	--?	0	+	0	-/-?	+	+	0	0	+	--?
21/8130	Claybrooke Magna	West (Grid 5)	Land at Hallaton Road	0	0?	--?/0	--?	0	+	0	-/-?	+	+	0	--/0	+	--?
21/8142	Claybrooke Magna	West (Grid 5)	Land north west of Frolesworth Lane	0	0?	--?/-?	--?	0	+	0	-/-?	+	+	0	--/0	+	--?
21/8125	Craneoe	East (Grid 4)	South of Langton Road	0	-?	--?/0	--?	0	+	0	-/-?	+	+	0	0	+	--?
21/8083	Dunton Bassett	West (Grid 5)	Land off Lutterworth Road	0	-?	--?/-?	-?	0	+	0	-/-?	+	+	0	0	+	--?
21/8188	Dunton Bassett	West (Grid 5)	Land at Leire Lane	0	-?	--?/-?	--?	0	+	0	-/+?	+	+	0	0	+	--?
24/10081	Dunton Bassett	West (Grid 5)	Land to the west of Lutterworth Road	0	-?	--?/-?	--?	0	+	0	-/+?	+	+	0	0	+	--?
24/10304	Dunton Bassett	West (Grid 5)	Ellwells Farm, Coopers Lane	0	--?	--?/0	--?	0	+	0	-/-?	+	+	0	0	+	--?
21/8160	East Langton	Centre (Grid 3)	Land south of Back Lane	0	-?	--?/0	--?	0	+	0	-/-?	+	+	0	--/0	-	--?
21/8161	East Langton	Centre (Grid 3)	Land fronting Back Lane	0	-?	--?/0	--?	0	+	0	-/-?	+	+	0	--/0	-	--?
24/10274	East Langton	Centre (Grid 3)	Langton View Stables, Thorpe Langton Road	0	-?	--?/0	--?	0	+	0	-/+?	+	+	0	--/0	+	--?
24/12199	East Langton	Centre (Grid 3)	Land east of Back Lane	0	-?	--?/0	--?	0	+	0	-/-?	+	+	0	--/0	+	--?
21/8055	Fleckney	Centre (Grid 3)	Land to the West of the Longgrey	0	-?	--?/0	-?	0	+	0	0/+?	+	+	0	0	+	--?
21/8076	Fleckney	Centre (Grid 3)	Land lying north-west of Kibworth Road	0	0?	--?/0	-?	0	+	0	0/-?	+	++	0	0	+	--?
21/8086	Fleckney	Centre (Grid 3)	Land south of Kilby Road (east)	0	-?	--?/0	-?	0	++	0	0/+?	+	+	0	-/0	+	--?
21/8087	Fleckney	Centre (Grid 3)	Land North of Kilby Road	0	-?	--?/0	-?	0	+	0	0/+?	+	+	0	-/0	+	--?

Non-Technical Summary

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21/8088	Fleckney	Centre (Grid 3)	Land to the east of Fleckney Meadows	0	0?	--?/0	--?	0	++	0	0/+?	+	++	0	0	+	--?
21/8101	Fleckney	Centre (Grid 3)	Land west of Leicester Road	0	-?	--?/0	-?	0	+	0	0/+?	+	+	0	0	+	--?
21/8166	Fleckney	Centre (Grid 3)	Land to the east of Fleckney Road	0	0?	--?/0	-?	0	+	0	0/-?	+	++	0	--/0	+	--?
21/8174	Fleckney	Centre (Grid 3)	Land Off Burton Way	0	0?	--?/0	--?	0	++	0	0/+?	+	++	0	--/--?	+	--?
21/8205	Fleckney	Centre (Grid 3)	Land south of Bird Cage Cottage, Arnesby Road	0	-?	--?/0	-?	0	+	0	0/-?	+	++	0	--/0	+	--?
21/8216	Fleckney	Centre (Grid 3)	Land South of Kilby Road (west)	0	-?	--?/0	-?	0	+	0	0/+?	+	+	0	0	+	--?
24/10042	Fleckney	Centre (Grid 3)	Land North of Fleckney Fields	0	-?	--?/0	-?	0	+	0	0/+?	+	+	0	0	+	--?
24/10140	Fleckney	Centre (Grid 3)	Land off Fleckney Road	0	0?	--?/0	-?	0	+	0	0/-?	+	++	0	--/0	+	--?
21/8072	Foxton	South (Grid 7)	The Market Garden, Langton Road	0	0?	++/0	--?	0	+	0	-/-?	+	+	0	--/0	+	0?
21/8112	Foxton	South (Grid 7)	Land off North Lane	0	0?	--?/0	--?	0	+	0	-/-?	+	+	0	--/0	+	--?
24/8986	Foxton	South (Grid 7)	Land off North Lane	0	0?	--?/0	--?	0	+	0	-/-?	+	+	0	-/0	+	--?
24/10597	Gartree	West (Grid 5)	Land off Gallow Field Road	0	-?	--?/0	--?	0	+	0	-/-?	++	++	0	--/0	+	--?
24/10295	Gilmorton	West (Grid 5)	Land off Ullesthorpe Road	0	0?	--?/0	--?	0	+	0	-/+?	+	+	0	0	+	--?
24/10513	Gilmorton	West (Grid 5)	Land off Lutterworth Road	0	0?	--?/0	--?	0	+	0	-/+?	+	+	0	0	+	--?
21/8127	Glooston	East (Grid 4)	Land off Main Street	0	0?	--?/0	--?	0	+	0	-/-?	+	+	0	--/0	+	--?
21/8054	Great Bowden	South (Grid 7)	Land off Dingley Road and Nether Green	0	-?	--?/-?	--?	0	++	0	++/+?	+	+	0	--/0	++	-?
21/8052	Great Bowden	South (Grid 7)	Land off Bankfield Drive	0	0?	--?/-?	-?	0	+	0	++/++?	+	++	0	0	++	-?
21/8029	Great Bowden	South (Grid 7)	Land west of Langton Road	0	-?	--?/0	--?	0	++	0	-/+?	+	+	0	0	++	-?
21/8114	Great Bowden	South (Grid 7)	Land off Welham Lane	0	-?	--?/-?	--?	0	++	0	-/+?	+	+	0	--/0	+	-?
21/8126	Great Bowden	South (Grid 7)	Land south of Dingley Road	0	-?	--?/-?	--?	0	++	0	++/+?	+	++	0	--/0	++	-?
21/8141	Great Bowden	South (Grid 7)	Land north of Leicester Lane	0	-?	--?/0	--?	0	+	0	++/-	+	+	0	-/0	++	-?

Non-Technical Summary

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21/8151	Great Bowden	South (Grid 7)	Land north of Dingley Road	0	-?	--?/-?	--?	0	++	0	++/+?	+	+	0	0	++	-?
21/8172	Great Bowden	South (Grid 7)	Land south of Main Street	0	-?	--?/0	--?	0	++	0	++/++ ?	+	+	0	0	++	-?
21/8173	Great Bowden	South (Grid 7)	Land to the rear of the former Top Yard Farm, off Burnmill Road	0	-?	--?/0	--?	0	++	0	++/++ ?	+	+	0	--/0	++	-?
21/8175	Great Bowden	South (Grid 7)	Land off Leicester Lane	0	-?	--?/0	--?	0	+	0	++/+?	+	+	0	0	++	-?
21/8258	Great Bowden	South (Grid 7)	Land off Bankfield Drive	0	0?	--?/-?	-?	0	+	0	++/+?	+	++	0	0	++	-?
24/10487	Great Bowden	South (Grid 7)	Land off Leicester Lane	0	-?	--?/0	--?	0	++	0	++/+?	+	+	0	--/0	++	-?
24/9425	Great Bowden	South (Grid 7)	Land North of Dingley Road	0	-?	--?/-?	--?	0	++	0	++/+?	+	+	0	0	++	-?
21/8028	Great Easton	East (Grid 4)	Paddock behind 22 Broadgate	0	0?	--?/0	--?	0	+	0	-/+?	+	+	0	--/0	+	--?
21/8051	Great Easton	East (Grid 4)	Land West of Stockerston Lane	0	0?	--?/0	--?	0	+	0	-/+?	+	+	0	--/0	+	--?
21/8082	Great Easton	East (Grid 4)	Land off Clarkesdale	0	0?	--?/0	--?	0	+	0	-/+?	+	+	0	-/0	+	--?
24/10134	Great Easton	East (Grid 4)	Land at Barnsdale, Great Easton	0	0?	--?/-?	--?	0	+	0	-/+?	+	+	0	--/0	+	--?
24/12188	Great Easton	East (Grid 4)	Land rear of 2 High Street	0	0?	--?/-?	--?	0	+	0	-/-?	+	+	0	--/0	+	0?
24/12232	Great Easton	East (Grid 4)	Old Station Yard, Rockingham Road, Great Easton Former Site	0	-?	++/-?	--?	0	+	0	-/-?	+	+	0	0	+	0?
21/8044	Great Glen	North (Grid 1)	Land south of London Road	0	-?	--?/0	--?	0	++	0	0/-?	+	+	0	--/0	+	--?
21/8131	Great Glen	North (Grid 1)	Land to the north of Great Glen	0	-?	--?/0	-?	0	+	0	0/+?	+	-	0	--/0	+	--?
21/8194	Great Glen	North (Grid 1)	South of London Road and west of Station Road	0	-?	--?/0	--?	0	++	0	0/-?	+	+	0	--/0	+	--?
21/8230	Great Glen	North (Grid 1)	Land to the North of London Road and east of Leicester Grammar School	0	-?	--?/0	--?	0	++	0	0/+?	+	+	0	--/0	+	--?
21/8232	Great Glen	North (Grid 1)	Land to the North of London Road	0	-?	--?/0	--?	0	++	0	0/+?	+	+	0	--/0	+	--?
21/8235	Great Glen	North (Grid 1)	Land North of London Road, East of Leicester Grammar School	0	-?	--?/0	--?	0	++	0	0/+?	+	+	0	--/0	+	--?

Non-Technical Summary

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21/8244	Great Glen	North (Grid 1)	Land to the West of Bridgewater Drive and Heron Close	0	-?	--?/0	-?	0	++	0	0/+?	+	+	0	--/0	+	--?
24/12189	Great Glen	North (Grid 1)	Land to the north of Great Glen	0	-?	--?/0	-?	0	+	0	0/+?	+	+	0	--/0	+	--?
24/12190	Great Glen	North (Grid 1)	Land North of Glen House	0	-?	--?/0	--?	0	++	0	0/-?	+	+	0	0	+	--?
21/8176	Great Glen	North (Grid 1)	Land off Old A6 London Road	0	-?	--?/0	--?	0	++	0	0/-?	+	+	0	0	+	--?
24/10277	Great Glen	North (Grid 1)	Land off London Road	0	-?	--?/0	--?	0	++	0	0/-?	+	+	0	--/0	+	--?
24/10368	Great Glen	North (Grid 1)	Land off London Road	0	-?	--?/0	-?	0	++	0	0/-?	+	+	0	--/0	+	--?
24/9581	Great Glen	North (Grid 1)	Land lying to the East of Sycamore Close, Stretton Hall	0	-?	--?/0	--?	0	+	0	-/-?	+	-	0	0	-	--?
24/8627	Great Glen	North (Grid 1)	Paddock to the rear of 2 Orchard Lane	0	-?	--?/0	--?	0	++	0	0/-?	+	+	0	--/0	+	--?
24/12228	Great Glen	North (Grid 1)	Land on the west side of Stretton Road Great Glen	0	-?	--?/0	-?	0	+	0	0/+?	+	-	0	--/0	+	--?
21/8023	Hallaton	East (Grid 4)	Land at Medbourne Road	0	0?	--?/0	--?	0	+	0	-/+?	+	+	0	--/0	+	--?
21/8119	Hallaton	East (Grid 4)	Corner of Hunts Lane and North End	0	0?	--?/0	--?	0	+	0	-/+?	+	+	0	0	+	--?
21/8253	Hallaton	East (Grid 4)	Land at Cow Close	0	0?	--?/0	--?	0	+	0	-/+?	+	+	0	--/0	+	--?
21/8255	Hallaton	East (Grid 4)	Land north of Churchgate	0	-?	--?/0	--?	0	+	0	-/+?	+	+	0	0	+	--?
21/8256	Hallaton	East (Grid 4)	Land North of Goadby Road	0	0?	--?/0	--?	0	+	0	-/+?	+	+	0	0	+	--?
24/9754	Hallaton	East (Grid 4)	Medbourne Road	0	0?	--?/0	--?	0	+	0	-/-?	+	+	0	--/0	+	--?
21/8109	Halstead	North (Grid 2)	Land south of Oakham Road	0	0?	--?/-?	--?	0	+	0	-/-?	+	+	0	0	+	--?
21/8170	Hungarton	North (Grid 1)	Land to the east of Main Street	0	-?	--?/0	--?	0	+	0	-/-?	+	+	0	0	+	--?
21/8198	Hungarton	North (Grid 1)	Land south of Church Paddock, Church Lane	0	-?	--?/0	--?	0	+	0	-/-?	+	+	0	0	+	--?
21/8200	Hungarton	North (Grid 1)	Land to the east of Barley Leas	0	-?	--?/0	--?	0	+	0	-/-?	+	+	0	-/0	+	--?
21/8025	Houghton on the Hill	North (Grid 1)	Land North of Uppingham Road (west)	0	0?	--?/0	-?	0	+	0	0/-?	+	+	0	0	+	--?

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Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
21/8047	Houghton on the Hill	North (Grid 1)	South of Uppingham Road	0	0?	--?/-?	-?	0	+	0	0/+?	+	+	0	--/0	+	--?
21/8135	Houghton on the Hill	North (Grid 1)	Land North of Stretton Lane	0	-?	--?/-?	--?	0	+	0	0/+?	+	+	0	0	+	--?
21/8148	Houghton on the Hill	North (Grid 1)	Land south of the A47 Uppingham Road, west of Houghton On The Hill	0	0?	--?/0	-?	0	+	0	0/-?	+	+	0	-/0	+	--?
21/8195	Houghton on the Hill	North (Grid 1)	North of Uppingham Road (east)	0	-?	--?/-?	--?	0	+	0	0/-?	+	+	0	--/0	+	--?
21/8206	Houghton on the Hill	North (Grid 1)	Land to the north of Uppingham Road	0	0?	--?/-?	--?	0	+	0	0/-?	+	+	0	-/0	+	--?
24/9355	Houghton on the Hill	North (Grid 1)	Land east of Houghton on the Hill, north of A47	0	-?	--?/-?	--?	0	+	0	0/-?	+	+	0	--/0	+	--?
24/9356	Houghton on the Hill	North (Grid 1)	Land east of Houghton on the Hill, south of A47	0	-?	--?/0	--?	0	+	0	0/-?	+	+	0	--/0	+	--?
24/9357	Houghton on the Hill	North (Grid 1)	Land east of Houghton on the Hill, north and south of the A47	0	-?	--?/-?	--?	0	+	0	0/-?	+	+	0	--/0	+	--?
24/10480	Houghton on the Hill	North (Grid 1)	Land South of Uppingham Road	0	0?	--?/-?	--?	0	+	0	0/+?	+	+	0	--/0	+	--?
24/9633	Houghton on the Hill	North (Grid 1)	Land south of Uppingham Road, west of Houghton on the Hill	0	-?	--?/-?	-?	0	+	0	0/+?	+	+	0	--/0	+	--?
24/12224	Houghton on the Hill	North (Grid 1)	Rear of the Old Black Horse, Main Street, Houghton on the Hill	0	0?	--?/-?	--?	0	+	0	0/+?	+	+	0	-/0	+	--?
21/8064	Husbands Bosworth	South west (Grid 8)	Land east of Welford Road	0	-?	--/-?	--?	0	++	0	0/+?	+	+	0	-/0	+	--?
21/8181	Husbands Bosworth	South west (Grid 8)	Land west of Welford Road	0	0?	--/0	--?	0	++	0	0/+?	+	+	0	-/0	+	--?
21/8187	Husbands Bosworth	South west (Grid 8)	Husbands Bosworth School Field, Land east of Welford Road	0	-?	--?/0	--?	0	++	0	0/+?	+	+	0	0	+	--?
21/8259	Husbands Bosworth	South west (Grid 8)	Land at Honeypot Lane	0	-?	--?/0	--?	0	++	0	0/+?	+	+	0	0	+	--?
24/9406	Husbands Bosworth	South west (Grid 8)	Land west of Bell Lane and north of Kilworth Road	0	0?	--?/0	--?	0	++	0	0/+?	+	+	0	0	+	--?

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Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
24/9895	Husbands Bosworth	South west (Grid 8)	Land East of Welford Road	0	-?	--?/-?	--?	0	++	0	0/+?	+	+	0	--/0	+	--?
24/8999	Husbands Bosworth	South west (Grid 8)	Land North West Theddingworth Road	0	-?	--?/0	--?	0	++	0	0/+?	+	+	0	-/0	+	--?
21/8079	Illston on the Hill	North (Grid 1)	Land off Main Street (opposite Straun Cottage)	0	-?	--?/0	--?	0	+	0	-/-?	+	+	0	0	+	--?
21/8050	Keyham	North (Grid 1)	Snows Lane	0	-?	--?/0	-?	0	+	0	-/-?	+	+	0	--/0	+	--?
21/8042	Kibworth	Centre (Grid 3)	Land south of Harborough Road/A6	0	-?	--?/0	-?	0	++	0	0/+?	+	++	0	--/0	+	--?
21/8061	Kibworth	Centre (Grid 3)	Land west of Smeeton Road	0	-?	--?/0	--?	0	++	0	0/++?	+	+	0	--/0	+	--?
21/8113	Kibworth	Centre (Grid 3)	Land adjacent to The Hollies, Fleckney Road	0	-?	--?/0	-?	0	+	0	0/-?	+	+	0	0	+	-?
21/8145	Kibworth	Centre (Grid 3)	Land at Birdie Close	0	-?	--?/0	-?	0	++	0	0/+?	+	++	0	--/0	+	--?
21/8149	Kibworth	Centre (Grid 3)	Land off Fleckney Road/Warwick Road	0	--?	--?/0	-?	0	+	0	0/-?	+	+	0	-/0	+	-?
21/8224	Kibworth	Centre (Grid 3)	Land off Fleckney Road	0	-?	--?/0	-?	0	+	0	0/+?	+	+	0	0/--?	+	-?
21/8237	Kibworth	Centre (Grid 3)	Land north of Wistow Road and west of A6	0	-?	--?/0	--?	0	+	0	0/+?	++	+	0	--/0	+	--?
21/8238	Kibworth	Centre (Grid 3)	Land west of Leicester Road	0	-?	--?/0	--?	0	+	0	0/+?	+	+	0	0	+	--?
21/8247	Kibworth	Centre (Grid 3)	Land west of Warwick Road and south of Priory Business Park	0	-?	--?/0	--?	0	+	0	0/+?	++	+	0	--/0	+	--?
24/12186	Kibworth	Centre (Grid 3)	Land to the north of Wistow Road	0	0?	--?/0	--?	0	+	0	0/+?	+	+	0	-/0	+	--?
24/12187	Kibworth	Centre (Grid 3)	Land north of Wistow Road	0	-?	--?/0	--?	0	+	0	0/+?	++	+	0	--/0	+	--?
21/8123	Kibworth	Centre (Grid 3)	Land North of Wentworth Close	0	-?	--?/0	-?	0	++	0	0/+?	+	++	0	-/0	+	--?
24/10478	Kibworth	Centre (Grid 3)	Land at Wentworth Close	0	0?	--?/-?	-?	0	+	0	0/+?	++	++	0	--/--?	+	--?
24/10519	Kibworth	Centre (Grid 3)	Land north of Wistow Road	0	-?	--?/0	--?	0	+	0	0/+?	++	+	0	--/0	+	--?
21/8199	Kibworth	Centre (Grid 3)	Land off Carlton Road	0	-?	--?/0	--?	0	+	0	0/+?	+	+	0	-/0	+	--?
24/10612	Kibworth	Centre (Grid 3)	Land South of Fleckney Road	0	--?	--?/0	-?	0	+	0	0/+?	+	+	0	-/0	+	--?

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24/10501	Kibworth	Centre (Grid 3)	Land adjacent to Westfield House, Leicester Road	0	0?	--?/0	--?	--	+	0	0/+?	+	+	0	0	+	--?
24/12202	Kibworth	Centre (Grid 3)	Land at St Wilfrids Close	0	--?	--?/0	--?	0	++	0	0/++?	+	+	0	--/--?	+	-?
24/12220	Kibworth	Centre (Grid 3)	Clarkes of Great Glen Ltd, New Road	0	-?	++/0	-?	0	++	0	0/+?	+	++	0	--/0	+	0?
24/12223	Kibworth	Centre (Grid 3)	The Nurseries, Flackney Road	0	-?	++/0	-?	0	+	0	0/+?	+	+	0	0	+	0?
24/10594	Kibworth	Centre (Grid 3)	Land North West of Warwick Road	0	-?	--?/0	--?	0	+	0	0/+?	+	+	0	--/0	+	--?
21/8186	Laughton	West (Grid 6)	Land at Church Farm	0	0?	--?/0	--?	0	+	0	-/-?	+	+	0	-/0	+	--?
21/8037	Leire	West (Grid 5)	Land to the south of Frolesworth Road	0	-?	--?/-?	--?	0	+	0	-/-?	+	+	0	-/0	+	--?
21/8062	Leire	West (Grid 5)	Land to rear of Orchard Cottage, Main Street	0	-?	--?/-?	--?	0	+	0	-/-?	+	+	0	0	+	--?
21/8097	Leire	West (Grid 5)	South Leicestershire Riding Establishment, Frolesworth Road	0	-?	++/-?	--?	0	+	0	-/-?	+	+	0	0	+	0?
21/8262	Leire	West (Grid 5)	Land at Dunton Road	0	0?	--?/-?	--?	0	+	0	-/-?	+	+	0	0	+	--?
24/12191	Leire	West (Grid 5)	Land off Main Street	0	-?	++/-?	--?	0	+	0	-/-?	+	+	0	0	+	0?
21/8057	Little Stretton	North (Grid 1)	Land between Church Farm and Leicester Airport	0	0?	--?/0	--?	0	+	0	-/-?	+	-	0	-/0	-	--?
21/8017	Lubenham	South (Grade 7)	Land south of Laughton Road	0	-?	--?/-?	--?	0	+	0	-/+?	+	+	0	--/--?	+	--?
21/8018	Lubenham	South (Grade 7)	Land east of Theddingworth Road	0	0?	--?/-?	--?	0	+	0	-/+?	+	+	0	--/0	+	--?
21/8020	Lubenham	South (Grade 7)	Papillon Hall Farm, Theddingworth Road	0	0?	--?/-?	--?	0	+	0	-/-?	+	+	0	--/0	+	--?
21/8118	Lubenham	South (Grade 7)	Land off The Green	0	-?	--?/-?	--?	0	+	0	-/+?	+	+	0	--/0	+	--?
21/8260	Lubenham	South (Grade 7)	Land east of Foxton Road	0	-?	--?/-?	--?	0	+	0	-/-?	+	+	0	0	+	--?
24/9180	Lubenham	South (Grade 7)	Land to the west of Lubenham	0	0?	--?/-?	--?	0	+	0	-/-?	++	+	0	--/0	+	--?
24/10080	Lubenham	South (Grade 7)	Land south of Laughton Road	0	-?	--?/-?	--?	0	+	0	-/-?	+	+	0	--/0	+	--?
24/12193	Lubenham	South (Grade 7)	Land north of Foxton Road	0	-?	--?/-?	--?	0	+	0	-/+?	+	+	0	-/0	+	--?

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24/9318	Lutterworth	South West (Grid 8)	Land to the west of Moorbarns Lane	0	0?	--?/-?	-?	0	+	0	+/+?	+	+	0	--/0	+	--?
21/8034	Lutterworth	South West (Grid 8)	Land off Bitteswell Road	0	--?	--?/0	--?	0	+	0	+/+++?	+	++	0	--/0	+	--?
21/8111	Lutterworth	South West (Grid 8)	Land south of Woodby Lane	0	0?	--?/0	-?	0	+	0	+/+?	++	++	0	--/0	+	--?
21/8104	Lutterworth	South West (Grid 8)	Land at M1 Junction 20/Swinford Road	0	0?	--/-?	-?	0	+	0	+/-?	+	++	0	0	+	--?
21/8107	Lutterworth	South West (Grid 8)	Land North West of Walcote	0	-?	--/-?	-?	0	+	0	-/-?	+	-	0	--/0	+	--?
21/8133	Lutterworth	South West (Grid 8)	Land at Moorbarns Lane	0	0?	--?/-?	-?	0	+	0	+/-?	+	-	0	0	+	--?
21/8167	Lutterworth	South West (Grid 8)	Land off Leicester Road	0	-?	--?/0	-?	0	+	0	+/+?	+	++	0	--/0	+	--?
24/10257	Lutterworth	South West (Grid 8)	Land west of Leicester Road	0	-?	--?/0	-?	0	+	0	+/-?	+	++	0	--/0	+	--?
24/12203	Lutterworth	South West (Grid 8)	Allotments, De Verdon Road	0	0?	--?/0	--?	0	+	0	+/+++?	+	+	0	0	+	-?
24/9005	Lutterworth	South West (Grid 8)	Spring Farm, Moorebarns Lane	0	0?	--?/-?	-?	0	+	0	+/+?	+	-	0	--/0	+	--?
24/10332	Lutterworth	South West (Grid 8)	Land off Moorbarns Road	0	0?	--?/0	--?	0	+	0	+/-?	++	-	0	--/0	+	--?
21/8022	Market Harborough	South (Grid 7)	Peatling Lodge Farm	0	-?	--?/0	--?	0	+	0	-/-?	+	+	0	--/--?	+	--?
21/8095	Market Harborough	South (Grid 7)	Land east of Leicester Road	0	-?	--?/0	--?	0	+	0	++/+?	+	++	0	--/0	+	-?
21/8121	Market Harborough	South (Grid 7)	Rockingham Road Industrial Estate (Plot 13)	0	-?	++/-?	--?	0	+	0	++/+?	+	++	0	--/0	++	0?
21/8132	Market Harborough	South (Grid 7)	Land south of Farndale View	0	--?	--?/-?	--?	0	+	0	++/-?	+	++	0	--/0	+	-?
21/8143	Market Harborough	South (Grid 7)	Land east of Leicester Road and south of Grand Union canal	0	-?	--?/0	--?	0	+	0	++/+?	+	++	0	--/0	++	-?

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Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
21/8157	Market Harborough	South (Grid 7)	Land south west of Braybrooke Road	0	-?	--?/0	--?	0	++	0	++/+?	+	++	0	--/--?	++	-?
21/8168	Market Harborough	South (Grid 7)	Land north of 54 The Ridgeway, Market Harborough	0	0?	--?/0	-?	0	+	0	++/++ ?	+	++	0	0	++	-?
21/8222	Market Harborough	South (Grid 7)	Land north of Gallow Field Road	0	-?	--?/0	--?	0	+	0	-/-?	++	++	0	--/0	+	--?
21/8209	Market Harborough	South (Grid 7)	Land south of A6, north of the canal	0	-?	--?/0	--?	0	+	0	-/-?	++	++	0	--/0	+	--?
21/8019	Market Harborough	South (Grid 7)	Land west of Harborough Road	0	-?	--?/0	--?	0	+	0	-/-?	+	++	0	--/0	+	--?
24/10242	Market Harborough	South (Grid 7)	Harborough Road	0	-?	--?/0	--?	0	+	0	++/-?	+	++	0	--/0	+	--?
24/10249	Market Harborough	South (Grid 7)	Land off Compass Way and Eady Drive	0	0?	--?/0	-?	0	++	0	++/-?	+	++	0	--/0	++	-?
24/12215	Market Harborough	South (Grid 7)	Former Harboro' Rubber Site	0	--?	++/0	--?	0	+	0	++/+?	+	++	0	--/0	++	0?
24/12204	Market Harborough	South (Grid 7)	39, 40, 40a High Street	0	0?	++/0	--?	0	++	0	++/+ +?	+	+	0	0	++	0?
24/12208	Market Harborough	South (Grid 7)	Naseby Square	0	0?	++/0	-?	0	++	0	++/+ +?	+	++	0	--/0	++	0?
24/10098	Market Harborough	South (Grid 7)	Gallow Field Road, due east of HM Gartree Prison	0	-?	--?/0	--?	0	+	0	-/-?	+	+	0	-/0	+	--?
24/10170	Market Harborough	South (Grid 7)	Land to the South of Braybrooke Road	0	-?	--?/0	-?	0	+	0	++/+?	+	+	0	--/0	++	-?
24/10219	Market Harborough	South (Grid 7)	Land to the South of Harborough Road / South East of Kettering Road	0	-?	--?/0	0?	0	+	0	++/-?	+	-	0	--/0	++	-?
24/10489	Market Harborough	South (Grid 7)	West of Market Harborough	0	0?	--?/-?	-?	0	+	0	++/-?	++	+	0	--/0	+	--?
24/10680	Market Harborough	South (Grid 7)	Land east of Dunmore Road	0	0?	--?/0	--?	0	++	0	++/+?	+	++	0	--/0	++	-?
24/12218	Market Harborough	South (Grid 7)	20 Abbey Street	0	0?	++/0	--?	0	++	0	++/+ +?	+	+	0	0	++	0?

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Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
24/9419	Market Harborough	South (Grid 7)	Land to the east of Dunmore Road	0	0?	--?/0	--?	0	++	0	++/+?	+	++	0	--/0	++	-?
24/12194	Medbourne	East (Grid 4)	Land west of Hallaton Road	0	0?	--?/-?	--?	0	+	0	-/-?	+	+	0	0	+	--?
24/12195	Medbourne	East (Grid 4)	Land north of Ashley Road	0	0?	--?/-?	--?	0	+	0	-/-?	+	+	0	0	+	--?
24/12196	Medbourne	East (Grid 4)	Station House, Livery Yard, Main Street	0	0?	--?/0	--?	0	+	0	-/-?	+	+	0	--/0	+	0?
24/10351	Medbourne	East (Grid 4)	Land off B664 Uppingham Road and south of road to Blaston (Field Road)	0	-?	++/-?	--?	0	+	0	-/-?	+	-	0	--/0	+	--?
21/8185	Mowsley	West (Grid 6)	Land at Dag Lane	0	0?	--?/0	--?	0	+	0	-/-?	+	+	0	0	+	--?
21/8084	North Kilworth	South West (Grid 8)	Land south of A4304 Station Road	0	-?	--?/0	--?	0	+	0	-/+?	+	+	0	--/0	+	--?
21/8063	North Kilworth	South West (Grid 8)	Land north of Station Road	0	0?	--?/0	--?	0	+	0	-/-?	+	+	0	0	+	--?
21/8081	North Kilworth	South West (Grid 8)	Greenfields, Land east of South Kilworth Road	0	-?	--?/0	--?	0	+	0	-/+?	+	+	0	-/0	+	--?
21/8261	North Kilworth	South West (Grid 8)	Land at Dag Lane	0	-?	--?/0	--?	0	+	0	-/+?	+	+	0	-/0	+	--?
24/10483	North Kilworth	South West (Grid 8)	Land to the south of A4303 Lutterworth Road/Station Road	0	-?	--?/0	--?	0	+	0	-/+?	+	+	0	--/0	+	--?
24/10567	North Kilworth	South West (Grid 8)	Land to the South of Station Road (Easting: 462231, Northing: 283472)	0	0?	--?/0	--?	0	+	0	-/+?	+	+	0	--/0	+	--?
24/12198	North Kilworth	South west (Grid 8)	Abattoir site, north of Church Lane	0	0?	++/-?	--?	0	+	0	-/+?	+	+	0	-/0	+	0?
21/8264	Peatling Parva	West (Grid 6)	Land north of Ashby Road	0	-?	--?/0	--?	0	+	0	-/-?	+	+	0	0	+	--?
24/10305	Peatling Parva	West (Grid 6)	Land off Ashby Road	0	0?	--?/-?	-?	0	+	0	+/-?	+	+	0	0	+	--?
21/8089	Scraptoft	North (Grid 1)	Land north and south of Covert Lane	0	-?	--?/-?	--?	0	+	0	-/-?	+	+	0	--/0	-	-?
21/8137	Scraptoft	North (Grid 1)	Land north of Covert Lane	0	-?	--?/0	-?	0	+	0	-/-?	+	-	0	--/0	-	-?
21/8147	Scraptoft	North (Grid 1)	Land north of Covert Lane (east)	0	-?	--?/0	-?	0	+	0	-/-?	++	-	0	--/0	-	--?

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21/8196	Scraptoft	North (Grid 1)	North of Covert Lane (west)	0	-?	--?/-?	--?	0	+	0	-/-?	+	+	0	-/0	+	-?
24/10365	Scraptoft	North (Grid 1)	North of Covert Lane, Scraptoft (land west of St James RFC)	0	-?	++/-?	--?	0	++	0	0/-?	+	+	0	-/0	+	0?
24/12222	Scraptoft	North (Grid 1)	Land west of Beeby Road (Scraptoft Golf Club), and land east and west of Hamilton Lane	0	--?	--?/-?	--?	0	++	0	-/+??	++	+	0	--/0	+	--?
21/8227	Scraptoft	North (Grid 1)	Land between Scraptoft and Bushby	0	-?	--?/-?	--?	0	+	0	-/+??	++	+	0	--/0	+	--?
21/8090	Scraptoft	North (Grid 1)	Land to the east of Beeby Road	0	-?	--?/-?	-?	0	+	0	-/-?	++	+	0	-/0	-	--?
21/8043	Skeffington	North (Grid 2)	The Grange, Rolleston Road	0	0?	--?/-?	--?	0	+	0	-/-?	+	+	0	0	+	--?
21/8129	Slawston	East (Grid 4)	Land off Welham Lane	0	0?	--?/0	--?	0	+	0	-/-?	+	+	0	0	+	--?
21/8041	Smeeton Westerby	Centre (Grid 3)	Land east of Main Street	0	-?	--?/0	--?	0	++	0	0/+?	+	+	0	0	+	--?
21/8184	Sutton in the Elms	West (Grid 5)	Land at Sutton Lane	0	0?	--?/0	--?	0	+	0	+/-?	+	+	0	0	+	--?
21/8098	Swinford	South West (Grid 8)	Avon Valley Farm, Stanford Road	0	-?	--?/0	--?	0	+	0	-/+?	+	+	0	0	+	--?
21/8099	Swinford	South West (Grid 8)	Avon Valley Farm (west), Land off Stanford Road	0	-?	--?/0	--?	0	+	0	-/+?	+	+	0	--/0	+	--?
21/8100	Swinford	South West (Grid 8)	Avon Valley Farm (north), Stanford Road	0	-?	--?/0	--?	0	+	0	-/+?	+	+	0	--/0	+	--?
21/8116	Swinford	South West (Grid 8)	Land off Rugby Road (rear of Playground)	0	-?	--?/0	--?	0	+	0	-/+?	+	+	0	--/0	+	--?
21/8117	Swinford	South West (Grid 8)	Land south of Rugby Road	0	-?	--?/0	--?	0	+	0	-/+?	+	+	0	0	+	--?
21/8165	Swinford	South West (Grid 8)	Land at Shawell Road	0	-?	--?/0	--?	0	+	0	-/+?	+	+	0	0	+	--?
21/8203	Swinford	South West (Grid 8)	Land to the south of Shawell Road	0	-?	--?/0	--?	0	+	0	-/+?	+	+	0	0	+	--?
21/8204	Swinford	South West (Grid 8)	Land to the south of Kilworth Road	0	0?	--?/0	--?	0	+	0	-/+?	+	+	0	0	+	--?

Non-Technical Summary

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
24/8585	Swinford	South West (Grid 8)	Land to the west of Lutterworth Road / North of Springfield House	0	0?	--?/0	--?	0	+	0	-/+?	+	+	0	0	+	--?
21/8177	Thurnby/Bushby	North (Grid 1)	Land rear of Firs Farm, The Square	0	0?	-/0	--?	0	++	0	-/+?	+	+	0	0	+	-?
21/8241	Thurnby/Bushby	North (Grid 1)	Land north of the A47, east of Zouche Way	0	-?	--?/-?	-?	0	+	0	-/-?	+	+	0	--/0	+	-?
21/8243	Thurnby/Bushby	North (Grid 1)	Charles' Field, Land North of Thurnby Brook	0	-?	--?/0	-?	0	+	0	-/+?	+	+	0	--/0	+	-?
24/12217	Thurnby/Bushby	North (Grid 1)	Telford Way Garages, Telford Way	0	-?	++/0	-?	0	+	0	-/+++?	+	+	0	0	+	0?
24/12219	Thurnby/Bushby	North (Grid 1)	787 Uppingham Road	0	0?	++/0	--?	0	++	0	-/+?	+	+	0	--/0	+	0?
24/9016	Thurnby/Bushby	North (Grid 1)	Land rear of Firs Farm	0	0?	-/0	--?	0	++	0	-/+?	+	+	0	0	+	-?
24/9639	Thurnby/Bushby	North (Grid 1)	Land adjacent to Wintersdale Road	0	-?	-/0	-?	--	+	0	-/+?	+	+	0	-/0	+	-?
24/12225	Thurnby/Bushby	North (Grid 1)	Rear of Rose & Crown, Main Street, Thurnby	0	-?	--?/0	--?	0	++	0	-/+?	+	+	0	--/0	+	-?
21/8059	Tilton on the Hill	North (Grid 2)	Windy Ridge, Loddington Road	0	0?	--?/0	--?	0	+	0	-/-?	+	-	0	--/0	-	--?
21/8035	Tilton on the Hill	North (Grid 2)	Land West of Melton Road	0	0?	--?/-?	--?	0	+	0	-/-?	+	+	0	0	+	--?
24/10504	Tilton on the Hill	North (Grid 2)	Land North West of Manor Farm Walk	0	0?	--?/-?	--?	0	+	0	-/-?	+	+	0	0	+	--?
21/8267	Tugby & Keythorpe	North (Grid 2)	Land south of Uppingham Road	0	0?	--?/0	--?	0	+	0	-/+?	+	+	0	0	+	--?
21/8156	Tugby & Keythorpe	North (Grid 2)	Land west of Main Street	0	0?	--?/-?	--?	0	+	0	-/+?	+	+	0	0	+	--?
21/8024	Tugby & Keythorpe	North (Grid 2)	Land off Wood Lane	0	0?	--?/0	--?	0	+	0	-/+?	+	+	0	--/0	+	--?
21/8026	Tugby & Keythorpe	North (Grid 2)	Land at Hallaton Road	0	0?	--?/-?	--?	0	+	0	-/+?	+	+	0	0	+	--?
24/12200	Tugby & Keythorpe	North (Grid 2)	Harbrook Farm, Tugby	0	0?	++/-?	--?	0	+	0	-/+?	+	+	0	0	+	0?
24/9612	Tugby & Keythorpe	North (Grid 2)	Land & building on the West Side of Main Street	0	0?	--?/-?	--?	0	+	0	-/+?	+	+	0	0	+	--?

Non-Technical Summary

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
21/8094	Ullesthorpe	West (Grid 5)	Land to the rear of South Avenue	0	0?	--?/-?	--?	0	+	0	0/+?	+	+	0	0	+	--?
21/8102	Ullesthorpe	West (Grid 5)	Land south of Main Street	0	0?	--?/-?	--?	0	+	0	0/+?	+	+	0	-/0	+	--?
21/8228	Ullesthorpe	West (Grid 5)	Land North of Hall Lane	0	-?	--?/-?	--?	0	+	0	0/+?	+	+	0	0	+	--?
21/8231	Ullesthorpe	West (Grid 5)	Land off Frolesworth Road	0	0?	--?/-?	--?	0	+	0	0/+?	+	+	0	0	+	--?
21/8245	Ullesthorpe	West (Grid 5)	Land off Hall Road	0	-?	--?/-?	--?	0	+	0	0/+?	+	+	0	-/0	+	--?
21/8031	Ullesthorpe	West (Grid 5)	Land off Manor Road	0	0?	--?/-?	--?	0	+	0	0/+?	+	+	0	0	+	--?
21/8032	Ullesthorpe	West (Grid 5)	Land south of Field View	0	0?	--?/0	--?	0	++	0	0/+?	+	+	0	0	+	--?
21/8180	Ullesthorpe	West (Grid 5)	Land north of Ashby Road	0	-?	--?/-?	--?	0	++	0	0/+?	+	+	0	0	+	--?
24/12179	Ullesthorpe	West (Grid 5)	Land to the north of Hall Lane	0	-?	--?/0	--?	0	+	0	0/+?	+	+	0	--/0	+	--?
24/12180	Ullesthorpe	West (Grid 5)	Land to the south of Main Street	0	0?	--?/-?	--?	0	+	0	0/+?	+	+	0	-/0	+	--?
24/10649	Ullesthorpe	West (Grid 5)	Land South of Ashby Road	0	0?	--?/0	--?	0	++	0	0/+?	+	+	0	--/0	+	--?
21/8039	Walcote	West (Grid 8)	Land north of Lutterworth Road	0	0?	--?/0	--?	0	+	0	-/-?	+	+	0	-/0	+	--?
21/8106	Walcote	West (Grid 8)	Field to West of Chapel Lane.	0	-?	--?/0	--?	0	+	0	-/-?	+	+	0	--/0	+	--?
21/8140	Walcote	West (Grid 8)	Land north of Lutterworth Road	0	0?	--?/0	--?	0	+	0	-/-?	+	+	0	-/0	+	--?
21/8182	Walton	West (Grid 6/8)	Land at Park Lane	0	-?	--?/0	--?	0	+	0	-/-?	+	+	0	-/0	+	--?
21/8183	Walton	West (Grid 6/8)	Land South of Mere Lane Upper Bruntingthorpe	0	0?	--?/0	-?	0	+	0	-/-?	+	+	0	0	+	--?
24/9112	West Langton	South (Grid 7)	Land north of West Langton Road and west of B6047	0	-?	--?/0	--?	0	+	0	-/+?	+	+	0	--/0	+	--?
24/8632	West Langton	South (Grid 7)	Land west of B6047 and north of West Langton Road	0	-?	--?/0	--?	0	+	0	-/+?	+	+	0	--/0	+	--?
24/10298	Willoughby Waterleys	West (Grid 5)	Land off Church Farm Lane	0	-?	--?/0	--?	0	+	0	-/-?	+	-	0	0	+	--?
24/9611	Willoughby Waterleys	West (Grid 5)	Land to the rear of Orchard Lea, Main Street	0	-?	--?/0	--?	0	+	0	-/-?	+	-	0	0	+	--?

Table 6: Summary of SA findings for the Mixed Use Site Options

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
21/8192	Ashby Parva	West (Grid 5)	Land east of Broughton Astley and North of Dunton Bassett and Ashby Magna	0	-?	--?/-?	--?	0	+	0	+/+?	++	+	0	--/0	+	--?
24/12207	Billesdon	North (Grid 2)	BANP BP10 Gaulby Road	0	-?	++/0	-?	0	++	0	0/+?	+	+	0	0	+	0?
24/10004	Broughton Astley	West (Grid 5)	Sutton Hill Farm	0	-?	--?/-?	--?	0	+	0	-/+?	+	+	0	--/0	+	--?
21/8139	Bruntingthorpe	West (Grid 6)	Land at Bruntingthorpe	0	0?	--?/0	-?	0	+	0	-/-?	+	+	0	0	+	--?
24/10498	Dunton Bassett	West (Grid 5)	Land east of Broughton Astley and North of Dunton Bassett and Ashby Magna	0	-?	--?/-?	--?	0	+	0	+/+?	++	+	0	--/0	+	--?
24/10207	Fleckney	Centre (Grid 3)	The Grange, Arnesby Road	0	-?	--?/0	-?	0	+	0	0/-?	+	+	0	--/--?	+	--?
21/8080	Gilmorton	West (Grid 5/6)	Land north of Mill Lane	0	0?	--/0	--?	0	+	0	-/+?	+	+	0	0	+	--?
21/8146	Gilmorton	West (Grid 5/6)	Land south of Mill Lane	0	-?	--/0	--?	0	+	0	-/+?	+	+	0	-/0	+	--?
24/10711	Great Bowden	South (Grid 7)	Land to the North of Riverside Industrial Estate	0	-?	--?/-?	--?	0	++	0	++/+ +?	+	+	0	--/0	++	-?
21/8093	Great Glen	North (Grid 1)	Land at Stretton Hall Farm, Chestnut Drive	0	-?	--?/0	--?	0	+	0	0/+?	++	+	0	--/0	+	--?
21/8197	Great Glen	North (Grid 1)	Land east of Stretton Road	0	-?	--?/0	-?	0	+	0	0/+?	++	+	0	--/0	+	--?
24/8631	Great Glen	North (Grid 1)	Land south of Gartree Road and Land at Stretton Hall Farm	0	-?	--?/0	--?	0	+	0	0/++?	++	+	0	--/0	+	--?
21/8254	Hallaton	East (Grid 4)	Land south of Horninghold Road	0	0?	--?/0	--?	0	+	0	-/-?	+	+	0	--/0	+	--?
24/10484	Houghton on the Hill	North (Grid 2)	Land north of A47,	0	-?	--?/-?	-?	0	+	0	0/-?	+	+	0	--/0	+	--?
24/10143	Houghton on the Hill	North (Grid 2)	Land north of Uppingham Road	0	-?	--?/-?	--?	0	+	0	0/-?	++	+	0	--/0	+	--?
24/10206	Houghton on the Hill	North (Grid 2)	Land at New Ingarsby Farm, Uppingham Road	0	-?	--?/-?	--?	0	+	0	0/-?	++	+	0	--/0	+	--?
21/8162	Kibworth	Centre (Grid 3)	Land off A6	0	-?	--?/0	--?	0	++	0	0/+?	++	+	0	--/0	+	--?

Non-Technical Summary

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
21/8060	Kibworth	Centre (Grid 3)	Land north east of Kibworth Harcourt	0	-?	--?/0	--?	--	++	0	0/+?	++	+	0	--/0	+	--?
21/8236	Kibworth	Centre (Grid 3)	Land north-east of Harborough Road	0	-?	--?/0	--?	0	++	0	0/-?	+	+	0	--/0	+	--?
21/8242	Kibworth	Centre (Grid 3)	Land South of Fleckney Road	0	--?	--?/0	-?	0	++	0	0/+?	++	+	0	0	+	--?
21/8110	Lutterworth	West (Grid 5)	Land west of Lutterworth	0	-?	--?/0	-?	0	+	0	+/+?	+	+	0	--/0	+	--?
21/8136	Lutterworth	West (Grid 8)	Land off Moorbarns Lane	0	0?	--?/-?	-?	0	+	0	+/+?	+	+	0	--/0	+	--?
21/8152	Lutterworth	West (Grid 8)	North and South of Gilmorton Road (Extension to Lutterworth East SDA)	0	-?	--/-?	-?	0	+	0	+/-?	++	+	0	--/0	-	--?
21/8191	Lutterworth	West (Grid 5)	Land north of Coventry Road	0	-?	--?/-?	-?	0	+	0	+/+?	++	+	0	--/0	+	--?
21/8221	Lutterworth	West (Grid 5)	Land west of Lutterworth	0	-?	--?/-?	-?	0	+	0	+/-?	++	+	0	--/0	+	--?
24/10082	Lutterworth	West (Grid 8)	Land north of the A4303, west of Lutterworth	0	-?	--?/-?	-?	0	+	0	+/-?	++	+	0	--/0	+	--?
24/10238	Lutterworth	West (Grid 8)	Land north of the A4303 and west of Lutterworth	0	-?	--?/-?	-?	0	+	0	+/-?	++	+	0	--/0	+	--?
24/12210	Lutterworth	West (Grid 8)	L1 Land East of Lutterworth	0	--?	--?/-?	--?	0	++	0	+/+?	++	+	0	--/0	+	--?
24/10433	Lutterworth	West (Grid 8)	Land south of A4303	0	-?	--?/-?	--?	0	+	0	+/+?	++	+	0	--/0	+	--?
21/8163	Market Harborough	South (Grid 7)	Land at Gallow Lodge	0	-?	--?/0	-?	0	+	0	-/-?	++	+	0	--/0	+	--?
21/8164	Market Harborough	South (Grid 7)	Land west of Harborough Road, east of Langton Road	0	0?	--?/0	-?	0	+	0	-/-?	+	+	0	--/0	+	--?
21/8122	Market Harborough	South (Grid 7)	Market Harborough North, East of Harborough Road	0	-?	--?/0	--?	0	+	0	++/+?	++	+	0	--/0	+	--?
21/8207	Market Harborough	South (Grid 7)	Land south of Braybrooke Road	0	-?	--?/0	-?	0	++	0	++/+?	+	+	0	--/0	++	-?
21/8211	Market Harborough	South (Grid 7)	Land north of Frolesworth Road	0	-?	--?/-?	--?	0	+	0	-/-?	+	+	0	0	+	--?
21/8233	Market Harborough	South (Grid 7)	Land east of A6	0	-?	--?/0	-?	0	+	0	++/+?	++	+	0	--/0	++	--?

Non-Technical Summary

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
21/8234	Market Harborough	South (Grid 7)	Land south of Gallow Field Road	0	-?	--?/0	--?	0	+	0	-/-?	++	+	0	--/0	+	--?
21/8257	Market Harborough	South (Grid 7)	Land at Little Bowden	0	0?	--?/0	--?	0	++	0	++/+?	+	+	0	--/0	++	-?
24/12212	Market Harborough	South (Grid 7)	Land East of A6	0	-?	--?/0	-?	0	+	0	++/+?	++	+	0	--/0	++	--?
21/8178	Newton Harcourt	North (Grid 1/3)	Land at Newton Harcourt (Newton Croft)	0	-?	--?/-?	--?	0	+	0	0/-?	++	+	0	--/0	+	--?
24/10137	Newton Harcourt	North (Grid 1/3)	Land at Newton Harcourt (known as Newton Croft)	0	-?	--?/-?	--?	0	+	0	0/-?	++	+	0	--/0	+	--?
21/8038	Peatling Parva	West (Grid 6)	Prestlands, Ashby Road	0	-?	--?/0	--?	0	+	0	-/-?	++	+	0	--/0	+	--?
24/10053	Scraptoft	North (Grid 1)	Land east of Beeby Road	0	-?	--?/-?	--?	0	+	0	-/-?	++	+	0	--/0	-	--?
24/10117	Scraptoft	North (Grid 1)	Land west of Beeby Road (Scraptoft Golf Club), and land east and west of Hamilton Lane	0	--?	--?/-?	--?	0	+	0	-/+?	++	+	0	--/0	+	--?
24/10169	Scraptoft	North (Grid 1)	Land south of Covert Lane and land north of Wayside Lodge	0	-?	--?/-?	--?	0	+	0	-/-?	+	+	0	--/0	-	-?
24/10224	Scraptoft	North (Grid 1)	Land north of Covert Lane	0	-?	--?/0	--?	0	+	0	-/-?	++	+	0	--/0	+	--?
24/10229	Scraptoft	North (Grid 1)	Land east of The Woodlands, north of Covert Lane	0	-?	--?/0	-?	0	+	0	-/-?	+	+	0	--/0	-	-?
24/12211	Scraptoft	North (Grid 1)	Land north of Wayside Lodge, Covert Lane	0	0?	--?/-?	-?	0	+	0	-/-?	+	+	0	--/0	-	-?
24/12214	Scraptoft	North (Grid 1)	Land south of Covert Lane	0	-?	--?/0	--?	0	+	0	-/-?	+	+	0	0	-	-?
24/12235	Scraptoft	North (Grid 1)	Land at Beeby Road	0	-?	--?/-?	--?	0	+	0	-/-?	+	+	0	--/0	-	-?
21/8229	Stoughton	North (Grid 1)	Farmcare Estate	0	-?	--?/-?	--?	0	++	0	0/+?	++	+	0	--/0	+	--?
21/8150	Thurnby/Bushby	North (Grid 1)	Land South of A47 Uppingham Road	0	--?	--?/-?	--?	0	++	0	-/+?	++	+	0	--/0	+	--?
21/8240	Thurnby/Bushby	North (Grid 1)	Scraptoft Valley, Land north of A47	0	-?	--?/-?	--?	0	+	0	-/+?	++	+	0	--/0	+	--?
24/10251	Thurnby/Bushby	North (Grid 1)	Land South of A47 Uppingham Road	0	--?	--?/-?	--?	0	++	0	-/+?	++	+	0	--/0	+	--?

Non-Technical Summary

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
21/8138	Ullesthorpe	West (Grid 5)	Land off Manor Road	0	-?	--?/-?	--?	0	+	0	0/+?	+	+	0	0	+	--?
21/8217	Willoughby Waterleys	West (Grid 5)	Whetstone Pastures Garden Village	0	--?	--?/0	--?	0	+	0	-/-?	++	+	0	--/0	+	--?

Table 7: Summary of SA Findings for the employment site options

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
24/12206	Broughton Astley	West (Grid 5)	Land north of Broughton Way	0	-?	--?/0	-?	0	++	0	+	0	+	0	--/0	+	--?
21/8213	Broughton Astley	West (Grid 5)	Arkwright Hill Business Park, Lutterworth Road	0	0?	--?/0	-?	0	+	0	-	0	++	0	--/--?	-	--?
24/10536	Catthorpe	South West (Grid 8)	Land north-west of Catthorpe Interchange	0	-?	--?/0	-?	0	++	0	-	0	++	0	--/0	+	--?
24/10522	Cotesbach	South West (Grid 8)	Land Off Rugby Road	0	0?	--/-?	-?	0	++	0	+	0	++	0	--/0	+	--?
21/8214	East Langton	Centre (Grid 3)	Astley Grange Farm	0	-?	--?/0	--?	0	++	0	-	0	+	0	--/0	-	--?
21/8212	Fleckney	Centre (Grid 3)	Land east of Fleckney Road	0	0?	--?/0	-?	0	++	0	0	0	+	0	--/0	+	--?
24/12230	Fleckney	Centre (Grid 3)	Land off Marlborough Drive	0	0?	--?/0	-?	0	++	0	0	0	+	0	0	+	--?
24/9719	Foxton	South (Grid 7)	The Cattle Market, Foxton Road, Lubenham	0	0?	--?/0	-?	0	++	0	-	0	+	0	--/0	+	--?
21/8053	Great Bowden	South (Grid 7)	Land off Dingley Road	0	-?	--?/-?	--?	0	++	0	++	0	+	0	--/0	++	-?
24/10642	Kibworth	Centre (Grid 3)	Land South of Priory Business Park	0	0?	--?/0	--?	0	++	0	0	0	+	0	--/0	+	--?
21/8105	Lutterworth	South West (Grid 8)	Warren Farm (West)	0	-?	--/0	-?	0	++	0	+	0	++	0	--/0	+	--?
21/8108	Lutterworth	South West (Grid 8)	Warren Farm (East)	0	-?	--?/0	-?	0	++	0	+	0	++	0	--/0	+	--?
21/8179	Lutterworth	South West (Grid 8)	Land south of Lutterworth Road / Coventry Road	0	-?	--?/-?	-?	0	++	0	+	0	+	0	0	+	-?

Non-Technical Summary

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
21/8201	Lutterworth	South West (Grid 8)	Land South of George House, Coventry Road	0	-?	--?/0	-?	0	+	0	-	0	++	0	--/0	+	--?
24/10318	Lutterworth	South West (Grid 8)	Land at Gilmorton Road	0	-?	--/-?	-?	0	++	0	+	0	++	0	--/0	-	--?
24/9301	Lutterworth	South West (Grid 8)	Land to the west of Moorbarns Lane	0	0?	--?/-?	-?	0	++	0	+	0	++	0	--/0	+	--?
24/10491	Lutterworth	South West (Grid 8)	Moorbarns Farm	0	0?	--?/-?	-?	0	+	0	+	0	++	0	--/0	+	--?
24/10595	Lutterworth	South West (Grid 8)	Land South of George House, Coventry Road. Land to the South of the A4303	0	-?	--?/0	-?	0	+	0	-	0	++	0	--/0	+	--?
24/12227	Lutterworth	South West (Grid 8)	Land at Mere Lane, Magna Park	0	-?	--?/-?	-?	0	++	0	0	0	++	0	--/0	+	--?
21/8027	Market Harborough	South (Grid 7)	Land off Leicester Road	0	-?	--?/0	--?	0	++	0	++	0	+	0	--/0	+	-?
21/8124	Market Harborough	South (Grid 7)	Land adjacent to Bowden Business Village	0	0?	--?/0	-?	0	+	0	-	0	+	0	0	+	--?
21/8189	Market Harborough	South (Grid 7)	Courtyard Workshops, off Bath Street.	0	0?	++/0	-?	0	++	0	++	0	+	0	0	++	0?
21/8193	Market Harborough	South (Grid 7)	Land at Airfield Business Park	0	-?	++/0	--?	0	++	0	++	0	+	0	--/0	+	0?
24/10248	Market Harborough	South (Grid 7)	Land east of Northampton Road, north of Harborough Enterprise Centre	0	0?	--?/0	--?	0	++	0	++	0	+	0	--/0	++	--?
24/10398	Market Harborough	South (Grid 7)	Land west of Rockingham Road	0	-?	--?/-?	-?	0	++	0	++	0	+	0	--/0	++	--?
24/10470	Market Harborough	South (Grid 7)	Land off Kettering Road	0	-?	--?/0	0?	0	++	0	++	0	+	0	0	++	--?
24/10481	Market Harborough	South (Grid 7)	Land to the north of the A6 and east of the Melton Road Services	0	-?	--?/0	-?	0	+	0	-	0	++	0	--/0	+	--?
24/12205	Market Harborough	South (Grid 7)	MH4 land at Airfield Farm (Wellington Business Park)	0	-?	--?/0	--?	0	+	0	-	0	++	0	--/0	+	--?
24/12213	Market Harborough	South (Grid 7)	Land to the north of the A6 and east of the Melton Road Services	0	0?	--?/0	-?	0	+	0	-	0	+	0	--/0	+	--?

Non-Technical Summary

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
24/10253	Market Harborough	South (Grid 7)	Land East of Compass Way and Harborough Enterprise Centre	0	0?	--?/0	-?	0	++	0	++	0	++	0	--/0	++	-?
24/8737	Market Harborough	South (Grid 7)	Land OS 3073, Leicester Road	0	-?	--?/0	--?	0	+	0	++	0	+	0	--/0	+	-?
24/10508	North Kilworth	South West (Grid 8)	Land to the South of Station Road (Easting: 462395, Northing: 283586)	0	0?	--?/0	--?	0	++	0	-	0	+	0	--/0	+	--?
21/8073	Shawell	South West (Grid 8)	Land off Watling Street (A5)	0	-?	--?/0	-?	--	++	0	-	0	++	0	0	-	--?
21/8074	Shawell	South West (Grid 8)	Land south of Gibbet Lane	0	-?	--?/-?	-?	0	++	0	-	0	++	0	--/0	+	--?
21/8169	Shawell	South West (Grid 8)	Land off A426 south of Cotesbach	0	--?	--?/-?	--?	0	++	0	-	0	++	0	--/--?	+	--?
24/10255	Shawell	South West (Grid 8)	Land South of Gibbet Lane	0	-?	++/-?	-?	0	++	0	-	0	++	0	--/0	+	0?
24/12226	Sutton in the Elms	West (Grid 5)	Land west of Broughton Astley – Sutton in the Elms, Coventry Road	0	--?	--?/0	-?	0	++	0	+	0	+	0	--/0	-	--?
21/8208	Ullesthorpe	West (Grid 5)	Land off A5, north of White House Farm	0	0?	--?/-?	-?	0	++	0	-	0	++	0	-/0	+	--?

Table 8: Summary of SA findings for retail site options

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
24/12231	Market Harborough	South (Grid 7)	Commons Car Park	0	-?	++/0	--?	0	++	0	++	0	+	0	--/0	++	+
24/10240	Market Harborough	South (Grid 7)	St Mary's Road	0	-?	++/0	--?	0	++	0	++/++?	0	+	0	--/0	++	+
24/10476	Thurnby/Bushby	North (Grid 1)	Land to the North of Uppingham Road	0	-?	--?/-?	-?	0	++	0	-	0	+	0	0	+	-?

Table 9: Summary of SA findings for renewable energy generation site options

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
21/8071	Catthorpe	South West (Grid 8)	Land adjacent to M1 J19	++	-?	--?/0	-?	0	0	0	0	0	0	0	--/0	0	--?

Table 10: SA findings for Gypsy and Traveller Site options

Site ID	Nearest Settlement	Area	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
24/12233	Gilmorton	South West (Grid 8)	Bonehams Lane, Gilmorton, LE17 5PD	0	0?	--?/0	0?	0	+	+	-	++	-	0	--/0	-	--?
24/12234	Claybrooke Parva	West (Grid 5)	Woodway Lane, Claybrooke Parva	0	0?	--?/-?	--?	0	+	0	0	++	+	0	--/-?	+	--?

Proposed Submission Draft Local Plan Policies

1.41 The Proposed Submission Draft Local Plan contains a vision, with the policies and site allocations grouped under sections including the Overall Development Strategy, Key Development Sites, Strategic Policies for Housing, Directing Development to the Right Place and Development Standards. The likely effects of the vision and policies in the Proposed Submission Draft Local Plan are presented in Table 11 overleaf. Tables 12-16, which follows, summarises the likely cumulative effects of the Proposed Submission Draft Local Plan as a whole on each SA objective. The likely cumulative effects of the Plan are described in full in Chapter 7 of the full SA Report.

Table 11: Summary of SA findings for the Vision, Policies and Site Allocations in the Proposed Submission Draft Local Plan – Overall development strategy

Policies	SA1: Climatic Factors	SA2: Biodiversity and Geodiversity	SA3: Resources	SA4: Cultural Heritage	SA5: Air	SA6: Health and Wellbeing	SA7: Social Inclusion	SA8: Services, Facilities and Education	SA9: Housing	SA10: Economic Growth	SA11: Waste	SA12: Flood Risk	SA13: Sustainable Travel	SA14: Landscape
Policy DS01	+/-	--?	--?	--?	+/-	++	++	++	++	0	-	-	+	--?
Policy DS02	+/-	0/-?	+/-	+/-?	+/-	+	+	+	0	++	-	-	+/-	0/-?
Policy DS03	++	++	+	0	+	+	+	0	0	0	+	+	+	+
Policy DS04	0	0	0	++	0	+	0	0	0	0	0	0	0	++
Policy DS05	+	0	0	0	+	+	+	++	0	0	+	0	++	0

Table 12: Summary of SA findings for the Vision, Policies and Site Allocations in the Proposed Submission Draft Local Plan - Key development sites

Policies	SA1: Climatic Factors	SA2: Biodiversity and Geodiversity	SA3: Resources	SA4: Cultural Heritage	SA5: Air	SA6: Health and Wellbeing	SA7: Social Inclusion	SA8: Services, Facilities and Education	SA9: Housing	SA10: Economic Growth	SA11: Waste	SA12: Flood Risk	SA13: Sustainable Travel	SA14: Landscape
Thurnby and Bushby (Leicester Urban Area)	+/-	+/-	--	-?	+/-	++	++	+/-	+	+	0	+/--	+/-	-
Scraptoft (Leicester Urban Area)	+/-	-	--	-	+/-	++	++	++/-	+	+	0	+/--	+/-	-
Market Harborough (Market Town)	+/-	-	++/--	-	+/-	++	++	++/-	+	++	0	+/--	++/-	-
Lutterworth (Market Town)	+/-	+/-	--	-	+/-	++	++	+/-	+	+	0	+/-	+/-	-

Non-Technical Summary

Policies	SA1: Climatic Factors	SA2: Biodiversity and Geodiversity	SA3: Resources	SA4: Cultural Heritage	SA5: Air	SA6: Health and Wellbeing	SA7: Social Inclusion	SA8: Services, Facilities and Education	SA9: Housing	SA10: Economic Growth	SA11: Waste	SA12: Flood Risk	SA13: Sustainable Travel	SA14: Landscape
Broughton Astley (Large Village)	+/-	+/-	--	-?	+/-	++	++	++	+	+?	0	+/--	++/-	-
Fleckney (Large Village)	+/-	-	--	-?	+/-	++	++	+	+	+	0	+/-	+/-	-
Great Glen (Large Village)	+/-	+/-	--	-	+/-	++	++	+	+	+	0	+/--	++/-	-
Kibworth (Large Village)	+/-	+/-	--	-	+/-	++	++	+/-	+	+	0	+/--	+/-	-
Billesdon (Medium Village)	+/-	-	++/--	-	+/-	++	++	+	+	+	0	+/-	+/-	-
Great Bowden (Medium Village)	+/-	++/-	--	-	+/-	++	++	+/-	+	+	+/0	+/-	++/-	-
Houghton on the Hill (Medium Village)	+/-	+/-	--	-	+/-	++	++	+	+	+	0	+/-	+/-	-
Husbands Bosworth (Medium Village)	+/-	+/-	--	-	+/-	++	++	+/-	+	+	0	+/--	+/-	-
Ullesthorne (Medium Village)	+/-	-	--	--	+/-	++	++	+	+	+	0	+/-	+/-	-
Magna Park (Strategic Warehousing)	+/-	-	--	-?	+/-	+	+	-	0	++	0	+/-	+/-	-
Policy SA02	+	+/-	--	+	+/-	++	++	++	++	+	0	+/-	++	+/-

Non-Technical Summary

Policies	SA1: Climatic Factors	SA2: Biodiversity and Geodiversity	SA3: Resources	SA4: Cultural Heritage	SA5: Air	SA6: Health and Wellbeing	SA7: Social Inclusion	SA8: Services, Facilities and Education	SA9: Housing	SA10: Economic Growth	SA11: Waste	SA12: Flood Risk	SA13: Sustainable Travel	SA14: Landscape
Policy SA03	+/-	--/+	--	--/+	+/-	++	++	++	+	0	0	+/-	++	--/+
Policy SA04	+/-	-	--	-	+/-	++	++	++/-	++	+	0	+/-	+/-	-

Table 13: Summary of SA findings for the Vision, Policies and Site Allocations in the Proposed Submission Draft Local Plan - Strategic policies for housing

Policies	SA1: Climatic Factors	SA2: Biodiversity and Geodiversity	SA3: Resources	SA4: Cultural Heritage	SA5: Air	SA6: Health and Wellbeing	SA7: Social Inclusion	SA8: Services, Facilities and Education	SA9: Housing	SA10: Economic Growth	SA11: Waste	SA12: Flood Risk	SA13: Sustainable Travel	SA14: Landscape
Policy HN01	0	0	+	0	0	+	+	0	++	0	0	0	0	0
Policy HN02	0	0	0	0	0	+	++	0	++	0	0	0	0	0
Policy HN03	0	0	+	0	+	+	+	+	+	0	0	0	+	+
Policy HN04	0	0	0	0	0	+	+	0	++	0	0	0	0	0
Policy HN05	0	0	0	0	0	+	+	0	++	0	0	+	0	0
Policy HN06	+/-	-/0	--	-	+/-	+	+	+/-	++	+/-	+	--	+/-	--

Table 14: Summary of SA findings for the Vision, Policies and Site Allocations in the Proposed Submission Draft Local Plan - Directing development to the right place

Policies	SA1: Climatic Factors	SA2: Biodiversity and Geodiversity	SA3: Resources	SA4: Cultural Heritage	SA5: Air	SA6: Health and Wellbeing	SA7: Social Inclusion	SA8: Services, Facilities and Education	SA9: Housing	SA10: Economic Growth	SA11: Waste	SA12: Flood Risk	SA13: Sustainable Travel	SA14: Landscape
Policy AP01	+/-	+/-	+/-	0	+/-	+	+	+	+	+	0	0	+/-	+
Policy AP02	0	0	+	+	0	+	0	++	0	+	0	0	0	+
Policy AP03	-	+/-	+/-	0	-	+	0	-	+	+	0	0	-	+
Policy AP04	+	+/-	+/-	0	0	+	+	+	0	++	+	0	+/-	+
Policy AP05	++	+/-	0	+	+	+	0	0	0	0	0	0	0	+

Table 15: Summary of SA findings for the Vision, Policies and Site Allocations in the Proposed Submission Draft Local Plan - Development standards

Policies	SA1: Climatic Factors	SA2: Biodiversity and Geodiversity	SA3: Resources	SA4: Cultural Heritage	SA5: Air	SA6: Health and Wellbeing	SA7: Social Inclusion	SA8: Services, Facilities and Education	SA9: Housing	SA10: Economic Growth	SA11: Waste	SA12: Flood Risk	SA13: Sustainable Travel	SA14: Landscape
Policy DM01	+	+	0	+	+	+	++	0	0	0	+	0	+	+
Policy DM02	0	0	0	0	+	++	+	+	0	0	0	0	0	+
Policy DM03	0	0	0	++	0	0	0	0	0	0	0	0	0	+
Policy DM04	0	0	0	+	0	0	0	0	0	0	0	0	0	++
Policy DM05	+	++	0	0	+	++	++	0	0	0	0	+	+	+
Policy DM06	+	0	0	0	++	+	+	0	0	0	0	0	++	0

Non-Technical Summary

Policies	SA1: Climatic Factors	SA2: Biodiversity and Geodiversity	SA3: Resources	SA4: Cultural Heritage	SA5: Air	SA6: Health and Wellbeing	SA7: Social Inclusion	SA8: Services, Facilities and Education	SA9: Housing	SA10: Economic Growth	SA11: Waste	SA12: Flood Risk	SA13: Sustainable Travel	SA14: Landscape
Policy DM07	+	0	0	0	0	+	0	0	0	0	0	++	0	0
Policy DM08	+	+	0	0	0	+	0	0	0	0	0	++	0	0
Policy DM09	++	+	+	0	+	0	0	0	0	0	+	+	0	0
Policy DM10	+	++	0	0	+	+	0	0	0	0	0	0	0	0
Policy DM11	0	+	++	0	0	0	0	0	0	0	0	++	0	0
Policy DM12	0	0	0	0	0	++	+	++	0	+	0	0	0	+
Policy DM13	0	+	0	0	0	0	0	0	0	++	0	0	+	+
Policy DM14	0	0	0	+	0	+	0	0	0	+	0	0	0	+
Policy DM15	0	0	0	++	0	+	0	0	0	0	0	0	0	0
Policy DM16	0	0	0	+	0	+	0	0	0	0	0	+	0	+

Table 16: Summary of SA findings for the Vision, Policies and Site Allocations in the Proposed Submission Draft Local Plan - Monitoring and Delivery

Policies	SA1: Climatic Factors	SA2: Biodiversity and Geodiversity	SA3: Resources	SA4: Cultural Heritage	SA5: Air	SA6: Health and Wellbeing	SA7: Social Inclusion	SA8: Services, Facilities and Education	SA9: Housing	SA10: Economic Growth	SA11: Waste	SA12: Flood Risk	SA13: Sustainable Travel	SA14: Landscape
Policy IM01	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Table 17: Summary of cumulative effects of the Proposed Submission Draft Local Plan

SA Objective	Proposed Submission Draft Local Plan
SA1: Climate Change	++/-
SA2: Biodiversity and Geodiversity	+/-
SA3: Resources	--/+
SA4: Cultural Heritage	+/-?
SA5: Air	+/-
SA6: Health and Wellbeing	++
SA7: Social Inclusion	++
SA8: Services, Facilities and Education	+
SA9: Housing	++
SA10: Economic growth	++
SA11: Waste	-
SA12: Flood Risk	-
SA13: Sustainable Travel	+
SA14: Landscape	-

Recommendations

1.42 A number of recommendations were made in a draft version of the full SA Report. These are listed in the full SA report along with information about how the Council has responded to these recommendations.

Monitoring

1.43 The SEA Regulations require that monitoring is undertaken in relation to the significant effects of implementing a Local Plan. Suggested indicators for monitoring the potential significant sustainability effects of implementing the Proposed Submission Draft Local Plan are set out below.

SA Objective 1

- Minimise greenhouse gas emissions and develop a managed response to the effects of climate change

Indicators

- Reduction in Carbon emissions.
- Number of planning permissions leading to loss of Green Wedge Land.
- Number of development permissions contrary to policy.
- Number of developments incorporating renewable energy.

SA Objective 2

- Protect, enhance and manage biodiversity and geodiversity

Indicators

- Net gain in biodiversity as per DEFRA metric.
- BNG offsetting - developer contributions.
- Number of planning permissions leading to loss of Green Wedge Land.
- Net loss of any extent of a nationally or locally designated biodiversity or geodiversity asset arising from development that is permitted.
- Net gain in biodiversity as per DEFRA metric.

SA Objective 3

- To support efficient use of resources, including soils

Indicators

- Percentage of new development on brownfield land.

SA Objective 4

- To conserve and enhance the historic environment including the setting of heritage features

Indicators

- Area of Green Wedges designated
- Area of Strategic Areas of Separation
- Number of additions to Local List of NDHAs

SA Objective 5

- Protect and improve air quality

Indicators

- Air quality – latest AQMA readings and year on year trends.

SA Objective 6

- Safeguard and improve health, safety and wellbeing

Indicators

- Number of major planning completions accompanied by a Health Impact Assessment
- Average life expectancy.
- Obesity rates.

SA Objective 7

- Achieve social inclusion and equality for all

Indicators

- Number of wards in the most 50% deprived nationally.

SA Objective 8

- To provide access to services, facilities and education

Indicators

- Infrastructure delivery in line with the latest version of the IDP (Infrastructure Delivery Plan)
- Annual total of Section 106 Financial contributions received.
- Annual total of developer contributions towards community infrastructure.
- Community projects supported by funds from Section 106 developer contributions.
- Gains and losses to Open Space Areas or Playing Pitches.
- Telecommunications development permitted and completed.
- Number of healthcare facilities permitted and completed (improved or established).

SA Objective 9

- Provide affordable, sustainable, good-quality housing for all

Indicators

- Net additional dwellings permitted and completed.
- Number of affordable homes permitted and completed.
- Number of specialist housing dwellings for older people (Use Class C2) completed.
- Number of Gypsy and Traveller residential pitches delivered .
- Number of Travelling Showpeople plots delivered.
- Number of Self-build plots permitted and completed. Rolling percentage new homes completed, measured against last 3 years of rolling housing requirement (Housing Delivery Test result)

Non-Technical Summary

- 5 Year Housing Land Supply - For the purposes of monitoring 5 Year Housing Land Supply (5YHLS) the Authority will base housing requirement on the residual based on delivery since the start of the 2020 to 2041 plan period. This is to ensure that Development Management decisions are taken on a plan-led basis until strategic policies are found to require updating as a product of any future statutory review.

SA Objective 10

- Support the sustainable growth of the economy and provide employment opportunities

Indicators

- Net additional employment floor space permitted and developed.
- Loss of B2, B8, or E(g)(ii) class floorspace permitted and completed.
- Development permitted and completed in the Countryside for uses specified in Policy AP04, clauses 1a-i
- Net loss of retail floorspace in Market Harborough Primary Shopping Area (policy AP02).

SA Objective 12

- To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Indicators

- Recorded flood events.
- Number of major developments permitted contrary to Environment Agency flooding advice.

SA Objective 13

- Promote sustainable transport use and active travel

Indicators

- Bus patronage.
- Number of new developments granted planning permission with policy-compliant cycle parking provision.
- Number of developments with an active Travel Plan.

SA Objective 14

- To conserve and enhance the character and distinctiveness of the landscape

Indicators

- Percentage of development on brownfield land.
- Change in quality of landscape character and condition.
- Area of Green Wedges designated.
- Area of Strategic Areas of Separation.

Next Steps

1.44 The full SA Report and this Non-Technical Summary will be available for a period of representation alongside the Proposed Submission Draft Local Plan, during Spring 2025.

Non-Technical Summary

1.45 The consultation responses on the Proposed Submission Draft Local Plan and this SA Report will be reviewed and considered before the Local Plan is submitted for Examination.

LUC

February 2025

References

- 1 The Planning and Compulsory Purchase Act 2004 was amended under the Environmental Assessments and Miscellaneous Planning (EU Exit) Regulations 2018
- 2 The Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004/1633), as amended by The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 (SI2018/1232)
- 3 The Environmental Assessment of Plans and Programmes Regulations 2004 (SI No. 2004/1633) as amended by The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 (SI No. 2018/1232) and The Environmental Assessment of Plans and Programmes (Amendment) Regulations 2020 (SI No. 2020/1521).

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Landscape Management / Ecology / Historic Environment / GIS & Visualisation

Harborough Local Plan: Proposed Submission Draft Local Plan

Habitats Regulations Assessment Report

Harborough District Council

Final report

Prepared by LUC

February 2025

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3	Updated Final HRA report	R. Chavan A. Blatnik K. Nicholls E. Blackman	K. Nicholls	K. Nicholls	11.12.2024
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Chapter 1

Introduction

1.1 LUC has been commissioned by Harborough District Council (hereafter referred to as ‘the Council’) to carry out a Habitats Regulations Assessment (HRA) of its new Local Plan. This iteration of the HRA report assesses the impacts of the Proposed Submission Draft (Regulation 19) Local Plan (January 2025) and it should be read in conjunction with that document.

Context for the Harborough District Council New Local Plan

1.2 Harborough District Council adopted the Harborough Local Plan 2011-2031 on 30th April 2019. The adopted Local Plan sets out the vision, objectives, spatial strategy and planning policies for Harborough District for the period up to 2031. The adopted Harborough Local Plan is supported by the Planning Obligations Supplementary Planning Document (SPD) and the Development Management Supplementary Planning Document (SPD). The Planning Obligations SPD provides detailed guidance on the policies in the Local Plan relating to securing a range of community infrastructure and affordable housing. The Development Management SPD provides additional guidance to assist with the interpretation and implementation of Local Plan policies when applying for planning permission.

1.3 Harborough District Council is undertaking a full review of its Local Plan which will cover the period up to at least 2041. Preparatory work and evidence gathering for the new Local Plan included a Call for Sites exercise which was undertaken in Summer 2021 and the Strategic Housing and Economic Land Availability Assessment (SHELAA) which was published in late 2022. In December 2022, Harborough District Council prepared a New Local Plan Scoping Paper. The Scoping Paper took a high-level look at the main themes

that the new Local Plan will need to address with reference to the latest national policy. The Scoping Paper fed into the preparation of the Issues and Options (Regulation 18) document which was published for consultation between January and February 2024. The outcomes of that consultation have in turn fed into the preparation of the Proposed Submission Draft (Regulation 19) Local Plan, which is the subject of this report.

The Requirement to Undertake Habitats Regulations Assessment of Development Plans

1.4 The requirement to undertake HRA of development plans was confirmed by the amendments to the Habitats Regulations published for England and Wales in 2007 [\[See reference 1\]](#); the currently applicable version is the Habitats Regulations 2017 [\[See reference 2\]](#), as amended. When preparing the new Local Plan, Harborough District Council is therefore required by law to carry out an HRA. The Council can commission consultants to undertake HRA work on its behalf and this (the work documented in this report) is then reported to and considered by Harborough District Council as the 'competent authority'. The Council will consider this work and would usually only progress a Plan if it considers that the Plan will not adversely affect the integrity [\[See reference 3\]](#) of any 'European site', as defined below (the exception to this would be where 'imperative reasons of overriding public interest' can be demonstrated [\[See reference 4\]](#)). The requirement for authorities to comply with the Habitats Regulations when preparing a Plan is also noted in the Government's online Planning Practice Guidance (PPG) [\[See reference 5\]](#).

1.5 HRA refers to the assessment of the potential effects of a development plan on one or more sites afforded the highest level of protection in the UK: Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). These were classified under European Union (EU) legislation but since 1st January 2021 are protected in the UK by the Habitats Regulations 2017 (as amended). Although the EU Directives from which the UK's Habitats Regulations originally

derived are no longer binding, the Regulations still make reference to the lists of habitats and species that the sites were designated for, which are listed in annexes to the EU Directives:

- SACs are designated for particular habitat types (specified in Annex 1 of the EU Habitats Directive [\[See reference 6\]](#)) and species (Annex II). The listed habitat types and species (excluding birds) are those considered to be most in need of conservation at a European level. Designation of SACs also has regard to the threats of degradation or destruction to which the sites are exposed and, before EU exit day, to the coherence of the 'Natura 2000' network of European sites. After EU exit day, regard is had to the importance of such sites for the coherence of the UK's 'national site network'.
- SPAs are classified for rare and vulnerable birds (Annex I of the EU Birds Directive [\[See reference 7\]](#)), and for regularly occurring migratory species not listed in Annex I.

1.6 The term 'European sites' was previously commonly used in HRA to refer to 'Natura 2000' sites [\[See reference 8\]](#) and Ramsar sites (international designated under the Ramsar Convention). However, a Government Policy Paper [\[See reference 9\]](#) on changes to the Habitats Regulations 2017 post-Brexit states that:

- Any references to Natura 2000 in the 2017 Regulations and in guidance now refer to the new 'national site network'.
- The national site network includes existing SACs and SPAs; and new SACs and SPAs designated under these Regulations.
- Designated Wetlands of International Importance (known as Ramsar sites) do not form part of the national site network. Many Ramsar sites overlap with SACs and SPAs and may be designated for the same or different species and habitats.

1.7 Although Ramsar sites do not form part of the new national site network, Government guidance [\[See reference 10\]](#) states that:

“Any proposals affecting the following sites would also require an HRA because these are protected by government policy:

- proposed SACs
- potential SPAs
- Ramsar sites – wetlands of international importance (both listed and proposed)
- areas secured as sites compensating for damage to a European site.”

1.8 Furthermore, the NPPF [\[See reference 11\]](#) and practice guidance [\[See reference 12\]](#) currently state that competent authorities responsible for carrying out HRA should treat Ramsar sites in the same way as SACs and SPAs. The legislative requirement for HRA does not apply to other nationally designated wildlife sites such as Sites of Special Scientific Interest or National Nature Reserves.

1.9 For simplicity, this report uses the term ‘European site’ to refer to all types of designated site for which Government guidance [\[See reference 13\]](#) requires an HRA.

1.10 The overall purpose of an HRA is to conclude whether or not a proposal or policy, or a whole development plan would adversely affect the integrity of the European site in question. This is judged in terms of the implications of the plan for a site’s ‘qualifying features’ (i.e. those Annex I habitats, Annex II species, and Annex I bird populations for which it has been designated). Significantly, HRA is based on the precautionary principle. Where uncertainty or doubt remains, an adverse effect should be assumed.

Stages of HRA

1.11 The HRA of development plans is undertaken in stages (as described further ahead in this section) and should conclude whether or not a proposal would adversely affect the integrity of the European site in question.

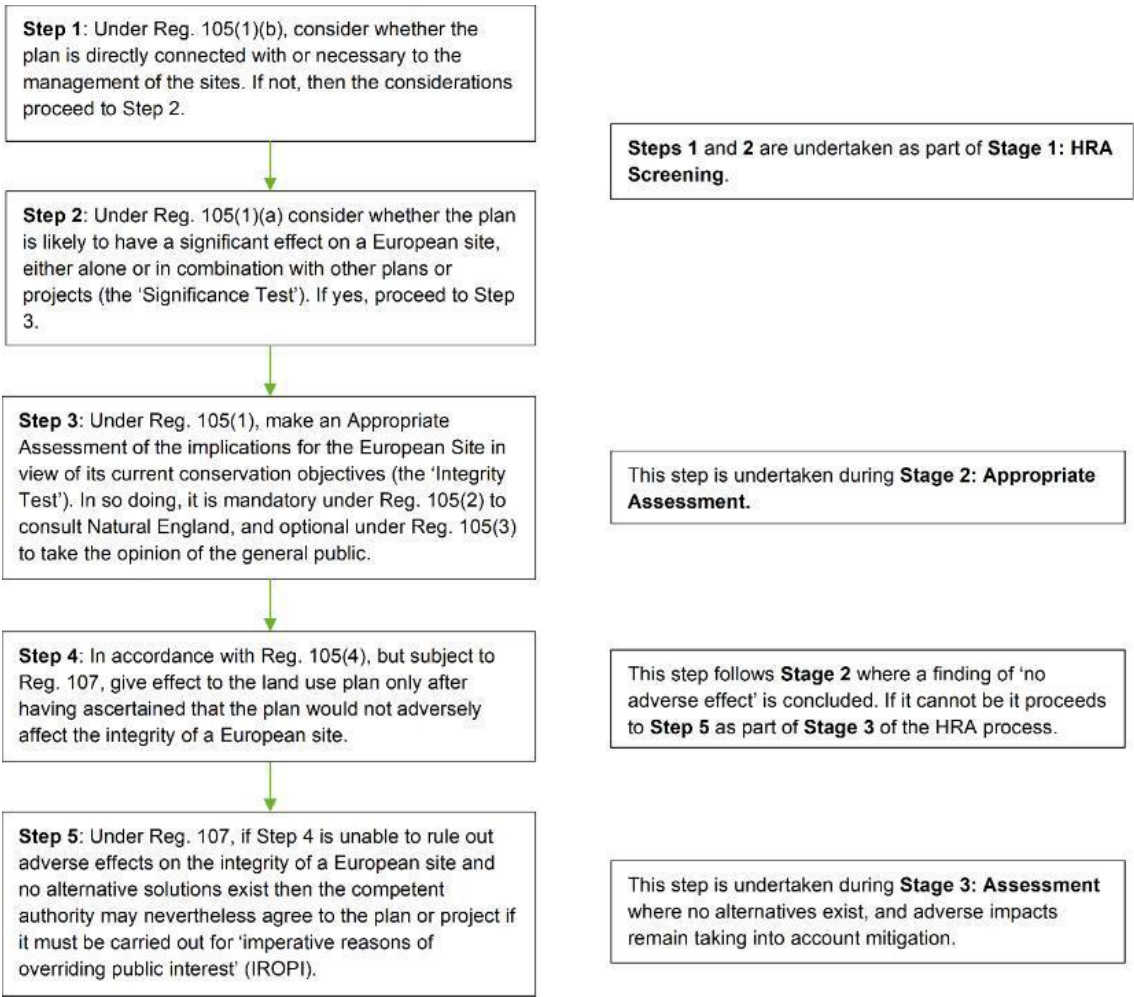
1.12 HRAs are carried out at all levels of plan making, including higher tier plans such as national plans and lower tier Local Plans, as well as at a project level. The process for carrying out an HRA is the same for any plan level or project. However, HRAs carried out for Local Plans and projects will be more specific to a certain area or development proposal covering a smaller area than an HRA of a national Plan. In turn, project-level HRAs will be able to be more specific again.

1.13 The HRA process should inform the preparation of a Local Plan by seeking to avoid adverse effects on the integrity of European sites. Therefore, the outcome of an HRA will help to inform whether a Local Plan should be adopted. If it is determined that adverse effects are unavoidable, recommendations are made through the HRA to ensure that mitigation is included in the policies within the Local Plan to ensure the delivery of appropriate mitigation. This will reduce the likelihood or severity of any adverse impact on European sites. Mitigation could include the requirement for project-level/site specific HRAs for specific proposals within a Local Plan.

Requirements of the Habitats Regulations

1.14 In assessing the effects of a Plan in accordance with Regulation 105 of the Conservation of Habitats and Species Regulations 2017 (as amended) (the 'Habitats Regulations'), there are potentially two tests to be applied by the competent authority: a 'Significance Test', followed if necessary, by an Appropriate Assessment which would inform the 'Integrity Test'. Figure 1.1 overleaf shows the steps in undertaking an HRA.

Figure 1.1: The steps in undertaking an HRA



Typical Stages of HRA

1.15 While carrying out a full HRA of a development plan (based on various guidance documents [See reference 14] [See reference 15] [See reference 16]), certain stages and associated tasks and outcomes are typically involved as summarised below.

Stage 1: HRA Screening (the ‘Significance Test’)

Tasks

- Description of the development plan and confirmation that it is not directly connected with or necessary to the management of European sites.
- Identification of potentially affected European sites and their conservation objectives **[See reference 17]**.
- Assessment of likely significant effects of the development plan alone or in combination with other plans and projects, prior to consideration of avoidance or reduction (‘mitigation’) measures **[See reference 18]**.

Outcome

- Where effects are unlikely, prepare a ‘finding of no significant effect report’.
- Where effects judged likely, or lack of information to prove otherwise, proceed to Stage 2.

Stage 2: Appropriate Assessment (the ‘Integrity Test’) (where Stage 1 does not rule out likely significant effects)

Tasks

- Information gathering (development plan and European Sites **[See reference 19]**).
- Impact prediction.
- Evaluation of development plan impacts in view of conservation objectives of European sites.

- Where impacts are considered to directly or indirectly affect qualifying features of European sites, identify how these effects will be avoided or reduced ('mitigation').

Outcome

- Appropriate assessment report describing the plan, European site baseline conditions, the adverse effects of the plan on the European site, how these effects will be avoided or reduced, including the mechanisms and timescale for these mitigation measures.
- If effects remain after all alternatives and mitigation measures have been considered proceed to Stage 3.

Stage 3: Assessment Where No Alternatives Exist and Adverse Impacts Remain Taking into Account Mitigation

Tasks

- Identify 'imperative reasons of overriding public interest' (IROPI).
- Demonstrate no alternatives exist.
- Identify potential compensatory measures.

Outcome

- This stage should be avoided if at all possible. The test of IROPI and the requirements for compensation are extremely onerous.

1.16 It is normally anticipated that an emphasis on Stages 1 and 2 of this process will, through a series of iterations, help ensure that potential adverse effects are identified and eliminated through the inclusion of mitigation

measures designed to avoid or reduce effects. The need to consider alternatives could imply more onerous changes to a plan document. It is generally understood that so called ‘imperative reasons of overriding public interest’ (IROPI) are likely to be justified only very occasionally and would involve engagement with the Government.

Case Law

1.17 This HRA has been prepared in accordance with relevant case law findings, including most notably the ‘People over Wind’ and ‘Holohan’ rulings from the Court of Justice for the European Union (CJEU).

1.18 The People over Wind, Peter Sweetman v Coillte Teoranta (April 2018) judgment ruled that Article 6(3) of the Habitats Directive will be interpreted as meaning that mitigation measures should be assessed as part of an Appropriate Assessment and should not be taken into account at the Screening stage. The precise wording of the ruling is as follows:

“Article 6(3)... must be interpreted as meaning that, in order to determine whether it is necessary to carry out, subsequently, an appropriate assessment of the implications, for a site concerned, of a plan or project, it is not appropriate, at the Screening stage, to take account of measures intended to avoid or reduce the harmful effects of the plan or project on that site.”

1.19 In light of the above, the HRA Screening stage does not rely upon avoidance or mitigation measures to draw conclusions as to whether the Local Plan could result in likely significant effects on European sites, with any such measures being considered at the Appropriate Assessment stage as relevant.

1.20 This HRA also considers the *Holohan v An Bord Pleanala* (November 2018) judgement which stated that:

“Article 6(3) of Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora must be interpreted as meaning that an ‘appropriate assessment’ must, on the one hand, catalogue the entirety of habitat types and species for which a site is protected, and, on the other, identify and examine both the implications of the proposed project for the species present on that site, and for which that site has not been listed, and the implications for habitat types and species to be found outside the boundaries of that site, provided that those implications are liable to affect the conservation objectives of the site.”

1.21 In undertaking this HRA, LUC has considered the potential for effects on species and habitats, including those not listed as qualifying features, to result in secondary effects upon the qualifying features of European sites, including the potential for complex interactions and dependencies. In addition, the potential for offsite impacts, such as through impacts to functionally linked land, and or species and habitats located beyond the boundaries of European site, but which may be important in supporting the ecological processes of the qualifying features, has also been considered in this HRA.

1.22 Similarly, effects on both qualifying and supporting habitats and species on functionally linked land (FLL) or habitat have been considered in the HRA, in line with the High Court judgment in *RSPB and others v Secretary of State and London Ashford Airport Ltd* [2014 EWHC 1523 Admin] (paragraph 27), which stated that:

“There is no authority on the significance of the non-statutory status of the FLL. However, the fact that the FLL was not within a protected site does not mean that the effect which a deterioration in its quality or function could have on a protected site is to be ignored. The indirect effect was still

protected. Although the question of its legal status was mooted, I am satisfied... that while no particular legal status attaches to FLL, the fact that land is functionally linked to protected land means that the indirectly adverse effects on a protected site, produced by effects on FLL, are scrutinised in the same legal framework just as are the direct effects of acts carried out on the protected site itself. That is the only sensible and purposive approach where a species or effect is not confined by a line on a map or boundary fence. This is particularly important where the boundaries of designated sites are drawn tightly as may be the UK practice.”

1.23 In addition to this, the HRA takes into consideration the ‘Wealden’ judgement from the CJEU.

1.24 Wealden District Council v Secretary of State for Communities and Local Government, Lewes District Council and South Downs National Park Authority (2017) ruled that it was not appropriate to scope out the need for a detailed assessment for an individual plan or project based on the annual average daily traffic (AADT) figures detailed in the Design Manual for Roads and Bridges or the critical loads used by Defra or Environmental Agency without considering the in-combination impacts with other plans and projects.

1.25 In light of this judgement, the HRA therefore considers traffic growth based on the effects of development from the Local Plan in combination with other drivers of growth such as development proposed in neighbouring districts and demographic change.

1.26 The HRA also takes into account the Grace and Sweetman (July 2018) judgement from the CJEU which stated that:

“There is a distinction to be drawn between protective measures forming part of a project and intended avoid or reduce any direct adverse effects that may be caused by the project in order to ensure that the project does

not adversely affect the integrity of the area, which are covered by Article 6(3), and measures which, in accordance with Article 6(4), are aimed at compensating for the negative effects of the project on a protected area and cannot be taken into account in the assessment of the implications of the project.”

“As a general rule, any positive effects of the future creation of a new habitat, which is aimed at compensating for the loss of area and quality of that habitat type in a protected area, are highly difficult to forecast with any degree of certainty or will be visible only in the future.”

“A mitigation strategy may only be taken into account at AA (a.6(3)) where the competent authority is “sufficiently certain that a measure will make an effective contribution to avoiding harm, guaranteeing beyond all reasonable doubt that the project will not adversely affect the integrity of the area” otherwise it falls to be considered to be a compensatory measure to be considered under a.6(4) only where there are “imperative reasons of overriding public interest”.”

1.27 The Appropriate Assessment of the Local Plan therefore only considers the existence of measures to avoid or reduce its direct adverse effects (mitigation) if the expected benefits of those measures are beyond reasonable doubt at the time of the assessment.

Structure of this Report

1.28 This chapter (Chapter 1) has described the background to the production of the Harborough Local Plan and the requirement to undertake HRA. The remainder of the report is structured as follows:

- Chapter 2 outlines the structure and content of the Proposed Submission Draft Local Plan, which is the subject of this report.
- Chapter 3: Method - sets out the approach used and the specific tasks undertaken during the Screening stage of the HRA.
- Chapter 4: Screening Assessment - describes the findings of the Screening stage of the HRA.
- Chapter 5: Appropriate Assessment – sets out the Appropriate Assessment stage of the HRA, where likely significant effects could not be ruled out at the Screening stage.
- Chapter 6: Conclusions and Next Steps - summarise the HRA conclusions for the Harborough Local Plan and describes the next steps in the Plan preparation and HRA processes.

1.29 The information in the main body of the report is supported by the following appendices:

- Appendix A presents a map showing the European sites around Harborough and a map showing the strategic road network in relation to the location of European sites.
- Appendix B sets out detailed information about the European sites that are the focus of this HRA.
- Appendix C sets out the Screening assessment of the Proposed Submission Draft Local Plan policies.
- Appendix D presents the consultation comments received in relation to the HRA Scoping Report that was prepared and consulted on at the Issues and Options stage of plan-making.

Chapter 2

The Proposed Submission Draft Local Plan

2.1 This chapter summarises the contents of the Proposed Submission Draft Local Plan, which is the subject of this HRA.

Vision and Objectives

2.2 The Proposed Submission Draft Local Plan sets out a vision for Harborough District as follows:

By 2041, the communities and residents of Harborough District will have benefitted from the development of new homes and workspaces whilst the place maintains its mainly rural character. The district will continue to be characterised by beautiful rolling countryside, with distinctive villages and picturesque market towns. New developments will complement the established townscape and landscape character, be designed in a way that minimises adverse climate impacts, are resilient to the effects of climate change and designed in ways which mitigate and adapt to the predicted changes.

Developments will offer a range of housing options, including affordable housing, and be mainly focussed in the areas near to the City of Leicester and Borough of Oadby and Wigston, around the market towns and to a lesser degree the large and medium villages. Residents in new communities will benefit from improved access to local services and community provision, including healthcare, education and recreational

facilities. Transport infrastructure will be developed for each new community alongside sustainable travel options including walking, cycling and bus provision. New developments will be created using sustainable methods and through the prudent use of resources.

Our valued farming communities and rural businesses will feel supported as they continue to evolve and diversify. Important areas of separation between our villages and towns will be retained to protect their individual identity. New innovative businesses will generate skilled jobs, create training opportunities and support local supply chains, strengthening the local economy. Magna Park will grow and enhance its role as a strategic distribution hub, attracting valuable inward investment and leading technological and robotic change.

Market Harborough, with its vibrant town centre, cultural activities and distinctive offer of independent shops will flourish with a nighttime leisure economy. Lutterworth, Broughton Astley, and Kibworth will provide a mix of town and village shopping centres complemented by health, leisure and community facilities. The preserved heritage assets and conservation areas will ensure the district maintains its historic look and feel. Tourist destinations like Foxton Locks and the Grand Union Canal will attract day visits and overnight stays, alongside a varied sporting, leisure and hospitality offer that boosts the local economy.

Residents will shape new development across the district through effective community engagement and proactive Neighbourhood Planning. Harborough District will be defined by its well-designed places, its safe streets, healthy communities and publicly accessible open and green spaces. Wildlife and biodiversity will be protected and thrive through new green and blue infrastructure, with communities experiencing the health benefits which access to these amenities bring.

2.3 The vision is supported by five Local Plan objectives:

- Delivering Homes: Deliver the housing needed: provide housing that addresses the specific needs of different communities and age groups, including the provision of affordable, accessible and specialist housing.
- Creating jobs and diversifying the economy: Support vibrant town centres to adapt to changing needs and retain and provide employment land and create opportunities for business expansion, job creation, and economic growth.
- Tackling climate change and enhancing the natural environment: Reduce carbon emissions and implement climate adaptation strategies. Improve the quality of the natural environment by reducing pollution, protecting, enhancing, and extending biodiversity, and creating green infrastructure.
- Retaining and celebrating our heritage and rural character: Thoughtfully accommodate development to preserve and enhance our rural landscape, built heritage and the vitality of rural communities.
- Enabling supporting infrastructure: Work with partners to deliver infrastructure (including schools, health, and transport), supporting healthier communities through active and sustainable travel, expanding access to open spaces, and expanding and enhancing community facilities.

Policies

2.4 The Proposed Submission Draft Local Plan sets out 37 policies which seek to deliver the Plan objectives, set out in the following sections:

- Overall Development Strategy (policies DS01-DS05).
- Key Development Sites (policies SA01-SA04).
- Strategic Policies for Housing (policies HN01-HN06).
- Directing Development to the Right Place (policies AP01-AP05).
- Development Standards (policies DM01-16).

- Monitoring and Delivery (policy IM01).

2.5 In terms of allocations, Policy SA01: Site Allocations contains a schedule listing the sites to be allocated in the plan, with specific policy requirements associated with many of the sites. Policy SA02 relates to a strategic allocation known as Land South of Gartree Road Strategic Development Area, while policy SA03 allocates land North of Market Harborough comprising three sites referred to as MH1-MH3. Policy SA04 allocates land at Scraptoft East for 950 homes and supporting infrastructure.

Chapter 3

Method

3.1 This chapter describes the methodology that is being used for the HRA of the Harborough Local Plan.

Screening Assessment

3.2 HRA Screening of the Local Plan has been undertaken in line with current available guidance and to meet the requirements of the Habitats Regulations. The tasks that were undertaken during the Screening stage of the HRA are described in detail below.

3.3 The purpose of the Screening stage is to:

- Identify all aspects of the plan which would have no effect on a European site, so that they can be eliminated from further consideration in respect of this and other plans.
- Identify all aspects of the plan which would not be likely to have a significant effect on a European site (i.e. would have some effect, because of links/connectivity, but which are not significant), either alone or in combination with other aspects of the same plan or other plans or projects, which therefore do not require 'Appropriate Assessment'.
- Identify those aspects of the plan where it is not possible to rule out the risk of significant effects on a European site, either alone or in combination with other plans or projects. This provides a clear scope for the parts of the plan that will require Appropriate Assessment.

Identifying European Sites that may be Affected by the Local Plan

3.4 In order to initiate the search of European sites that could potentially be affected by a development, it is established practice in HRA to consider sites within the local planning authority area covered by the plan, and other sites that may be affected beyond this area.

3.5 A distance of 15km from the boundary of the plan area is typically used in the first instance to identify European sites with the potential to be affected by the proposals within a development plan. The 15km distance has been agreed with Natural England for HRAs elsewhere and is considered precautionary. Consideration is then given to whether any more distant European sites may be connected to the plan area via effects pathways, for example through hydrological links or recreational visits by residents. In this case, the Upper Nene Valley Gravel Pits SPA is located outside of the 15km buffer at 17km and is designated for its qualifying bird species. Due to the distance of this European site from the Plan area, it is not considered that impact pathways will arise as a result of development proposed within the Local Plan.

3.6 The assessment also takes into account areas that may be functionally linked to the European sites. The term 'functional linkage' is used to refer to the role or 'function' that land beyond the boundary of a European site might fulfil in terms of supporting the species populations for which the site was designated or classified. Such an area is therefore 'linked' to the site in question because it provides a (potentially important) role in maintaining or restoring a protected population at favourable conservation status.

3.7 While the boundary of a European site will usually be drawn to include key supporting habitat for a qualifying species, this cannot always be the case where the population for which a site is designated or classified is particularly mobile. Individuals of the population will not necessarily remain in the site all the time. Sometimes, the mobility of qualifying species is considerable and may extend so far from the key habitat that forms the SAC or SPA that it would be

entirely impractical to attempt to designate or classify all of the land or sea that may conceivably be used by the species [See reference 20]. HRA therefore considers whether any European sites make use of functionally linked habitats, and the impacts that could affect those habitats.

3.8 European sites identified for inclusion in the HRA are listed below in Table 3.1 and Figure A.1 in Appendix A. Detailed information about each European site is provided in Appendix B, described with reference to Standard Data Forms for the SPAs and SACs, and Natural England’s Site Improvement Plans [See reference 21]. Natural England’s conservation objectives [See reference 22] for the SPAs and SACs have also been reviewed. These state that site integrity must be maintained or restored by maintaining or restoring the habitats of qualifying features, the supporting processes on which they rely, and populations of qualifying species.

Table 3.1: European sites within 15km of Harborough District

European Site	Closest Distance/Direction from Harborough District
Rutland Water SPA	6.5km north-east
Rutland Water Ramsar site	6.5km north-east
Ensor’s Pool SAC	12.4km west

Assessment of ‘Likely Significant Effects’ of the Harborough Local Plan

3.9 As required under Regulation 105 of the Conservation of Habitats and Species Regulations 2017 (as amended) [See reference 23], an assessment has been undertaken of the ‘likely significant effects’ of the Local Plan. The assessment has been prepared in order to identify which policies or site allocations are likely to have a significant effect on European sites. The

Screening assessment has been conducted without taking mitigation into account in accordance with the 'People over Wind' judgment.

3.10 Consideration has been given to the potential for the development proposed as part of the Local Plan to result in significant effects associated with:

- Physical loss or damage to habitat;
- Non-physical disturbance (noise, vibration and light pollution);
- Non-toxic contamination;
- Air pollution;
- Recreational pressure; and
- Changes to hydrology, including water quantity and quality.

3.11 This thematic/impact category approach allows for consideration to be given to the cumulative effects of the proposed scale, location and site allocations rather than focussing exclusively on individual developments provided for by the Local Plan.

3.12 A risk-based approach involving the application of the precautionary principle has been adopted in the assessment, such that a conclusion of 'no significant effect' has only been reached where it was considered unlikely, based on current knowledge and the information available, that a development plan policy or site allocation would have a significant effect on the integrity of a European site.

3.13 For some types of impacts, the potential for likely significant effects can be determined on a proximity basis. This approach and the assumptions applied are described in more detail in Chapter 4.

Interpretation of ‘Likely Significant Effects’

3.14 Relevant case law helps to interpret when effects should be considered as a likely significant effect, when carrying out HRA of a land use plan.

3.15 In the Waddenzee case [See reference 24], the European Court of Justice ruled on the interpretation of Article 6(3) of the Habitats Directive (translated into Reg. 102 in the Habitats Regulations), including that:

An effect should be considered ‘likely’, “if it cannot be excluded, on the basis of objective information, that it will have a significant effect on the site” (paragraph 44). An effect should be considered ‘significant’, “if it undermines the conservation objectives” (paragraph 48). Where a plan or project has an effect on a site “but is not likely to undermine its conservation objectives, it cannot be considered likely to have a significant effect on the site concerned” (paragraph 47).

3.16 A relevant opinion delivered to the Court of Justice of the European Union commented that:

“The requirement that an effect in question be ‘significant’ exists in order to lay down a de minimis threshold. Plans or projects that have no appreciable effect on the site are thereby excluded. If all plans or projects capable of having any effect whatsoever on the site were to be caught by Article 6(3), activities on or near the site would risk being impossible by reason of legislative overkill.”

3.17 This opinion (the ‘Sweetman’ case) therefore allows for the authorisation of plans and projects whose possible effects, alone or in combination, can be considered ‘trivial’ or de minimis; referring to such cases as those “that have no appreciable effect on the site”. In practice such effects could be screened out as having no likely significant effect – they would be ‘insignificant’.

3.18 The HRA Screening assessment therefore considers whether the Harborough Local Plan could have likely significant effects either alone or in combination.

Mitigation Provided by the Local Plan

3.19 Some of the potential effects of the plan could be mitigated through the implementation of other policies in the plan itself, such as the provision of green infrastructure within new developments (which could help mitigate increased pressure from recreation activities at European sites). Nevertheless, in accordance with the ‘People over Wind’ judgment, avoidance and mitigation measures cannot be relied upon at the Screening stage, and therefore, where such measures exist, they have been considered at the Appropriate Assessment stage for impacts and policies where likely significant effects, either alone or in-combination, could not be ruled out.

Assessment of Potential In-combination Effects

3.20 Regulation 105 of the Habitats Regulations 2017 requires an Appropriate Assessment where “a land use plan is likely to have a significant effect on a European site (either alone or in combination with other plans or projects) and is not directly connected with or necessary to the management of the site”. Therefore, it will be necessary to consider whether any impacts identified from the Local Plan may combine with other plans or projects to give rise to significant effects in-combination.

3.21 Where the Local Plan is likely to have an effect on its own e.g. due to water pollution (due to impact pathways being present), but it is not likely to be significant, the in-combination assessment at Screening stage will need to determine whether there may also be the same types of effect from other plans or projects that could combine with the Local Plan to produce a significant effect. If so, this likely significant effect (e.g., water pollution) arising from the Local Plan in combination with other plans or projects, would then need to be considered through the Appropriate Assessment stage (for example to determine if water pollution would have an adverse effect on integrity of the relevant European site). Where the Screening assessment has concluded that there is no impact pathway between development proposed in the Local Plan and the conditions necessary to maintain qualifying features of a European site, then there will be no in-combination effects to assess at the Screening or Appropriate Assessment stage. This approach accords with recent guidance on HRA [\[See reference 25\]](#).

3.22 If impact pathways are found to exist for a particular effect but it is not likely to be significant from the Local Plan alone, the in-combination assessment will identify which other plans and programmes could result in the same impact on the same European site. This will focus on planned growth (including housing, employment, transport, minerals and waste) around the affected site, or along the impact corridor, for example, if impacts could arise as a result of changes to a waterway, then planned growth in local authorities along that waterway will be considered.

3.23 The potential for in-combination impacts will therefore focus on plans prepared by local authorities that overlap with European sites that are within the scope of this HRA. This includes development plans relating to Daventry, Rutland, Kettering, Corby, Charnwood, Leicester, Oadby and Wigston, Melton and Rugby. The findings of any associated HRA work for those plans will be reviewed where available. Where relevant, any strategic projects in the area that could have in-combination effects with the Local Plan will also be identified and reviewed. This will include a review of Nationally Significant Infrastructure Projects as detailed on the National Infrastructure Planning website.

3.24 The online HRA Handbook suggests the following plans and projects may be relevant to consider as part of the in-combination assessment:

- Applications lodged but not yet determined, including refusals subject to an outstanding appeal or legal challenge;
- Projects subject to periodic review e.g. annual licences, during the time that their renewal is under consideration;
- Projects authorised but not yet started;
- Projects started but not yet completed;
- Known projects that do not require external authorisation;
- Proposals in adopted plans; and
- Proposals in draft plans formally published or submitted for final consultation, examination or adoption.

3.25 The need for in-combination assessment also arises at the Appropriate Assessment stage, as discussed in the section below.

Appropriate Assessment Methodology

3.26 Following the Screening stage, if likely significant effects on European sites are unable to be ruled out, the plan-making authority is required under Regulation 105 of the Habitats Regulations to make an 'Appropriate Assessment' of the implications of the plan for European sites, in view of their conservation objectives. Appropriate Assessment should consider the impacts of the plan (either alone or in combination with other projects or plans) on the integrity of European sites with respect to their conservation objectives and to their structure and function **[See reference 26]**. This includes consideration of plans and projects with the potential for in-combination effects, where relevant.

3.27 The Appropriate Assessment is presented in Chapter 5.

Assessing the Effects on Site Integrity

3.28 A European site's integrity depends on it being able to sustain its 'qualifying features' (i.e. the habitats and species for which it has been designated) and to ensure their continued viability. The Holohan judgement also clarifies that effects on species and habitats not listed as qualifying features, but which could result in secondary effects upon the qualifying features of European sites also need to be considered. The Appropriate Assessment will therefore build upon the information set out in Appendix B of this report to consider the characteristics of supporting habitats and species that could be affected by impacts identified at the Screening stage.

3.29 A high degree of integrity at a European site is considered to exist where the potential to meet a site's conservation objectives is realised and where the site is capable of self-repair and renewal with a minimum of external management support.

3.30 A conclusion needs to be reached as to whether or not a plan would adversely affect the integrity of any European site. Assessing the effects on the site(s) integrity involves considering whether the predicted impacts of the plan policies and/or site allocations (either alone or in combination) have the potential to:

- Cause delays to the achievement of conservation objectives for the site;
- Interrupt progress towards the achievement of conservation objectives for the site;
- Disrupt those factors that help to maintain the favourable conditions of the site;
- Interfere with the balance, distribution and density of key species that are the indicators of the favourable condition of the site;
- Cause changes to the vital defining aspects (e.g. nutrient balance) that determine how the site functions as a habitat or ecosystem;

- Change the dynamics of relationships that define the structure or function of the site (e.g. relationships between soil and water, or animals and plants);
- Interfere with anticipated natural changes to the site;
- Reduce the extent of key habitats or the population of key species;
- Reduce the diversity of the site;
- Result in disturbance that could affect the population, density or balance between key species;
- Result in fragmentation; and
- Result in the loss of key features **[See reference 27]**.

3.31 The conservation objectives for each SAC and SPA (as set out in Appendix B) are generally to maintain the qualifying features in favourable condition. Natural England does not define conservation objectives for Ramsar sites, but these can often be inferred from those for co-located SAC or SPA features. The Site Improvement Plans for each site provide a high-level overview of the issues (both current and predicted) affecting the condition of the designated features on the site(s) and outline the priority measures required to improve the condition of the features. An Appropriate Assessment draws on these to help to understand what is needed to maintain the integrity of the European sites.

3.32 For each European site where an uncertain or likely significant effect is identified in relation to the plan at the Screening stage, the Appropriate Assessment sets out the potential impacts and make a judgement (based on the information available) on whether the impact will have an adverse effect on the integrity of the European site. Consideration is given to the potential for mitigation measures to be implemented that could reduce the likelihood or severity of the potential impacts such that there would not be an adverse effect on the integrity of the European site.

Chapter 4

Screening Assessment

4.1 As described in the Chapter 3, a Screening assessment has been carried out in order to identify the likely significant effects of the Harborough Local Plan on European sites within 15km of the Harborough boundary. The full Screening assessment, which sets out the decision-making process used, can be found in Appendix C and the findings are summarised below.

HRA Screening of Policies

No 'likely significant effect' predicted

4.2 The majority of the policies in the Proposed Submission Draft Local Plan are not expected to result directly in development and therefore will not have significant effects on European sites. This is the case for the following policies:

- Policy DS03 Development Strategy: Tackling climate change and enhancing the natural environment
- Policy DS04 Development Strategy: Preserving and enhancing our heritage and rural character
- Policy HN01 Housing Need: Affordable Homes
- Policy HN02 Housing Need: Mix of New Homes
- Policy HN03 Housing Need: Housing Type and Density
- Policy HN05 Housing Need: Self and Custom Build Housing
- Policy DM01: High Quality Inclusive Design
- Policy DM02: Amenity and Wellbeing
- Policy DM03: Heritage Asset Conservation and Design Standards

- Policy DM04: Landscape Character and Sensitivity
- Policy DM05: Green and Blue Infrastructure and Open Space
- Policy DM06: Transport and Accessibility
- Policy DM07: Managing Flood Risk
- Policy DM08: Sustainable Drainage
- Policy DM09: Sustainable Construction and Climate Resilience
- Policy DM10: Biodiversity and Geodiversity Protection and Enhancement
- Policy DM11: Managing Impacts on Land and Water Quality
- Policy DM14: Shopfront Design
- Policy DM15: Outdoor Advertising and Signage Design
- Policy DM16: Telecommunications Infrastructure
- Policy IM01: Monitoring and Review of the Local Plan

4.3 For a number of the policies that have been screened out, as well as not themselves resulting directly in development, they could also contribute to ensuring the safeguarding of European sites. However, any mitigation provided by these policies has not been taken into account in the Screening conclusions for other policies and will be considered as part of the Appropriate Assessment as relevant. This is the case for the following policies:

- Policy DM05: Green and Blue Infrastructure and Open Space
- Policy DM06: Transport and Accessibility

Likely significant effect predicted

4.4 The following policies have been identified as having a likely significant effect on European sites as a result of the development that would result from the policies:

- Policy DS01 Development Strategy: Delivering Homes

- Policy DS02 Development Strategy: Creating Jobs and Diversifying the Economy
- Policy DS05 Development Strategy: Supporting Strategic Infrastructure
- Policy SA01: Site Allocations
- Policy SA02: Oadby Strategic Development Area
- Policy SA03: North of Market Harborough
- Policy SA04: Scraptoft East
- Policy HN04 Housing Need: Supported and Specialist Housing
- Policy HN06 Housing Need: Gypsy and Traveller and Travelling Showpeople Accommodation
- Policy AP01: Development in Settlements
- Policy AP02: Development in Town, District and Local Centres
- Policy AP03: Development in the Countryside (Residential)
- Policy AP04: Development in the Countryside (Commercial/ Non-Residential)
- Policy AP05: Locating Renewable and Low-Carbon Energy Development
- Policy DM12: Protection and Enhancement of Community Facilities
- Policy DM13: Existing Business Uses – Retention and Redevelopment

HRA Screening of Impacts

4.5 For some types of impacts, screening for likely significant effects has been determined on a proximity basis, using GIS data to determine the distance of potential development locations to the European sites that were the subject of the assessment. However, there are many uncertainties associated with using set distances as there are very few standards available as a guide to how far impacts will travel. Therefore, during the Screening stage a number of assumptions have been applied in relation to assessing the likely significant

effects on European sites that may result from the Local Plan, as described below.

Physical Damage and Loss

Physical Damage and Loss – Onsite

4.6 Any development resulting from the Local Plan would take place within the boundaries of Harborough District; therefore only European sites within the District could be affected directly by physical damage or loss of habitat within the site boundaries. No European sites are located within the boundaries of Harborough District.

Therefore, there is no potential for likely significant effects to occur, either alone or in combination, as a result of onsite physical damage and loss and no further consideration is required at the Appropriate Assessment stage.

Physical Damage and Loss – Functionally Linked Habitat

4.7 Habitat loss from development in areas outside of the European site boundaries may result in likely significant effects where that habitat contributes towards maintaining the interest feature for which the European site is designated. This includes land which may provide offsite movement corridors or feeding and sheltering habitat for mobile species such as bats, birds and fish. European sites susceptible to the indirect effects of habitat loss are restricted to those sites with qualifying species that rely on offsite habitat. These were identified as:

- Rutland Water SPA and Ramsar site.

4.8 Ensor's Pool SAC was screened out of the assessment as it does not support qualifying features that are reliant on offsite functionally linked habitat. Specifically, Ensor's Pool SAC supports White-clawed crayfish (*Austropotamobius pallipes*). Although, this species can use offsite functionally linked river habitat, this particular SAC is known for being isolated from surrounding river systems and is considered a 'refuge' in an important part of the species former range. Due to this, it was not considered likely for this species of the SAC to use functionally linked land.

Functionally Linked Land – Birds

4.9 Rutland Water SPA and Ramsar site are designated for supporting wetland birds, including Great Crested Grebe (*Podiceps cristatus*), Mute Swan (*Cygnus olor*), Wigeon (*Anas penelope*), Gadwall (*Anas strepera*), Eurasian Teal (*Anas crecca*), Shoveler (*Anas clypeata*), Tufted Duck (*Aythya fuligula*), Goldeneye (*Bucephala clangula*), Goosander (*Mergus merganser*), Common coot (*Fulica atra*). These species regularly depend upon offsite habitat such as pastures, arable crop, and stubble fields for foraging.

4.10 Natural England has previously advised that its recognised distance for the consideration of offsite functionally linked land is generally 2km, but for certain bird species, including most notably Golden plover and Lapwing, a greater distance of 5km may be appropriate [See reference 28]. Increased distances may also be appropriate where significant landscape scale features provide important functional linkages within European sites, for example, where river catchment flood plains and valleys extend considerable distances from a European site. No such landscape scale features have been identified for Harborough and therefore the above buffers have been considered appropriate for each of the European sites designated for supporting qualifying bird species. Rutland Water SPA and Ramsar site do not support Golden plover and Lapwing; therefore the zone of 2km has been applied.

4.11 Rutland Water SPA and Ramsar site are located over 2km from the Harborough boundary at 6.5km away and as such, impacts from development proposed in the Local Plan associated with loss of functionally linked land used

by bird species of the SPA and Ramsar site are considered unlikely and have been screened out from further assessment.

Therefore, there is no potential for likely significant effects as a result of physical damage and loss for functionally linked habitats, and no further consideration is required at the Appropriate Assessment stage.

Non-physical Disturbance

4.12 Noise and vibration effects, e.g. during the construction of new housing or other development, are most likely to disturb bird species and are thus a key consideration with respect to European sites where birds are the qualifying features, although such effects may also impact upon some mammals and fish species. Artificial lighting at night (e.g. from street lamps, flood lighting and security lights) is most likely to affect bat populations and some nocturnal bird species. Therefore, have an adverse effect on the integrity of European sites where nocturnal birds, bats and fish are a qualifying features.

4.13 It has been assumed (on a precautionary basis and based on our experience of previous HRAs and consultation with Natural England) that the effects of noise, vibration and light pollution can cause an adverse effect if development takes place within 500m of a European site (or functionally linked habitat) with qualifying features sensitive to these disturbances.

Non-physical Disturbance – Onsite

4.14 There are no European sites within 500m of Harborough District with the closest being Rutland Water SPA and Ramsar site at 6.5km.

Therefore, there is no potential for likely significant effects as a result of onsite non-physical disturbance to occur and no further consideration is required at the Appropriate Assessment stage.

Non-physical Disturbance – Functionally Linked Habitat

4.15 Non-physical disturbance may also affect qualifying species at functionally linked habitat. As established in the Physical Loss of Habitat - Functionally Linked Habitat section above, the qualifying species for Rutland Water SPA and Ramsar site are not expected to rely on habitats within Harborough District given that the site is located 6.5km from the District boundary.. All European sites can therefore be screened of further assessment given that they (and any offsite habitat associated with the sites) are located beyond 500m of the Harborough District boundary.

Therefore, there is no potential for likely significant effects as a result of non-physical disturbance to functionally linked land to occur and no further consideration is required at the Appropriate Assessment stage.

Non-toxic Contamination

4.16 Non-toxic contamination can include the creation of dust which can smother habitats preventing natural processes and may also lead to effects associated with increased sediment and dust. Contamination of this kind can potentially affect the turbidity of aquatic habitats and can also contribute to nutrient enrichment which can lead to changes in the rate of vegetative succession and habitat composition.

4.17 The effects of non-toxic contamination are most likely to be significant if development takes place within 500m of a European site with qualifying features sensitive to these disturbances, such as riparian and wetland habitats, or sites designated for habitats and plant species. This is the distance that, in LUC's experience, provides a robust assessment of effects in plan-level HRA and meets with the agreement of Natural England.

4.18 All European sites can be screened out of further assessment given that they are located beyond 500m from the Harborough District boundary.

Therefore, there is no potential for likely significant effects as a result of non-toxic contamination to occur and no further consideration is required at the Appropriate Assessment stage.

Air Pollution

4.19 Air pollution is most likely to affect European sites where plant, soil and water habitats are the qualifying features, but some qualifying animal species may also be affected, either directly or indirectly, by deterioration in habitat as a result of air pollution. Deposition of pollutants to the ground and vegetation can alter the characteristics of the soil, affecting the pH and nitrogen levels, which can then affect plant health, productivity and species composition.

4.20 In terms of vehicle traffic, nitrogen oxides (NO_x, i.e. NO and NO₂) are considered to be the key pollutants. Deposition of nitrogen compounds may lead to both soil and freshwater acidification, and NO_x can cause eutrophication of soils and water.

4.21 Based on the Highways England Design Manual for Road and Bridges (DMRB) LA 105 Air quality (which sets out the requirements for assessing and reporting the effects of highway projects on air quality), it is assumed that air pollution from roads is unlikely to be significant beyond 200m from the road

itself. Where increases in traffic volumes are forecast, this 200m buffer needs to be applied to the relevant roads in order to make a judgement about the likely geographical extent of air pollution impacts.

4.22 For highways developments within 200m of sensitive receptors, the DMRB provides the following screening criteria to ascertain whether there are likely to be significant impacts:

- Daily traffic flows will change by 1,000 AADT (Annual Average Daily Traffic) or more; or
- Heavy duty vehicle (HDV) flows will change by 200 AADT or more; or
- There will be a change in speed band; or
- Road carriageway alignment will change by 5m or more.

4.23 Thus, where significant increases in traffic are possible on roads within 200m of European sites, traffic forecast data may be needed to determine if increases in vehicle traffic are likely to be significant. In line with the Wealden judgment [\[See reference 29\]](#), the traffic growth considered by the HRA should be based on the effects of development provided for by the plan in combination with other drivers of growth such as development proposed in neighbouring districts and demographic change.

4.24 It has been assumed that only those roads forming part of the primary road network (motorways and 'A' roads) are likely to experience any significant increases in vehicle traffic as a result of development (i.e. greater than 1,000 AADT). As such, where a site is within 200m of only minor roads, no significant effect from traffic-related air pollution is considered to be the likely outcome.

4.25 There are a number of 'A' roads and two motorways (M1 and M6) within the Harborough District boundary (+15km) as illustrated in Figure A2 in Appendix A. The European sites which are situated within 200m of a strategic road are listed below:

- Rutland Water SPA and Ramsar site (A6003 and A606).

4.26 Despite the proximity of Rutland Water SPA and Ramsar site to these two strategic roads, a report by AECOM [See reference 30], projects a maximum increase in daily traffic flow of 57 AADT on the A6003 and 15 AADT on the A606 due to changes implemented by the Local Plan. These projected figures do not exceed the 1,000 AADT threshold which indicates a likely significant effect on the habitats at Rutland Water SPA and Ramsar site and as such air pollution is screened out of further assessment.

4.27 Ensor's Pool SAC is situated over 200m from a strategic road and is therefore screened out of the assessment.

Therefore, there is no potential for likely significant effects as a result of air pollution to occur and no further consideration is required at the Appropriate Assessment stage.

Recreation

4.28 Recreational activities and human presence can result in significant effects on European sites. European sites with qualifying bird species are likely to be particularly susceptible to recreational disturbances from walking, dog walking, angling, illegal use of off-road vehicles and motorbikes, wildfowling, and water sports. In addition, recreation can physically damage habitat as a result of trampling, fire or vandalism and also through erosion associated with terrestrial activities.

4.29 The Harborough Local Plan will result in housing growth, and associated population increase in the Harborough district. Where increases in population are likely to result in significant increases in recreation at a European site, either alone or in-combination, the potential for likely significant effects will require assessment.

4.30 Each European site will typically have a 'Zone of Influence' (ZOI) within which increases in population would be expected to result in likely significant effects. ZOIs are usually established following targeted visitor surveys and the findings are therefore typically specific to each European site (and often to specific areas within a European site). The findings are likely to be influenced by a number of complex and interacting factors and therefore it is not always appropriate to apply a generic or non-specific ZOI to a European site. This is particularly the case in relation to coastal European sites, which have the potential to draw large number of visitors from areas much further afield (although these are not relevant in Harborough District).

4.31 In contrast, the ZOI for non-coastal European sites are typically less variable, with visitors travelling from areas more local to a site. Although these sites are unique in their own right, they tend not to have the same draw as coastal sites and with recreational activities more easily managed and directed to alternative greenspace in the area.

4.32 No specific Zones of Influence have been identified in relation to Rutland Water SPA and Ramsar site and Ensor's Pool SAC. Using a precautionary approach and based on the findings of the Monitor of Engagement with the Natural Environment (MENE) survey [See reference 31], a ZOI of 8km has been applied to all European sites where an alternative ZOI is not available. ZOIs are typically based on the distance that 75% of visitors travel from [See reference 32]; therefore, given that 79% of visitors travelled 1-5 mile as detailed by the MENE survey, 8km is deemed appropriate to use as a precautionary ZOI and therefore has been applied to both European sites in this assessment.

4.33 The following European sites are located within 8km of Harborough:

- Rutland Water SPA and Ramsar site (6.5km).

4.34 Rutland Water SPA and Ramsar site "and surrounding area is a very important destination for undertaking recreational activities. These include a range of water sports, fishing, cycling, birdwatching and walking. Several large events are also held on the banks of the reservoir each year" [See reference

33]. These European sites are designated for qualifying bird species, which are particularly sensitive to impacts from recreational disturbance and therefore increases in recreational pressure have the potential to result in a likely significant effect and so are screened in for further consideration during the Appropriate Assessment stage.

4.35 Ensor's Pool SAC is located more than 8km from the Harborough District boundary, and therefore is considered unlikely to be impacted by increased recreational pressure from development within Harborough District, and so has been screened out of the assessment.

Therefore, the potential for likely significant effects as a result of increased recreational pressure needs to be considered further at the Appropriate Assessment stage in relation to Rutland Water SPA and Ramsar site.

Water Quantity and Quality

4.36 An increase in demand for water abstraction and treatment resulting from any growth to be proposed in the Local Plan could result in changes in hydrology at European sites. Depending on the qualifying features and particular vulnerabilities of the European sites, this could result in likely significant effects, for example, due to changes in environmental or biotic conditions, water chemistry and the extent and distribution of preferred habitat conditions.

4.37 The following European sites have qualifying features that have potential to be sensitive to changes in water quantity and quality:

- Rutland Water SPA and Ramsar site; and
- Ensor's Pool SAC.

4.38 In relation to Rutland Water SPA, this site has been identified by Natural England's Site Improvement Plans to be susceptible to impacts from increased water abstraction and treatment.

Water Quantity

4.39 Harborough District's water supply is predominantly provided by Severn Trent Water with a small section in the east provided by Anglian Water. The previous Water Cycle Study (WCS) [See reference 34] prepared in 2015 outlined that the majority of the potable water is supplied by neighbouring catchments with no significant pressures on the potable water system for the majority of the district. However, the WCS did recognise that there were issues with water supply in the east of the district served by Anglian Water. Further to this, the River Welland located within the District was noted to drain to the east into areas outside of the district around Cambridgeshire and East Anglia, which are severely water stressed.

4.40 Rutland Water SPA and Ramsar site is located to the east of the District and is a water storage reservoir, which is filled by the River Nene and River Welland. Changes in water quantity due to increased demand for water supply therefore have the potential to impact the Rutland Water SPA and Ramsar site and as such are screened in for further consideration during the Appropriate Assessment stage.

4.41 Ensor's Pool SAC can be screened out from further assessment given that it does not have hydrological connectivity to the Local Plan area and is not used to supply water in the District.

Therefore, the potential for likely significant effects as a result of changes in water quantity needs to be considered further at the Appropriate Assessment stage in relation to Rutland Water SPA and Ramsar site.

Water Quality

4.42 Habitats can also be affected by changes in water quality such as nutrient enrichment, changes in salinity, smothering from dust, and run-off, discharge or spillage from industry, agriculture, or construction. Changes in water abstraction, discharge and land use can also affect water quality, for example a change in land use from agriculture to residential reduces direct nutrient run-off to watercourses but increases the volume of nutrients discharged from wastewater treatment works.

4.43 Nutrient pollution is an environmental issue for many areas across England. Increased levels of nitrogen and phosphorus entering aquatic environments via surface water and groundwater can severely threaten these sensitive habitats and species within a European site. The elevated levels of nutrients can cause eutrophication, leading to algal blooms which disrupt normal ecosystem function and cause major changes in the aquatic community. These algal blooms can result in reduced levels of oxygen within the water, which in turn can affect the populations of many aquatic organism including invertebrates and fish. In freshwater habitats and estuaries, poor water quality due to nutrient enrichment from elevated nitrogen and phosphorus levels is one of the primary reasons for habitats sites being in unfavourable condition.

4.44 Natural England's Site Improvement Plan prepared in 2014 previously identified water pollution to be a key threat to Rutland Water SPA and Ramsar site as it receives regular inflow of sewage and unregulated sewage from septic tanks whilst also receiving inflow from diffused sources such as agricultural lands. This has consequently caused high eutrophic state of the reservoir which in the past has led to regular algal blooms.

4.45 Natural England has provided more up to date advice in 2022 on the habitat sites and catchment areas, which are currently in unfavourable condition due to excessive nutrients and therefore require a HRA and strategic solutions to be developed to ensure no adverse effect on the integrity of these habitat sites. Rutland Water SPA and Ramsar site was not identified as being in unfavourable condition. However, given previous concerns in relation to nutrient

enrichment as identified in the Site Improvement Plan and the potential hydrological connectivity between Harborough District and the SPA and Ramsar site, in line with a precautionary approach, impacts from water quality are screened in for further consideration during the Appropriate Assessment stage.

4.46 Ensor's Pool SAC can be screened out from further assessment given that this site is not hydrologically connected to the Local Plan area.

Therefore, the potential for likely significant effects as a result of changes in water quality needs to be considered further at the Appropriate Assessment stage in relation to Rutland Water SPA and Ramsar site.

Summary of Screening Conclusions

4.47 Table 4.1 below summarises the Screening conclusions reached in this HRA. Impact types for which a conclusion of no likely significant effect (no LSE) was reached are shown with green colour. Where likely significant effects (potential LSE) could not be ruled out, this is shown in orange. Those potential impacts are considered in more detail at the Appropriate Assessment stage in Chapter 5.

Table 4.1: Summary of Screening conclusions

European Site	Physical Damage and Loss (both onsite and for FLL)	Non-physical Disturbance (both onsite and for FLL)	Non-toxic Contamination	Air Pollution	Recreation	Water Quantity	Water Quality
Rutland Water SPA site	No LSE	No LSE	No LSE	No LSE	Potential LSE	Potential LSE	Potential LSE
Rutland Water Ramsar site	No LSE	No LSE	No LSE	No LSE	Potential LSE	Potential LSE	Potential LSE
Ensor's Pool SAC	No LSE	No LSE	No LSE	No LSE	No LSE	No LSE	No LSE

Chapter 5

Appropriate Assessment

5.1 Following the Screening stage, the plan-making authority is required under Regulation 105 of the Habitats Regulations 2017 (as amended) to make an 'Appropriate Assessment' of the implications of the plan for European sites, in view of their conservation objectives.

5.2 European Commission Guidance [\[See reference 35\]](#) states that the Appropriate Assessment should consider the impacts of the plan (either alone or in combination with other projects or plans) on the integrity of European sites with respect to their conservation objectives and to their structure and function.

5.3 This stage seeks to determine whether implementation of the Harborough Local Plan will result in an adverse effect on the integrity of the whole European site in question (many European sites are made up of a number of fragments of habitat). Consideration is given to mitigation measures that may be included in the Harborough Local Plan to reduce the likelihood and significance of effects on European sites.

5.4 A European site's integrity depends on it being able to sustain its 'qualifying features' (i.e., those Annex 1 habitats, Annex II species, and Annex 1 bird populations for which it has been designated) and to ensure their continued viability. A high degree of integrity is considered to exist where the potential to meet a European site's conservation objectives is realised and where the European site is capable of self-repair and renewal with a minimum of external management support.

5.5 This section sets out the findings of the Appropriate Assessment stage of the HRA of the Proposed Submission Draft Local Plan. Likely significant effects arising from the Local Plan were identified in the previous chapter for the following European sites and impact types:

- Disturbance from recreation – in relation to Rutland Water SPA and Ramsar site.
- Water quality – in relation to Rutland Water SPA and Ramsar site.
- Water quantity - in relation to Rutland Water SPA and Ramsar site.

Disturbance from recreation

5.6 The Screening assessment identified potential recreational disturbance effects as a result of the Harborough Local Plan on Rutland Water SPA and Ramsar site. The European site is an important destination for undertaking recreational activities such as water sports, fishing, cycling, birdwatching and walking, all of which have an impact on the habitats and species present. On top of this, the qualifying bird species of this European site are particularly sensitive to impacts from recreational disturbance.

5.7 As outlined in the screening assessment, in the absence of site-specific evidence, the precautionary ZOI of the Rutland Water SPA and Ramsar site was determined to be 8km. A review of site allocations proposed in the Proposed Submission Draft Local Plan showed that none are within this 8km ZOI, which covers only a very small area of Harborough District (see Figure A1 in Appendix A). However, there is potential for development to come forward as small sites in the countryside and windfall development associated with Policy AP03: Development in the Countryside (Residential) and Policy DS01 Development Strategy: Delivering Homes. A total of 450 homes are allowed for as windfall development and could theoretically occur within the 8km ZOI, potentially resulting in recreational impacts on the qualifying species of Rutland Water SPA and Ramsar site either alone or in-combination with other plans and projects.

5.8 Even though development in the countryside is not expected to lead to significant increases in visitor numbers to Rutland Water SPA and Ramsar site, due to the vulnerability of its qualifying features, mitigation measures, as detailed below, will need to be implemented to address the cumulative impacts

of increased recreation on the site as a result of the Local Plan. This will ensure a sufficient level of certainty in concluding that the Local Plan will not result in adverse effects on the integrity of Rutland Water SPA and Ramsar site.

Mitigation

Provision of open spaces with recreational opportunities

5.9 The provision of alternative natural green space and green infrastructure (GI) represents an important aspect of mitigation for European sites as it alleviates recreational pressure on them. Therefore, the strategic approach to incorporating protective measures specified in the Local Plan is considered likely to provide an effective contribution in mitigating significant effects associated with recreation. This mitigation is provided in the Local Plan through Policy DM05: Green and Blue Infrastructure and Open Space, which outlines:

All development must:

- contribute to creating high-quality multifunctional green and blue infrastructure...including using trees and other planting where appropriate, to provide access to shade and manage surface water run-off as part of a wider resilience to climate change and, where needed, use noise and pollution barriers/absorption measures;
- create and enhance accessible links for all between new developments and surrounding recreational networks and facilities; and
- enhance access to publicly accessible open space.

Policy Mitigation

5.10 Policy DM10: Biodiversity and Geodiversity Protection and Enhancement provides overarching protection to locally and nationally protected biodiversity sites. It was recommended in a draft version of this report that this policy wording should be updated to also offer protection to European designated sites. In doing so, the adverse effect of recreational pressure on the integrity of Rutland Water SPA and Ramsar site associated with development brought forward by the Local Plan will be mitigated. The policy has now been updated to include the following wording:

Development proposals that are likely to result in a significant adverse effect, either alone or in combination with other proposals, on internationally designated site, will not be permitted unless a Habitats Regulation Assessment has concluded that the proposal will not adversely affect the integrity of the habitats site.

Conclusion

5.11 Provided that the policy wording incorporated into the Local Plan related to the provision of open spaces with recreational opportunities and the protection of European designated sites is implemented successfully, adverse effects on the integrity of the Rutland Water SPA and Ramsar as a result of impacts from recreational pressures will be avoided.

Water quantity

5.12 The majority of Harborough District is supplied by Severn Trent Water's Strategic Grid Water Resource Zone (WRZ). A small area in the southeast of Harborough is supplied by Rutland WRZ owned by Severn Trent Water, and

Ruthamford North WRZ owned by Anglian Water. Further detail of this is presented in the Joint Water Cycle Scoping Study [\[See reference 36\]](#).

5.13 As established in the Screening Assessment, Rutland Water SPA and Ramsar site is a source of water abstraction and is susceptible to changes in water quantity as a result of proposed development within the Local Plan. Water abstraction of the site is managed by Anglian Water and is primarily exported to meet the demand in the Strategic Grid WRZ and Rutland WRZ, both of which are owned by Severn Trent. A review of the site allocations included in the Proposed Submission Draft Local Plan shows that the majority of development will take place within the Strategic Grid WRZ resulting in an increase in the demand for water abstraction in this area which Severn Trent will have to consider.

5.14 As outlined in Severn Trent Water's draft Water Resource Management Plan (WRMP) [\[See reference 37\]](#), the Strategic Grid WRZ is projected to experience a deficit from 2029 meaning that water supply will not be sufficient to meet demand due to the compounding factors of population growth and climate change.

Catchment Abstraction Management Strategy (CAMS)

5.15 The Environment Agency is responsible for managing water resources in England. The Environment Agency controls how much water is abstracted with a permitting system, regulating existing licences and granting new ones. It uses the CAMS process and abstraction licensing strategies to do this. The CAMS process aims to aid the meeting of the environmental objectives of the Water Framework Directive by:

- Providing a water resource assessment of rivers, lakes, reservoirs, estuaries and groundwater referred to as water bodies under the Water Framework Directive (WFD).
- Identifying water bodies that fail flow conditions expected to support good ecological status.

- Preventing deterioration of water body status due to new abstractions.
- Providing results which inform River Basin Management Plans (RBMPs).

5.16 Harborough is located within three water catchments, namely the Soar, the Tame Anker and Mease and the Welland and Nene.

5.17 Rutland Water SPA and Ramsar site are located within the Welland and Nene catchment and therefore the CAMS relating to this has been considered further in this assessment. The remaining CAMS are not considered further as changes in water abstraction there are not considered to result in impacts to the Rutland Water SPA and Ramsar site.

Welland and Nene Catchment

5.18 The CAMS process has developed a classification system of water resource availability at different four different flows in order to inform the abstraction process. Q95 is the flow of the river which occurs on average for 95% of the time and represents low flow. Q70, Q50 and Q30 represent higher river flows which are less frequent. In the Welland and Nene Catchment which supplies water to Rutland Water SPA and Ramsar site, there is no availability of water for abstraction at Q95, Q70 or Q50. At Q30 there is also no water availability in the west of the catchment area but there is limited water availability towards the east. This is therefore an indication that for the most part, the catchment does not have surplus water for additional abstraction. Further detail on this is presented in the Joint Water Cycle Scoping Study.

Mitigation

Water Resource Management Plans (WRMP)

5.19 The draft WRMP produced by Severn Trent Water in 2022 demonstrates how the demand for water in Harborough can be met over at least a 25-year planning period whilst protecting the environment. This is particularly crucial given that the Strategic Grid WRZ which covers the majority of Harborough is expected to be in a deficit from 2029, which falls within the plan period.

5.20 Demand management is one way in which Severn Trent is looking to meet this deficit. This includes measures such as the installation of smart meters, home efficiency assessments, programmes of leakage reduction and education, all of which would decrease the quantity of water needed to be abstracted from the environment.

5.21 Supply-side measures which would increase the amount of water abstracted are also required to meet Severn Trent's projected deficit, particularly since Harborough is expected to experience population growth throughout the period. There is no indication in the WRMP of Severn Trent Water or Anglian Water that the existing bulk transfer from Rutland Water to the Strategic Grid WRZ and Rutland WRZ would be increased to contribute to the increase in abstraction required to meet the deficit. Instead, Severn Trent Water is focussing on expanding multiple water treatment works and increasing transfers from other WRZs and water companies which would not have implications on the water quantity at Rutland Water SPA and Ramsar site.

Policy Mitigation

5.22 The Local Plan outlines both supply protection and demand-side measures which look to safeguard water quantity in Harborough. As the designation of Rutland Water SPA and Ramsar site is a water dependent, these measures

have important implications and will need to be adhered to and implemented successfully to conserve the European site.

5.23 Policy DM10: Biodiversity and Geodiversity Protection and Enhancement specifically requires that all development introduced by the Plan needs to protect and improve habitats and populations of priority species, particularly related to locally and nationally designated biodiversity sites. It was recommended in a draft version of this report that this policy wording should be updated to extend protection to European designated sites to prevent development introduced by the Local Plan which would require an increase in abstraction from Rutland Water from having an adverse effect on the integrity of Rutland Water SPA and Ramsar site. The policy wording now includes the following clause:

Development proposals that are likely to result in a significant adverse effect, either alone or in combination with other proposals, on internationally designated site, will not be permitted unless a Habitats Regulation Assessment has concluded that the proposal will not adversely affect the integrity of the habitats site.

5.24 Policy DS03 Development Strategy: Tackling Climate Change and Enhancing the Natural Environment states that developments should retain and enhance existing blue infrastructure networks which in turn would improve the resiliency of Harborough in terms of water supply and reduce pressure on connecting water bodies such as Rutland Water SPA and Ramsar site. This policy also indicates that the reduction in water demand in Harborough is a priority and that any development brought about by the Local Plan must be designed and constructed to allow for the efficient use of water resources.

5.25 Policy DM09: Sustainable Construction and Climate Resilience also notes the importance of demand-side measures which would alleviate current and future water stress of the WRZs owned by Severn Trent and Anglian Water. Specifically, developments introduced by the Local Plan must be supported by a

water efficiency statement that covers, in priority order, measures such as grey water systems, to decrease water consumption, reuse water, or offset its use.

Conclusion

5.26 In light of the above, provided that the options published by Severn Trent Water in their draft WMRP are taken forward and that the policy wording within the Local Plan is implemented successfully, it can be concluded that adverse effects on the integrity of Rutland Water SPA and Ramsar site as a result of impacts from water quantity will be avoided.

Water quality

5.27 Development resulting from Harborough's Local Plan has the potential to contribute to increased levels of nitrogen and phosphorus entering Rutland Water SPA and Ramsar site via the Nene and Welland rivers, leading to eutrophication. This would negatively impact the habitats and qualifying species which are located there. This is from a precautionary viewpoint taking into consideration that Rutland Water SPA and Ramsar site has experienced eutrophic conditions in the past. However, it is important to note that Natural England's latest update on Rutland Water SPA and Ramsar site stated that nutrient neutrality does not currently pose a risk.

5.28 The Joint Water Cycle study outlined that most of the watercourses in Harborough are sensitive to increases in the discharge of treated wastewater meaning that the projected growth associated with development induced by the Local Plan would likely lead to a deterioration in water quality. Under the Water Framework Directive, a significant deterioration in water quality is not acceptable and so the Local Plan must explore measures to prevent this occurrence, particularly as it may adversely impact the integrity of Rutland Water SPA and Ramsar site due to the presence of impact pathways between Harborough and the European site.

Mitigation

5.29 To provide certainty that development will not adversely affect the integrity of Rutland Water SPA and Ramsar site by reducing its overall water quality, the following measures outlined in the Local Plan will need to be adhered to and implemented successfully.

Policy Mitigation

5.30 Policy DM11: Managing Impacts on Land and Water Quality specifically outlines how development in the Harborough District must:

- not adversely affect the quality of any water course into which the surface water emanating from new development flows, during both the construction phase and for the lifetime of the development;
- ensure the removal of any contamination from the site and that the development would not result in the migration of any contamination to a location where it could have an adverse effect upon the water environment; and
- have no adverse impact on and, wherever possible, contribute to an enhanced water environment and its associated ecology.

5.31 Policy DS05 Development Strategy: Supporting Strategic Infrastructure highlights the need for infrastructure which would support the residential developments allocated, specifically the expansion of wastewater treatment in Market Harborough. This is an important policy as it would ensure that development outlined in the Local Plan would not adversely impact water quality within Harborough. It would also prevent the degradation of water quality beyond the District boundary in locations such as Rutland Water SPA and Ramsar site as sewage outflows would be properly managed before reaching this European site.

5.32 In addition, Policy DS03 Development Strategy: Tackling Climate Change and Enhancing the Natural Environment requires development proposals to retain and where possible enhance existing Blue Infrastructure networks including Grand Union Canal and river corridors, wetlands, and watercourses such as the Welland, Sence, Soar, Swift and Avon River corridors in particular river floodplains along the Burton Brook, Langton Brook and Stonton Brook.

5.33 Policy DM05: Green and Blue Infrastructure and Open Space requires developments to contribute to creating high-quality multifunctional blue infrastructure.

5.34 Policy DM08: Sustainable Drainage also demonstrates how water quality in the Harborough District can be improved by prioritising nature-based solutions in development designs. These would naturally filter wastewater and therefore reduce the likelihood of increased nutrient levels in Rutland Water SPA and Ramsar site, thus preventing a deterioration of the water quality.

Conclusion

5.35 Provided that the policy wording incorporated into the Local Plan is implemented successfully, adverse effects on the integrity of Rutland Water SPA and Ramsar site, as a result of impacts from water quality will be avoided.

Summary of Appropriate Assessment

5.36 The conclusions of the Appropriate Assessment are summarised in **Table 5.1**. The European sites that are shown as screened out with no colour indicate sites that were considered to have no likely significant effect at the screening stage. The European sites highlighted in grey were found to have no adverse effect on integrity (AEoI) provided the mitigation measures detailed in Chapter 5 are implemented. No sites were found to have a potential AEoI.

Table 5.1: Summary of Appropriate Assessment findings

European Site	Physical Damage and Loss (both on and for FLL)	Non-physical Disturbance (both on and for FLL)	Non-toxic Contamination	Air Pollution	Recreation	Water Quantity	Water Quality
Rutland Water SPA site	No LSE	No LSE	No LSE	No LSE	No AEol	No AEol	No AEol
Rutland Water Ramsar site	No LSE	No LSE	No LSE	No LSE	No AEol	No AEol	No AEol
Ensor's Pool SAC	No LSE	No LSE	No LSE	No LSE	No LSE	No LSE	No LSE

Chapter 6

Conclusions and Next steps

6.1 At the Screening stage, likely significant effects on European sites, either alone or in combination with other policies and proposals, were identified for the following Local Plan policies:

- Policy DS01 Development Strategy: Delivering Homes
- Policy DS02 Development Strategy: Creating Jobs and Diversifying the Economy
- Policy DS05 Development Strategy: Supporting Strategic Infrastructure
- Policy SA01: Site Allocations
- Policy SA02: Land South of Gartree Road
- Policy SA03: North of Market Harborough
- Policy SA04: Scraptoft East
- Policy HN04 Housing Need: Supported and Specialist Housing
- Policy HN06 Housing Need: Gypsy and Traveller and Travelling Showpeople Accommodation
- Policy AP01: Development in Settlements
- Policy AP02: Development in Town, District and Local Centres
- Policy AP03: Development in the Countryside (Residential)
- Policy AP04: Development in the Countryside (Commercial/ Non-Residential)
- Policy AP05: Locating Renewable and Low-Carbon Energy Development
- Policy DM12: Protection and Enhancement of Community Facilities
- Policy DM13: Existing Business Uses – Retention and Redevelopment

6.2 The findings of the HRA Screening assessment determined that the Local Plan could result in Likely Significant Effects in relation to:

- **Recreation** – Rutland Water SPA and Ramsar site.
- **Water quantity** – Rutland Water SPA and Ramsar site.
- **Water quality** – Rutland Water SPA and Ramsar site.

6.3 The Appropriate Assessment stage considered whether the above likely significant effects will, in light of mitigation and avoidance measures, result in adverse effects on integrity of the European site, either alone or in-combination with other plans or projects. The findings of the Appropriate Assessment are detailed below.

6.4 It can be concluded that no adverse effect on integrity will occur for Rutland Water SPA and Ramsar site, subject to the successful implementation of safeguarding and mitigation measures as detailed in Chapter 5.

- **Recreation** – the Appropriate Assessment concluded no adverse effect on integrity as a result of increased recreational pressure in relation to Rutland Water SPA and Ramsar site provided that alternative open spaces with recreational opportunities (Policy DM05) are successfully provided.
- **Water quantity** – the Appropriate Assessment concluded no adverse effect on integrity as a result of changes in water quantity in relation to Rutland Water SPA and Ramsar site provided that supply and demand side options outlined within Severn Trent Water's WMRP are taken forwards and that the mitigation measures outlined in Policies DM10, DS03 and DM09 in the Local Plan are implemented successfully.
- **Water quality** – the Appropriate Assessment concluded no adverse effect on integrity as a result of changes in water quality in relation to Rutland Water SPA and Ramsar site provided that the mitigation measures outlined in Policies DM11, DS05 and DM08 in the Local Plan are implemented successfully.

Next steps

6.5 HRA is an iterative process and as such may need to be updated in light of newly available evidence and comments from key consultees. This report will be subject to consultation with Natural England alongside the Proposed Submission Draft (Regulation 19) Local Plan to confirm that the conclusions of the assessment are considered appropriate.

LUC

February 2025

Appendix A

Figures

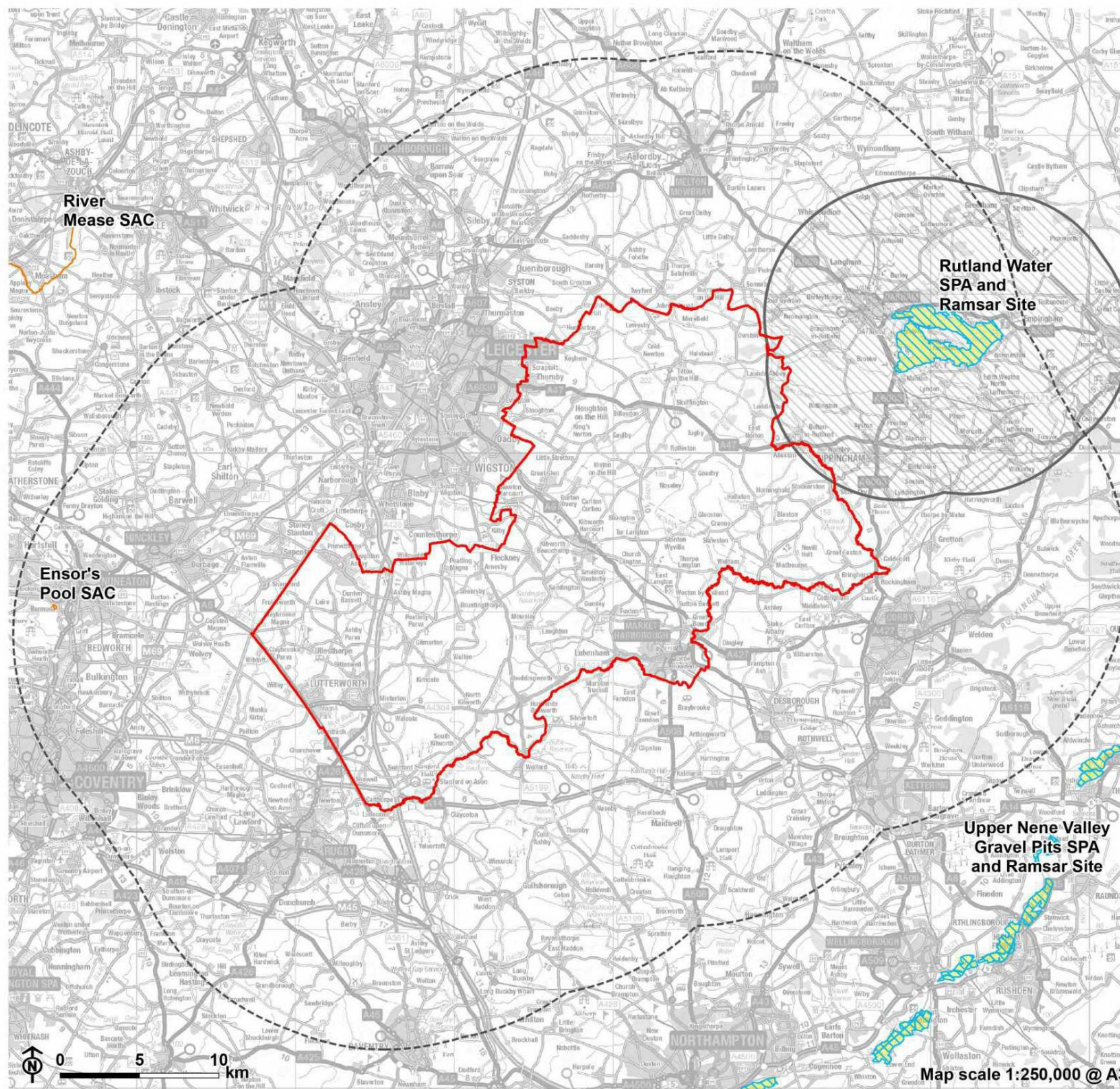


Figure A.1: European Sites within 15km of Harborough District

- Harborough District
- 15km Buffer
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)
- Ramsar site
- Rutland Water - Zone of Influence (8km)

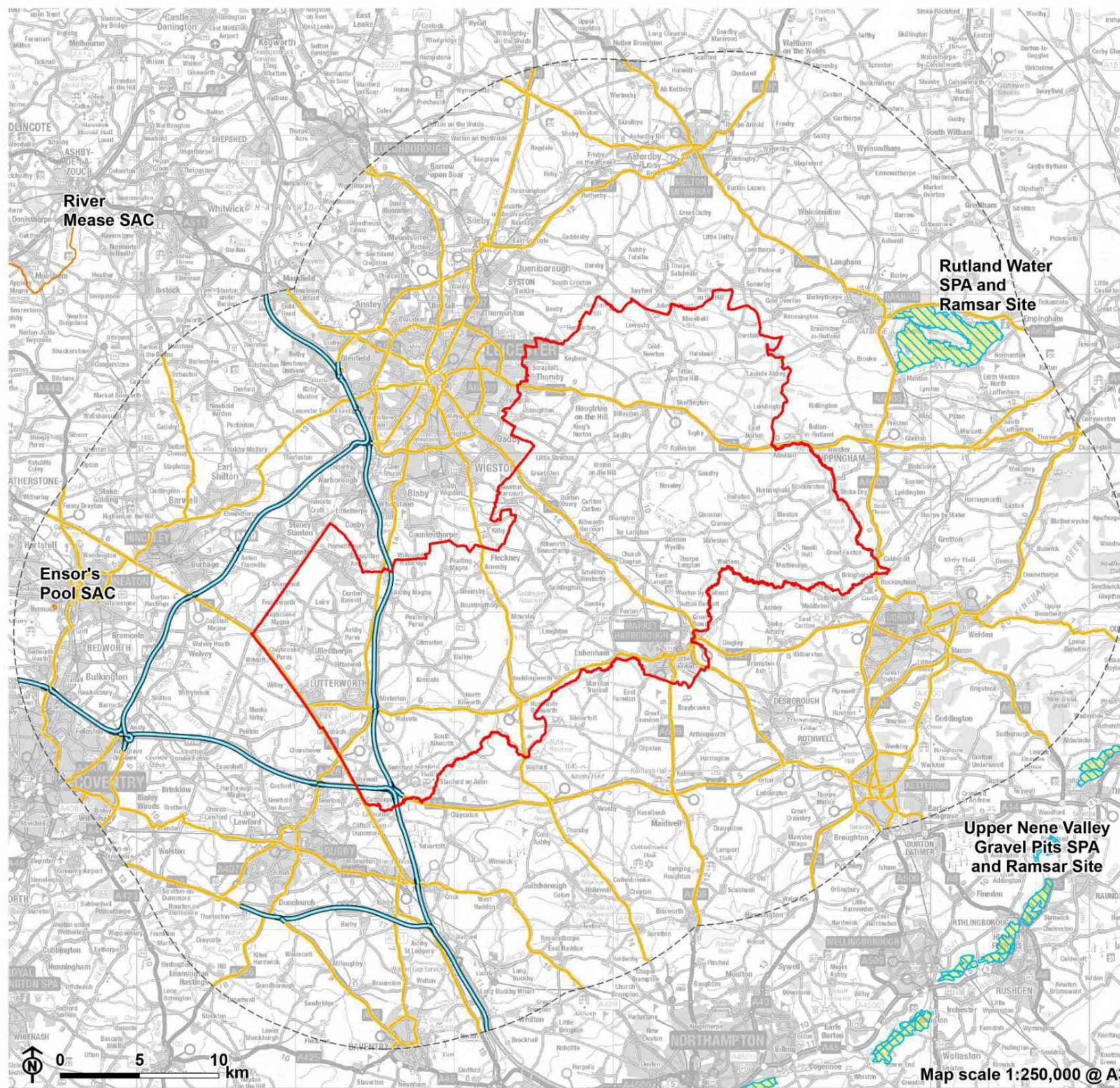


Figure A.2: Strategic Roads within 15km of Harborough District

- Harborough District
- 15km Buffer
- A Road
- Motorway
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)
- Ramsar site

Appendix B

Attributes of European Sites

B.1 This appendix contains information about the European sites scoped into the HRA. Information about each site's area, the site descriptions, qualifying features and pressures and threats are drawn from Natural England's Site Improvement Plans (SIPs) [See reference 38], Standard Data Forms or Ramsar Information Sheets available from the JNCC website [See reference 39] and Supplementary Advice Notes [See reference 40], which advise on the sites features and how to implement the conservation objectives. Site conservation objectives are drawn from Natural England's website and are only available for SACs and SPAs [See reference 41].

European Sites Outside Harborough but within 15km

Rutland Water SPA

Area

- 1555.24ha

Location

- Approximately 6.5km north-east of the District of Harborough, central eastern England.

Qualifying Features

- Waterbird assemblage
- Great crested grebe; *Podiceps cristatus*
- Eurasian wigeon; *Anas penelope*
- Gadwall; *Anas strepera*
- Eurasian teal; *Anas crecca*
- Northern shoveler; *Anas clypeata*
- Tufted duck; *Aythya fuligula*
- Common goldeneye; *Bucephala clangula*
- Mute swan; *Cygnus olor*
- Goosander; *Mergus merganser*
- Common coot; *Fulica atra*

Key Vulnerabilities and Environmental Conditions to Support Site Integrity

- Rutland Water is a man-made pump storage reservoir and is the largest reservoir in the UK. In general, the reservoir is drawn down in the summer and filled during the autumn and winter months when river levels are high.
- The SPA is a wetland of international importance by regularly supporting over 20,000 non-breeding waterfowl annually. Notable components of this assemblage include internationally important numbers of non-breeding shoveler and gadwall, as well as nationally important numbers of non-breeding coot, goldeneye, goosander, great crested grebe, mute swan, teal, tufted duck and wigeon.
- Increased water usage is proposed that will radically influence the water levels of the reservoir and consequently impact the proportion of waterbirds utilising area. The levels are mainly managed for public usage as water supply and storage, and not specifically for waterbirds which can

impact the birds' numbers. The waterbody is impacted by regular discharge of treated sewage, unregulated treated sewage discharge from septic tanks and diffused resources such as agricultural lands, which create high eutrophic state of the reservoir.

- The reservoir is a very important destination for diverse recreational activities such as water sports, fishing, cycling, birdwatching and walking, and several large events that are held along the bank. Additionally, direct impact from third parties (such as fireworks, hot balloon flights and private aircraft flights) are unknown and is of need for further investigation.
- Rutland Water has been colonised by several invasive non-native species, including Zebra mussel, Bloody red mysid, Canadian pondweed, Nuttall's pond weed and more recently by Signal crayfish. As such, they are displaying threat to native species in the reservoir.

Natural England Conservation Objectives

B.2 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring:

- The extent and distribution of the habitats of the qualifying features;
- The structure and function of the habitats of the qualifying features;
- The supporting processes on which the habitats of the qualifying features rely;
- The population of each of the qualifying features; and
- The distribution of the qualifying features within the site.

B.3 Species of interest are:

- Internationally important population of regularly occurring migratory species wintering: Gadwall; *Anas strepera* (Non-breeding)

- Internationally important population of regularly occurring migratory species wintering: Northern shoveler; *Anas clypeata* (Non-breeding)
- Internationally important Waterbird assemblage

Non-qualifying Habitats and Species upon which the Qualifying Habitats and/or Species Depend

Great Crested Grebe (*Podiceps cristatus*)

- Habitat: Urban and Suburban, Marine and Intertidal, Wetland. Great crested grebes can be found in a variety of aquatic habitats, including lakes, artificial bodies of water, slow flowing rivers, swamps, bays, and lagoons. Breeding habitats consist of shallow open bodies of fresh or brackish water. There must also be vegetation on the banks and in the water in order to provide suitable locations for nests. In the winter, individuals from some populations migrate to bodies of water that are located in mild climates.
- Diets: Mainly fish.

Eurasian Wigeon (*Anas penelope*)

- Habitat: Marine and Intertidal, Wetland, Grassland. During the breeding season, Eurasian wigeons occupy many different wetlands including shallow freshwater marshes, lagoons, and lakes with abundant floating and submerged vegetation, accompanied by mud or silt bottoms. Wigeons can also be found in slow moving rivers and streams. Eurasian wigeons favour meadow shorelines or those scattered with trees. Throughout the winter, Eurasian wigeons use tidal mud flats or salt marshes for gatherings. Wintering wigeons can also be found in freshwater lagoons and flooded grasslands.
- Diets: Aquatic plants, grasses, roots.

Gadwall (*Anas strepera*)

- Habitat: Gadwalls prefer marshes, sloughs, ponds, and small lakes with grasslands in both fresh and brackish water as breeding habitats. They tend to be more abundant on small prairie marshes than in temporary water areas, deep marshes, and open water marshes. They generally avoid wetlands that are bordered by woodlands or thick vegetation. In the winter they prefer the brackish water marshes with abundant leafy aquatic vegetation. There are many winter populations that have made yearly migrations back to the same waterfowl refuges, reservoirs, beaver ponds, and sewage treatment plants.
- Diets: Stems, leaves and seeds.

Eurasian Teal (*Anas crecca*)

- Habitat: Marine and Intertidal, Wetland, Grassland. During the breeding season, they are found from boreal forest lakes to prairie potholes and tundra deltas. The greatest number of this species breeds in deciduous wooded ponds with dense surrounding cover. Sedge grass provides exceptional cover for nesting. During the migration, *A. crecca* are found near and on all kinds of bodies of water. This includes marshes, ponds, lakes, mud flats, flooded crop fields, beaver ponds, rivers and bayous. In the Eurasia, they are more likely to inhabit salt-water coasts and shorelines and in the wintering areas, are typically found in brackish backwaters and salt flats rather than open salt water. Agricultural flooding and river deltas provide exceptional nutrients for the birds making them and ideal habitat as well.
- Diets: Seeds and small invertebrates.

Northern Shoveler (*Anas clypeata*)

- Habitat: Marine and Intertidal, Wetland, Grassland. During the breeding season, Northern Shovelers are found in shallow pools and marshes that have good cover and dry areas nearby for nesting. In the winter they can be found near freshwater marshes, swamps, and flooded areas.

- Diets: Small insects, plant matter sifted from the water.

Tufted Duck (*Aythya fuligula*)

- Habitat: Urban and Suburban, Marine and Intertidal, Wetland. The habitat of tufted ducks varies seasonally due to its migratory behaviour. Throughout the breeding season, they are most often found in shallow lakes. They prefer shallow water ranging from 3m to 5m deep, with tall thick wetland vegetation, such as reeds, for perching and preening. Vegetation is also an important factor in protection from the wind. During the breeding season tufted ducks typically avoid lakes that are deeper than 15m. During winter months, they can be found generally in larger bodies of open water such as marshes, lakes, estuaries, and man-made ponds. During periods of migration, they can also be found in and along rivers.
- Diets: Molluscs, insects and some plants.

Common Goldeneye (*Bucephala clangula*)

- Habitat: Marine and Intertidal, Wetland. During the breeding season, common goldeneyes are found on northern lakes and rivers that are surrounded by mature forests where tree cavities can be found for nesting. They prefer lakes with clear water and little emergent vegetation, although areas adjacent to bulrushes (*Scirpus*) are sometimes used for foraging. Preferred lakes are those with abundant invertebrate prey. During the winter, non-breeding season, common goldeneyes are found mainly in coastal marine and estuarine habitats and large, interior lakes and rivers. They prefer areas with shallow water and sandy, gravel, or rocky substrates. They are strong swimmers and can forage well in areas with strong current, but seem to prefer slow-flowing water. Common goldeneyes stop to refuel at large, interior lakes and rivers during migration towards coastal areas.
- Diets: Mussels, insect larvae, small fish and plants.

Mute Swan (*Cygnus olor*)

- Habitat: Urban and Suburban, Marine and Intertidal, Farmland, Wetland, Grassland. In winter, they are more common in marine waters. They live in well-sheltered bays, open marshes, lakes and ponds.
- Diets: Water plants, insects, snails, fish and frogs.

Goosander (*Mergus merganser*)

- Habitat: Upland, Marine and Intertidal, Wetland. Common mergansers prefer to live in wooded areas along streams and rivers or near small, inland lakes. They can also be found along the shores of the Great Lakes, as well as on coastal streams in British Columbia. Nests are typically in a crevice of a deciduous tree along the shore, but sometimes will be in other types of crevices or on the ground, under tangled bushes. Mergansers may also occupy abandoned hawk nests when available.
- Diets: Fish.

Common Coot (*Fulica atra*)

- Habitat: Urban and Suburban, Marine and Intertidal, Wetland, Grassland.
- Diets: Vegetation, seeds, snails and insect larvae.

Rutland Water Ramsar Site

Area

- 1555.24ha

Location

- Approximately 6.5km north-east of the District of Harborough, central eastern England.

Qualifying Features

- Gadwall; *Anas strepera*
- Northern shoveler; *Anas clypeata*
- Species/populations identified subsequent to designation for possible future consideration under criterion 6: Mute swan; *Cygnus olor*

Key Vulnerabilities and Environmental Conditions to Support Site Integrity

- Please refer to the Rutland Water SPA site for more details.

Natural England Conservation Objectives

- Please refer to the Rutland Water SPA site for more details.

Non-qualifying Habitats and Species upon which the Qualifying Habitats and/or Species Depend

Gadwall (*Anas strepera*)

- Habitat: Gadwalls prefer marshes, sloughs, ponds, and small lakes with grasslands in both fresh and brackish water as breeding habitats. They tend to be more abundant on small prairie marshes than in temporary water areas, deep marshes, and open water marshes. They generally avoid wetlands that are bordered by woodlands or thick vegetation. In the

winter they prefer the brackish water marshes with abundant leafy aquatic vegetation. There are many winter populations that have made yearly migrations back to the same waterfowl refuges, reservoirs, beaver ponds, and sewage treatment plants.

- Diets: Stems, leaves and seeds.

Northern Shoveler (*Anas clypeata*)

- Habitat: Marine and Intertidal, Wetland, Grassland. During the breeding season, Northern Shovelers are found in shallow pools and marshes that have good cover and dry areas nearby for nesting. In the winter they can be found near freshwater marshes, swamps, and flooded areas.
- Diets: Small insects, plant matter sifted from the water.

Mute Swan (*Cygnus olor*)

- Habitat: Urban and Suburban, Marine and Intertidal, Farmland, Wetland, Grassland. In winter, they are more common in marine waters. They live in well-sheltered bays, open marshes, lakes and ponds.
- Diets: Water plants, insects, snails, fish and frogs.

Ensor's Pool SAC

Area

- 3.86ha

Location

- Approximately 12.4km west of the District of Harborough, central eastern England.

Qualifying Features

- White-clawed (or Atlantic stream) crayfish; *Austropotamobius pallipes*

Key Vulnerabilities and Environmental Conditions to Support Site Integrity

- Ensor's Pool SAC is an abandoned clay pit on the Western edge of Nuneaton, North Warwickshire. The pool is 3.79ha in size with an average depth of 8m and is ground water fed. It is designated as SAC because it holds the largest known population of white-clawed crayfish for a waterbody in England.
- The Pool was formerly a stronghold of Crayfish, though based on the recent surveys done in 2014, the reasons for its non-existence are unknown. Spread of the "Crayfish Plague" is the main reason for its disappearance in the surrounding area, though Natural England is making further investigations of the situation at the Pool.

Natural England Conservation Objectives

B.4 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring:

- The extent and distribution of the habitats of qualifying species;
- The structure and function of the habitats of qualifying species;
- The supporting processes on which the habitats of qualifying species rely;
- The populations of qualifying species; and
- The distribution of qualifying species within the site.

B.5 Species of interest are:

- White-clawed (or Atlantic stream) crayfish; *Austropotamobius pallipes*

Non-qualifying Habitats and Species upon which the Qualifying Habitats and/or Species Depend

White-clawed (or Atlantic stream) Crayfish (*Austropotamobius pallipes*)

- Habitat: Freshwater, Wetlands.
- Diet: Algae, aquatic insects and larvae, aquatic plants, calcified plants (charophytes), small fish and snails.

Appendix C

Screening Assessment

C.1 The sections below detail which types of impacts on European sites could potentially result from each of the policies and site allocations in the Proposed Submission Draft Local Plan. Where uncertain or likely significant effects are identified, these are required to be considered further via Appropriate Assessment

Overall Development Strategy

Policy DS01 Development Strategy: Delivering Homes

C.2 Likely activities (operation) to results as a response of the proposal:

- Development of at least 6,422 new homes.

C.3 Potential impacts if policy is implemented:

- Physical damage/disturbance
- Non-physical disturbance
- Non-toxic contamination
- Air pollution
- Recreation and urban impacts
- Disturbance to hydrological regimes

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.4 This is uncertain. Further consideration is therefore required at the Appropriate Assessment stage.

Policy DS02 Development Strategy: Creating jobs and diversifying the economy

C.5 Likely activities (operation) to results as a response of the proposal:

- Development of a minimum of 16.4ha of employment land for business uses.
- Development of 340,000sqm floorspace for strategic distribution/large-scale warehousing at Magna Park.
- Development of 2,300sqm of retail and food/beverage floorspace within the site allocations listed in SA01.

C.6 Potential impacts if policy is implemented:

- Physical damage/disturbance
- Non-physical disturbance
- Non-toxic contamination
- Air pollution
- Disturbance to hydrological regimes

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.7 This is uncertain. Further consideration is therefore required at the Appropriate Assessment stage.

Policy DS03 Development Strategy: Tackling climate change and enhancing the natural environment

C.8 Likely activities (operation) to results as a response of the proposal:

- None. This policy requires development proposals to adhere to a range of criteria relating to sustainable development but will not directly result in development. The requirements in the policy for development to prioritise sustainable transport modes should help to mitigate increases in air pollution resulting from development, which could otherwise impact on European sites.

C.9 Potential impacts if policy is implemented:

- There are no potential impacts likely if this policy is implemented.

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.10 No.

Policy DS04 Development Strategy: Preserving and enhancing our heritage and rural character

C.11 Likely activities (operation) to results as a response of the proposal:

- None. This policy sets out measures seeking to protect the local character, landscape and heritage assets and to maintain the distinctiveness of settings. The policy will not directly result in development.

C.12 Potential impacts if policy is implemented:

- There are no potential impacts likely if this policy is implemented.

Is the policy likely to have significant effects and therefore need to be scoped into the
Appropriate Assessment?

C.13 No.

Policy DS05 Development Strategy: Supporting Strategic Infrastructure

C.14 Likely activities (operation) to results as a response of the proposal:

- Development of infrastructure.

C.15 Potential impacts if policy is implemented:

- Physical damage/disturbance

- Non-physical disturbance
- Non-toxic contamination
- Air pollution

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.16 This is uncertain. Further consideration is therefore required at the Appropriate Assessment stage.

Key Development Sites

Policy SA01: Site Allocations

C.17 Likely activities (operation) to results as a response of the proposal:

- Residential development.

C.18 Potential impacts if policy is implemented:

- Physical damage/disturbance
- Non-physical disturbance
- Non-toxic contamination
- Air pollution
- Recreation and urban impacts
- Disturbance to hydrological regimes

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.19 This is uncertain. Further consideration is therefore required at the Appropriate Assessment stage.

Policy SA02: Land South of Gartree Road

C.20 Likely activities (operation) to results as a response of the proposal:

- Mixed use development.

C.21 Potential impacts if policy is implemented:

- Physical damage/disturbance
- Non-physical disturbance
- Non-toxic contamination
- Recreation and urban impacts
- Air pollution
- Disturbance to hydrological regimes

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.22 This is uncertain. Further consideration is therefore required at the Appropriate Assessment stage.

Policy SA03: North of Market Harbourough

C.23 Likely activities (operation) to results as a response of the proposal:

- Mixed use development.

C.24 Potential impacts if policy is implemented:

- Physical damage/disturbance
- Non-physical disturbance
- Non-toxic contamination
- Recreation and urban impacts
- Air pollution
- Disturbance to hydrological regimes

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.25 This is uncertain. Further consideration is therefore required at the Appropriate Assessment stage.

Policy SA04: Scraptoft East

C.26 Likely activities (operation) to results as a response of the proposal:

- Residential development and supporting infrastructure.

C.27 Potential impacts if policy is implemented:

- Physical damage/disturbance
- Non-physical disturbance
- Non-toxic contamination
- Recreation and urban impacts
- Air pollution
- Disturbance to hydrological regimes

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.28 This is uncertain. Further consideration is therefore required at the Appropriate Assessment stage.

Strategic Policies for Housing

Policy HN01 Housing Need: Affordable Homes

C.29 Likely activities (operation) to results as a response of the proposal:

- None. This policy requires a proportion of homes on residential developments to be affordable but will not itself directly result in development.

C.30 Potential impacts if policy is implemented:

- There are no potential impacts likely if this policy is implemented.

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.31 No.

Policy HN02 Housing Need: Mix of New Homes

C.32 Likely activities (operation) to results as a response of the proposal:

- None. This policy requires residential developments to deliver an appropriate mix of housing types, tenures and sizes and to meet accessibility standards but will not itself result directly in development.

C.33 Potential impacts if policy is implemented:

- There are no potential impacts likely if this policy is implemented.

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.34 No.

Policy HN03 Housing Need: Housing Type and Density

C.35 Likely activities (operation) to results as a response of the proposal:

- None. This policy relates to density standards that will apply to residential developments but will not directly result in development.

C.36 Potential impacts if policy is implemented:

- There are no potential impacts likely if this policy is implemented.

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.37 No.

Policy HN04 Housing Need: Supported and Specialist Housing

C.38 Likely activities (operation) to results as a response of the proposal:

- Specialist residential development.

C.39 Potential impacts if policy is implemented:

- Physical damage/disturbance
- Non-physical disturbance
- Non-toxic contamination
- Recreation and urban impacts
- Air pollution
- Disturbance to hydrological regimes

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.40 This is uncertain. Further consideration is therefore required at the Appropriate Assessment stage.

Policy HN05 Housing Need: Self and Custom Build Housing

C.41 Likely activities (operation) to results as a response of the proposal:

- None. This policy requires larger housing developments to provide a certain proportion of self and custom build plots, but will not directly result in development.

C.42 Potential impacts if policy is implemented:

- There are no potential impacts likely if this policy is implemented.

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.43 No.

Policy HN06 Housing Need: Gypsy and Traveller and Travelling Showpeople Accommodation

C.44 Likely activities (operation) to results as a response of the proposal:

- Development of sites and accommodation for Gypsies and Travellers and Travelling Showpeople.

C.45 Potential impacts if policy is implemented:

- Physical damage/disturbance
- Non-physical disturbance
- Non-toxic contamination
- Recreation and urban impacts

- Air pollution
- Disturbance to hydrological regimes

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.46 This is uncertain. Further consideration is therefore required at the Appropriate Assessment stage.

Directing Development to the Right Place

Policy AP01: Development in Settlements

C.47 Likely activities (operation) to results as a response of the proposal:

- Residential mixed use, employment and other built development.

C.48 Potential impacts if policy is implemented:

- Physical damage/disturbance
- Non-physical disturbance
- Non-toxic contamination
- Recreation and urban impacts
- Air pollution

- Disturbance to hydrological regimes

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.49 This is uncertain. Further consideration is therefore required at the Appropriate Assessment stage.

Policy AP02: Development in Town, District and Local Centres

C.50 Likely activities (operation) to results as a response of the proposal:

- Retail, leisure and other town centre developments.

C.51 Potential impacts if policy is implemented:

- Physical damage/disturbance
- Non-physical disturbance
- Non-toxic contamination
- Air pollution
- Disturbance to hydrological regimes

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.52 This is uncertain. Further consideration is therefore required at the Appropriate Assessment stage.

Policy AP03: Development in the Countryside (Residential)

C.53 Likely activities (operation) to results as a response of the proposal:

- Residential development.

C.54 Potential impacts if policy is implemented:

- Physical damage/disturbance
- Non-physical disturbance
- Non-toxic contamination
- Recreation and urban impacts
- Air pollution
- Disturbance to hydrological regimes

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.55 This is uncertain. Further consideration is therefore required at the Appropriate Assessment stage.

Policy AP04: Development in the Countryside (Commercial/ Non-Residential)

C.56 Likely activities (operation) to results as a response of the proposal:

- Employment development.

C.57 Potential impacts if policy is implemented:

- Physical damage/disturbance
- Non-physical disturbance
- Non-toxic contamination
- Air pollution
- Disturbance to hydrological regimes

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.58 This is uncertain. Further consideration is therefore required at the Appropriate Assessment stage.

Policy AP05: Locating Renewable and Low-Carbon Energy Development

C.59 Likely activities (operation) to results as a response of the proposal:

- Renewable and low carbon energy development.

C.60 Potential impacts if policy is implemented:

- Physical damage/disturbance
- Non-physical disturbance
- Non-toxic contamination
- Disturbance to hydrological regimes

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.61 This is uncertain. Further consideration is therefore required at the Appropriate Assessment stage.

Development Standards

Policy DM01: High Quality Inclusive Design

C.62 Likely activities (operation) to results as a response of the proposal:

- None. This policy sets out requirements relating to the design of new developments but will not directly result in development.

C.63 Potential impacts if policy is implemented:

- There are no potential impacts expected if this policy is implemented.

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.64 No.

Policy DM02: Amenity and Wellbeing

C.65 Likely activities (operation) to results as a response of the proposal:

- None. This policy sets out requirements for new development which aim to protect the amenity and wellbeing of its occupiers and those nearby, but will not directly result in development.

C.66 Potential impacts if policy is implemented:

- There are no potential impacts likely if this policy is implemented.

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.67 No.

Policy DM03: Heritage Asset Conservation and Design Standards

C.68 Likely activities (operation) to results as a response of the proposal:

- None. This policy seeks to ensure that new developments conserve heritage assets and their settings but will not directly result in development.

C.69 Potential impacts if policy is implemented:

- There are no potential impacts likely if this policy is implemented.

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.70 No.

Policy DM04: Landscape Character and Sensitivity

C.71 Likely activities (operation) to results as a response of the proposal:

- None. This policy requires development to be designed and located so as to be sensitive to its landscape setting but will not directly result in development.

C.72 Potential impacts if policy is implemented:

- There are no potential impacts likely if this policy is implemented.

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.73 No.

Policy DM05: Green and Blue Infrastructure and Open Space

C.74 Likely activities (operation) to results as a response of the proposal:

- None. This policy requires developments to contribute to the green and blue infrastructure network and to meet accessibility standards relating to open spaces. The policy will not directly result in development and may help to mitigate recreational pressure at European sites by ensuring access to green infrastructure for recreational purposes.

C.75 Potential impacts if policy is implemented:

- There are no potential impacts likely if this policy is implemented.

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.76 No.

Policy DM06: Transport and Accessibility

C.77 Likely activities (operation) to results as a response of the proposal:

- None. This policy requires developments to provide safe access and avoid adverse impacts on the highways network. It will not directly result in development and the measures set out in the policy may help to reduce air quality impacts from new development which could otherwise adversely affect European sites.

C.78 Potential impacts if policy is implemented:

- There are no potential impacts likely if this policy is implemented.

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.79 No.

Policy DM07: Managing Flood Risk

C.80 Likely activities (operation) to results as a response of the proposal:

- None. This policy seeks to avoid development in high flood risk areas and requires development to be subject to appropriate flood risk assessments. It will not directly result in development.

C.81 Potential impacts if policy is implemented:

- There are no potential impacts likely if this policy is implemented.

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.82 No.

Policy DM08: Sustainable Drainage

C.83 Likely activities (operation) to results as a response of the proposal:

- None. This policy requires developments to incorporate sustainable drainage systems but will not directly result in development.

C.84 Potential impacts if policy is implemented:

- There are no potential impacts likely if this policy is implemented.

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.85 No.

Policy DM09: Sustainable Construction and Climate Resilience

C.86 Likely activities (operation) to results as a response of the proposal:

- None. This policy requires developments to achieve the specified standards of design in relation to climate resilience but will not directly result in development.

C.87 Potential impacts if policy is implemented:

- There are no potential impacts likely if this policy is implemented.

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.88 No.

Policy DM10: Biodiversity and Geodiversity Protection and Enhancement

C.89 Likely activities (operation) to results as a response of the proposal:

- None. This policy requires developments to contribute towards protecting and improving biodiversity but will not directly result in development.

C.90 Potential impacts if policy is implemented:

- There are no potential impacts likely if this policy is implemented.

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.91 No.

Policy DM11: Managing Impacts on Land and Water Quality

C.92 Likely activities (operation) to results as a response of the proposal:

- None. This policy requires developments to protect water resources and requires development to be prioritised on land of low agricultural value, but the policy will not directly result in development.

C.93 Potential impacts if policy is implemented:

- There are no potential impacts likely if this policy is implemented.

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.94 No.

Policy DM12: Protection and Enhancement of Community Facilities

C.95 Likely activities (operation) to results as a response of the proposal:

- Development of new community, education or cultural facilities.

C.96 Potential impacts if policy is implemented:

- Physical damage/disturbance
- Non-physical disturbance

- Non-toxic contamination
- Air pollution
- Recreation and urban impacts
- Disturbance to hydrological regimes

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.97 This is uncertain. Effects will depend largely on the specific type and location of facilities that may be developed which is not yet known.

Policy DM13: Existing Business Uses – Retention and Redevelopment

C.98 Likely activities (operation) to results as a response of the proposal:

- Redevelopment of existing employment sites.

C.99 Potential impacts if policy is implemented:

- Physical damage/disturbance
- Non-physical disturbance
- Non-toxic contamination
- Air pollution
- Disturbance to hydrological regimes

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.100 This is uncertain. Further consideration is therefore required at the Appropriate Assessment stage.

Policy DM14: Shopfront Design

C.101 Likely activities (operation) to results as a response of the proposal:

- None. This policy requires shopfront developments to respect the character and visual amenity of the area but will not directly result in development.

C.102 Potential impacts if policy is implemented:

- There are no potential impacts likely if this policy is implemented.

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.103 No.

Policy DM15: Outdoor Advertising and Signage Design

C.104 Likely activities (operation) to results as a response of the proposal:

- None. This policy requires outdoor advertising and signage to respect the character and appearance of buildings and areas but will not directly result in development.

C.105 Potential impacts if policy is implemented:

- There are no potential impacts likely if this policy is implemented.

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.106 No.

Policy DM16: Telecommunications Infrastructure

C.107 Likely activities (operation) to results as a response of the proposal:

- Development of telecommunications infrastructure.

C.108 Potential impacts if policy is implemented:

- Physical damage/disturbance
- Non-physical disturbance

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.109 This is uncertain. Effects will depend largely on the specific type and location of telecommunications infrastructure that may be developed which is not yet known.

Monitoring and Delivery

Policy IM01: Monitoring and review of the Local Plan

C.110 Likely activities (operation) to results as a response of the proposal:

- None. This policy relates to how the delivery of Local Plan policies will be monitored and will not itself result in new development.

C.111 Potential impacts if policy is implemented:

- There are no potential impacts likely if this policy is implemented.

Is the policy likely to have significant effects and therefore need to be scoped into the Appropriate Assessment?

C.112 No.

Appendix D

HRA Scoping Consultation Responses

Hinckley and Bosworth Council

- It is noted that there isn't a question related to another supporting document listed in the evidence i.e. the HRA Scoping Report (January 2024). This document at para. 5.8 highlights the additional evidence required in three topic areas i.e. recreation, air quality and integrated water management, all of which have potential to also inform the SA.
- Appendix A.1 of the HRA Scoping report (January 2024) is a map of European Sites within and beyond the 15km buffer zone to the administrative boundary. The map includes the River Mease SAC. However, the River Mease SAC is not discussed within the body of the HRA report. The previous HRA produced for the Adopted Local Plan included reasons for the River Mease SAC to be excluded for further evaluation. The Standing Advice from Natural England relating to the River Mease SAC (2022) can be found at [River Mease standing advice Jan 2022 Final.pdf \(nwleics.gov.uk\)](#). Natural England's Standing Advice reflects case law relating to "embedded" mitigation and certainty. Competent authorities should therefore only authorise a plan or project if they have made certain that it will not adversely affect the integrity of a European site. This means that no reasonable scientific doubt remains as to the absence of effects. Appendix A.2 of the HRA Scoping Report (January 2024) relates to strategic roads within the district and within 15kms of the district. The district boundary shown in red is contiguous with the A5. For further evidence on the topic of air pollution, it is considered all roads within the primary network should be listed and illustrated.
- Response: The River Mease SAC is located approximately 23km from the Harborough District boundary and therefore falls beyond the 15km buffer zone and is not included in the HRA. The map includes the SAC as it also shows surrounding European Sites beyond the buffer zone for context. In line with standard practice in HRA, the assessment of air

Appendix D HRA Scoping Consultation Responses

quality impacts focuses on the strategic road network i.e. 'A' roads and motorways and in particular on those roads that are within 200m of European sites, as detailed in this full HRA report.

References

- 1 The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007 (SI 2007/1843)
- 2 The Conservation of Habitats and Species Regulations 2017 (SI 2017/1012), as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579)
- 3 The integrity of a site is the coherence of its ecological structure and function, across its whole area, that enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was designated (Source: UK Government Planning Practice Guidance).
- 4 [Department for Environment, Food and Rural Affairs \(2012\) Habitats Directive: guidance on the application of article 6\(4\) – Alternative solutions, imperative reasons of overriding public interest \(IROPI\) and compensatory measures](#)
- 5 [Department for Levelling Up, Housing and Communities \(2019\) Appropriate assessment – Guidance on the use of Habitats Regulations Assessment](#)
- 6 Directive 92/43/EEC of 21st May 1992 on the conservation of natural habitats and of wild fauna and flora (the ‘Habitats Directive’)
- 7 Directive 2009/147/EC of 30th November 2009 on the conservation of wild bird (the ‘Birds Directive’)
- 8 [European Commission \(undated\) Natura 2000 – The largest network of protected areas in the world](#)
- 9 [Department for Environment, Food and Rural Affairs \(2021\) Changes to the Habitats Regulations 2017](#)
- 10 [Department for Environment, Food and Rural Affairs, Natural England, Welsh Government and Natural Resources Wales \(2021, updated 2023\) Habitats regulations assessments: protecting a European site](#)

References

- 11 [Department for Levelling Up, Housing and Communities \(2012\) National Planning Policy Framework](#)
- 12 [David Tyldesley and Associates \(undated\) The HRA Handbook \(Section A3\)](#) (A subscription based online guidance document)
- 13 [Department for Environment, Food and Rural Affairs, Natural England, Welsh Government and Natural Resources Wales \(2021, updated 2023\) Habitats regulations assessments: protecting a European site](#)
- 14 [Department for Levelling Up, Housing and Communities \(2019\) Appropriate assessment – Guidance on the use of Habitats Regulations Assessment](#)
- 15 European Commission (2001) Assessment of plans and projects significantly affecting European Sites – Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC
- 16 [David Tyldesley and Associates \(undated\) The HRA Handbook \(Section A3\)](#) (A subscription based online guidance document)
- 17 [Natural England \(undated\) Conservation Objectives for European Sites](#)
- 18 In line with the CJEU judgement in Case C-323/17 People Over Wind v Coillte Teoranta, mitigation must only be taken into consideration at this stage and not during Stage 1: HRA Screening.
- 19 In addition to European site citations and conservation objectives, key information sources for understanding factors contributing to the integrity of European sites include (where available) conservation objectives supplementary advice and Site Improvement Plans prepared by Natural England. [Natural England \(undated\) Site Improvement Plans by region](#)
- 20 Chapman, C. and Tyldesley, D. (2016) Functional linkage: How areas that are functionally linked to European sites have been considered when they may be affected by plans and projects – a review of authoritative decisions. Natural England Commissioned Reports, Number 207.
- 21 [Natural England \(undated\) Site Improvement Plans by region](#)
- 22 [Natural England \(undated\) Conservation Objectives for European Sites](#)

References

- 23 The Conservation of Habitats and Species Regulations 2017 (SI 2017/1012)
- 24 ECJ Case C-127/02 “Waddenzee” January 2004
- 25 [David Tyldesley and Associates \(undated\) The HRA Handbook \(Section A3\)](#) (A subscription based online guidance document)
- 26 European Commission (2001) Assessment of plans and projects significantly affecting European Sites – Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC
- 27 European Commission (2001) Assessment of plans and projects significantly affecting European Sites – Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC
- 28 [Dover District Council and Natural England \(2023\) Statement of Common Ground](#)
- 29 Wealden c SSCLG [2017] EWHC 351 (Admin)
- 30 AECOM (2024). Harborough District Council – Air Quality Report. Local Plan 2020 to 2041.
- 31 Natural England (2020) Monitoring Engagement with the Natural Environment – MENE Visit data: Year 1 to 10 filtered by residence local authority (County of Harborough) and distance travelled
- 32 This has been derived from visitor survey work that has been undertaken and considered the application of a Zone of Influence, such as the Essex Recreational Disturbance Avoidance & Mitigation Strategy: Habitats Regulations Assessment Strategy document 2018-2038.
- 33 [Natural England \(undated\) Site Improvement Plans by region](#)
- 34 District of Harborough (2015) Harborough District Watercycle Study
- 35 Assessment of plans and projects significantly affecting European sites. Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC. European Commission Environment DG, November 2001.

References

- 36 JBA Consulting (2024). Joint Water Cycle Scoping Study.
- 37 Severn Trent (2022). Draft Water Resources Management Plan 2024 Main Narrative.
- 38 [Natural England \(undated\) Site Improvement Plans: East of England](#)
- 39 [Joint Nature Conservation Committee website](#)
- 40 [Natural England \(undated\) Conservation Objectives for European Sites](#)
- 41 [Natural England \(undated\) Conservation Objectives for European Sites](#)

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Harborough District Council

Statement of Consultation

November 2024

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Harborough Local Plan 2020-2041

Statement of Consultation

1. Introduction

1.1 Purpose

1.1.1 The purpose of this statement is to provide a summary of the Council's consultation process, feedback and outcomes for the preparation of the Harborough Local Plan 2020-2041. In accordance with legislative requirements the statement sets out the following information:

- Who has been consulted;
- How they were consulted;
- A summary of the main issues raised in response to the consultation;
- Next steps – How the issues raised have been actioned/will be taken into account in the Proposed Submission.

1.1.2 This is the first consultation statement following Regulation 18 consultation on Issues and Options between 16 January and 27 February 2024. Further consultation on a Proposed Submission will be undertaken in early 2025 in accordance with Regulation 19. This document will be updated to provide information on the representations made on the soundness and legal compliance of the Proposed Submission version of the Plan, in accordance with Regulation 22.

1.1.3 This statement demonstrates that consultation on the preparation of the Harborough Local Plan 2020-2041 has been undertaken in accordance with the relevant Regulations and the adopted Statement of Community Involvement.

1.1.4 The Statement of Community Involvement sets out how the Council will consult and involve the public and statutory consultees in planning matters. Full details of the current adopted Statement of Community Involvement can be viewed here [Statement of Community Involvement | Harborough District Council](#)

1.2 Background

1.2.1 The new Local Plan will provide the strategic planning framework for the district for at least 15 years from adoption. The current Local Plan spatial strategy will be updated by a new strategy to deliver the required scale of development in appropriate and sustainable locations. Current Development Management policies will be reviewed and updated as necessary. In line with national planning policy, strategic policies in the new Plan will set out the overall strategy for the pattern, scale and design quality of places and make sufficient provision for development needs and supporting infrastructure. It will also provide for the conservation and enhancement of the district's natural, built and historic environment as well as planning measures to address climate change mitigation and adaptation.

1.2.2 Where appropriate the new Plan will also set out non-strategic, more detailed policies for specific areas, neighbourhoods or types of development in line with national planning policy. Such policies can also be set out in neighbourhood plans. The new Plan will support the continued preparation of neighbourhood plans across the district by providing a clear strategic policy framework. It will identify which policies are strategic and provide the policy

context for the preparation or review of neighbourhood plans prepared by Parish Councils or neighbourhood forums on behalf of their local communities.

1.2.3 Once adopted, the new Local Plan will replace the Harborough Local Plan 2011-2031 adopted in April 2019.

1.2.4 The Issues and Options and associated Sustainability Appraisal, together with a range of supporting and evidence documents were published and subjected to a six-week period of public consultation between 16 January and 27 February 2024 under Regulation 18 of The Town and Country Planning (Local Development) (England) 2012 Regulations. We consulted specific consultation and statutory bodies, local amenity and residents' groups, businesses and individual residents. A variety of consultation techniques were used in accordance with the Statement of Community Involvement.

1.3 Structure of Statement

1.3.1 This Statement of Consultation consists of four sections:

- Section 1 – Introduction – outlines the Purpose, Background and Structure of Statement
- Section 2 – Plan Production Timeline – describes the timeline for preparing the Local Plan
- Section 3 – Summary of the Main Issues – provides a summary of the main issues raised during Regulation 18 consultation and how the representations received have been considered by the Council.
- Section 4 – sets out the Appendices supporting Section 3. The Appendices detail the consultation material, including which bodies and persons were invited to make representations.

2. Plan Production Timeline

2.1.1 The creation of a new Local Plan requires a number of thorough and robust stages of consultation. This is to enable early and ongoing engagement with the local community, businesses and organisations to develop a comprehensive document, tailored to meet the needs of the area in terms of strategy and the policies required.

2.1.2 Table 1 identifies and describes the main consultation stages.

Table 1: Key Local Plan Stages

Issues and Options (Regulation 18)	The Issues and Options set out the issues and options that need to be addressed by the Local Plan for how we could plan for the future of the district. This was accompanied by a Sustainability Appraisal Report and a range of supporting evidence. Consultation was open for a six-week period.	16 January to 27 February 2024.
Proposed Submission (Regulation 19)	Following analysis of comments received during the Issues and Options consultation the Proposed Submission Draft will be prepared and stakeholders and the public will be invited to comment on the Plan for a minimum of six weeks prior to the new Local Plan being submitted to the Secretary of State for examination.	Between January and March 2025 (estimated)

Submission of the Local Plan for Examination (Regulation 22)	Following the Proposed Submission consultation, there is an opportunity to make minor changes to the Plan in response to the comments made, before the document, evidence and comments received are submitted to the Secretary of State. An independent examination is then carried out. Those who have submitted comments to the Proposed Submission consultation have the right to ask the Inspector to be heard in person at the Examination.	Between May and June 2025 (estimated)
Adoption*	The Plan will be adopted and will replace the saved policies of the Harborough Local Plan 2011-2031 to form the development plan, alongside the Leicestershire Minerals and Waste Local Plan and 'made' Neighbourhood Plans.	Between May and December 2026 (estimated)

** Indicative only at this stage as dependent on detailed arrangements for Examination by the Planning Inspectorate and decisions/recommendations by the Inspector including the need for and scope of any main modifications arising out of the Examination.*

3. Summary of Process and Main Issues

3.1 As set out in Section 2 the Council has undertaken consultation on the Issue and Options under Regulation 18 so far. Below is a summary of how consultation was carried out. It should be noted that, in addition, we have continued to engage with elected Councillors and relevant agencies throughout the time that the new Local Plan has been in preparation.

3.2 Issues and Options Consultation

3.2.1 The Issues and Options for the Harborough Local Plan 2020-2041 was the first stage of the process and invited views on a range of planning issues and potential options for the future development of the district. This consultation under Regulation 18 was carried out for six weeks between 16 January and 27 February 2024. Generic and specific questions were asked in relation to six chapters on Spatial Strategy, Environment and Sustainability, Health and Well-being, Housing Needs, Town Centres, Retailing, Leisure and Tourism, Transport, Local Services and Infrastructure. A Sustainability Appraisal was published alongside the Issues and Options consultation document.

3.2.2 To ensure the Local Plan process considers all potential sites for development the Council carried out another 'call for sites' during the consultation period to allow landowners and site promoters to put forward potential development sites for consideration during the preparation of the Local Plan. This information informs the Strategic Housing Land Availability Assessment and will be made public when an updated Strategic Housing Land Availability Assessment is published alongside the next iteration of the Local Plan.

3.2.3 In order to ensure that the public consultation engaged as wide as audience as possible, in addition to the main consultation documents, a user-friendly Summary Guide leaflet was produced and a QR code was created to help people more easily take part. Supporting background documents were also made available to view on the website.

3.2.4 A series of staffed drop-in events were held across the district to provide interested parties with more information on the consultation documents and associated evidence base,

how to respond and an understanding of what happens next. These were advertised in the local press, social media and mentioned at meetings held before and during the consultation. In total, around 300 people visited the drop-in events which were held at the following locations:

Table 2: Drop-in events

24 January 2024	Market Harborough – Council Chamber, 2 nd Floor, The Symington Building, Adam and Eve Street	10.30am to 8pm
31 January 2024	Scraptoft – Community Hub (Lounge), Malsbury Avenue	3.30pm to 7.30pm
6 February 2024	Lutterworth – The Wycliffe Rooms (Community Hall), George Street Masonic Hall	3.30pm to 7.30pm
7 February 2024	Broughton Astley – Broughton Astley Village Hall, Station Road	3.30pm to 7.30pm
13 February 2024	Kibworth – The Old Grammer School (Main Hall), School Road	3.30pm to 7.30pm

3.2.5 As well as the well-attended drop-in events the Council consulted with all the individuals and organisations registered on its planning policy consultation database as well as the specific and Duty to Co-operate bodies as detailed in Appendix 3.

3.2.6 In addition to sending information to contacts on the planning policy consultation database, all the necessary information and consultation documents were published on the authority's website and made available for inspection at the Council's offices for the duration of the consultation period, including Ground Floor display of Regulation 18 exhibition boards which were in situ for the duration of the consultation for those unable to attend a staffed event.

3.2.7 Social media was used and press releases were issued to Harborough Mail, Swift Flash, Resident's newsletter, Member's newsletter and Parish newsletters to publicise and get people talking about our plans, and various meetings were attended, including presentation to Annual Parish Liaison meeting on 23 November 2023. A copy of the article published in the Harborough Mail on 8 January 2024 is available at [Public consultation to launch into Harborough's new local plan \(harboroughmail.co.uk\)](https://www.harboroughmail.co.uk/public-consultation-to-launch-into-harboroughs-new-local-plan)

3.3 Main issues and feedback

3.3.1 3,449 individual representations were received from 236 respondents during the consultation. The following table shows which section of the document the responses were made against.

Table 3: Comments and representations received by chapter

Chapter of Issues and Options Document	Number of representations received
Introduction	421
Strategic Policies: Spatial Strategy	1651
Environment and Sustainability Policies	297
Health and Well-being Policies	231
Housing Needs Policies	619
Town Centre, Retailing, Leisure and Tourism Policies	68
Transport, Local Services and Infrastructure Policies	162

3.3.2 The breakdown of respondents by category is set out in Table 4 below. Some respondents fall into more than one category, e.g., sometimes a landowner is also a local resident, sometimes a local resident is also representing a local community group etc.

Table 4: Issue and Options consultation responses by respondent category

Respondent Category	Responses	Percentage
Member of the public	101	42%
Landowners, developers, agents	89	37%
Harborough Parish Councils	19	8%
Neighbouring local authorities (including LCC); Statutory Consultees (Appendix A from SCI)	9	4%
Infrastructure providers; Statutory Consultees (Appendix A from SCI)	6	3%
Community and civic groups/societies	4	2%
Statutory Consultees (Appendix A from SCI)	4	2%
National interest group	3	1%
Harborough District Councillors	1	0%
Harborough Neighbourhood Plan Forums	1	0%
Special Interest groups	1	0%

3.3.3 The following summarises the consultation responses to the questions in the Issues and Options. It should be noted that these are summaries of key issues raised and do not reference each individual response to questions. In some instances, responses from specific organisations are summarised or quoted to provide further detail on the issues that have been raised. There is no requirement to reply directly to each of the representations individually. It will however be necessary to show at submission of the plan for examination how comments made at this stage of the plan preparation process informed the policies and proposals of the final plan, both in terms of policy development and the allocation of future development sites. To that aim each topic area along with a summary of issues raised contains details of the Council Response/How the Council has taken this into account to inform future iterations of the plan.

3.4 Sustainability Appraisal

- Most respondents considered the approach to the Sustainability Appraisal (SA) to be appropriate, at this early stage of the Local Plan process and it was welcomed by statutory bodies. Those commenting suggested the SA framework covered relevant topics and identified appropriate objectives, based on an understanding of the key issues. Commentators generally agreed that it is necessary to test growth and spatial options, for the SA to have regard to new information / evidence as it emerges and be updated accordingly, and that the SA should inform the preparation of the Plan.
- Some, including stakeholders and statutory bodies, suggested new or additional information for inclusion in the baseline and PPP review contained within the SA report. Detailed observations were made in respect of SA's objectives 1,2,3,5,6,8, and 12 around the consideration of Climatic Factors, Biodiversity & Geodiversity, Cultural Heritage, Air, Flood Risk and Sustainable Travel, and specifically about the approach to appraising the plans impact on Heritage.
- Site promoters / developers had most to say about the findings of the SA Report, both generally and more specifically in terms of additional site options that should be

appraised and its detailed findings for individual site options. Notably, that some site assessment criteria are not supported for strategic sites and that the potential for negative impacts to be mitigated is not considered. Comment was particularly strong about; the benefits of higher growth options being understated in respect of specific SA objectives, the report's conclusions for Option 4 (Strategic Sites), and the importance of the cumulative effects of policies and sites being fully considered and thoroughly tested.

- Anglian Water, disagree with the decision that SA Objective 1 is scoped out of the appraisal of site options on the basis that locating development in locations which have existing infrastructure capacity would utilise that embedded (capital) carbon in accordance with the sustainability hierarchy. Historic England note the uncertainty of effects in respect of heritage and recommend further assessment as the plan progresses and more detailed assessment work (separate to the SA) for potential site allocations. More generally, the public commented on how difficult it is to understand and comment on the SA approach and its findings.
- The suggestion that the SA ignores the option of reducing or ceasing growth, was popular amongst the public and some Parish Councils /Neighbourhood Forums. A number of site promoters / developers consider that other reasonable options require assessment (e.g. high growth to meet the Strategic Growth Plan proposals including new strategic road infrastructure, Option 3 including sites of greater than 1,500 homes) and comment that the SA report could better explain the options tested (growth and distribution), how they were formulated (to accord with PPG) and why they were selected as reasonable alternatives.
- The Habitat Regulations report prompted only limited comment, concerning the lack of explanation for the scoping out of the River Mease SAC from consideration.

Council Response/How the Council has taken this into account

- Consultants on behalf of the Council made a small number of changes in response to the consultation responses, including amendments to baseline information, review of plans and programmes, key sustainability issues and a number of the SA objectives. Further details of the way in which consultation comments informed subsequent stages of the Sustainability Appraisal process are set out within the Sustainability Appraisal Report.

3.5 Vision and Objectives

- Generally, respondents considered the Corporate Plan provided a useful starting point for preparing a Vision for the Local Plan, but many thought the Vision should be expanded to include specific reference to other matters.
- A common comment throughout the responses from developers was that a reference should be added on the delivery and distribution of housing, including contributions to unmet housing needs of Leicester City. Other respondents wished to see references made to infrastructure and services (such as highways, education, and healthcare), addressing climate change, natural environment, and sustainable development. Leicestershire County Council were keen for the vision to capture the role of the Plan in starting the journey of pivoting the delivery of growth across the Leicester and Leicestershire Housing Market Area to the spatial strategy set out in the Strategic

Growth Plan to 2050. Others wanted the vision linked to neighborhood planning. A few respondents emphasized the Vision should be relevant to the entire plan period.

- Most respondents welcomed the objectives but suggested additions or amendments to the wording.
- Some respondents suggested that the order of the objectives could be rearranged, reprioritised or streamlined.
- Most developers generally supported Objective 1, particularly the reference to making an appropriate contribution to meeting the justified unmet housing needs of other authorities within the Leicester and Leicestershire housing market area. Conversely, some respondents thought Harborough should not take on others' housing needs.
- Suggestion that Objective 1 should include reference to infrastructure, First Homes, housing affordability issues and market housing.
- Support for Objective 2 but comments that it should be expanded to provide support for mitigation measures, regeneration of existing employment areas, and zero emission vehicles. Others think the objective should include provisions to ensure that the district capitalizes on its location and relationship with Leicester and others think it should acknowledge the high level of rural businesses in the district.
- It was suggested that Objective 3 should refer to the scale (and not just location) of new housing and employment. Other respondents from the developer sector suggested that sustainable locations should be further defined.
- A respondent thinks that the PUA should be included within Objective 4.
- Comment that Objective 5 should be adapted to include protection of the countryside, separation of villages and towns, and protection against urban sprawl.
- Responses from the public suggested that the language in Objective 6 is not strong enough, whereas responses from developers suggested the language should be kept flexible. CPRE remarks that Objective 6 should be revised to reflect the wider cross-cutting impact of climate change. Leicestershire County Council suggests that sustainable cross boundary development and associated infrastructure should be added in terms of tackling climate change.
- Historic England recommends widening of Objective 7 to incorporate heritage assets and their setting.
- Natural England welcomes Objective 8 but suggests that nature recovery should be specifically mentioned. Leicestershire County Council suggests amendment to the wording and that exploration in the district for Country Park designation is supported.

Council Response/How the Council has taken this into account

- Responses to consultation were generally supportive of both the Corporate Plan being used as a starting point for the Vision and the proposed Objectives, subject to further amendments. Details of the consultation responses were considered by elected Councillors at a series of member briefings taking into account consultation responses to further refine the Vision and Objectives to better reflect climate change, methods to enhance the natural environment, and deliver sustainable development. Following feedback, Objectives were streamlined to enable a greater focus on outcome-based objectives, as opposed to process-based objectives. Objectives were broadened to encompass a range of responses. For example, in relation to delivering homes, the objective was broadened to include provision of housing to meet the specific needs of different groups of communities, rather than listing specific groups or types of accommodation needs.

3.6 Duty to Cooperate and Effective Joint Working

- Most respondents expressed overall support for the identified strategic planning matters. Some members of the public commented that there should be greater emphasis on increasing biodiversity, protecting the environment and the provision of social and community infrastructure. The strategic planning matter relating to 'Housing requirements and distribution (including unmet need issues)' elicited most comment with the public expressing disagreement the apportionment of Leicester's unmet need to the district and site promoters supporting the approach or advocating the potential for Harborough to increase its contribution to unmet need.
- Responding Duty to Cooperate partners and prescribed bodies were in general agreement with the matters set out and expressed a willingness to engage with the Council, with a number making specific reference to when and how their input will be helpful in the coming months. There were suggestions for additional strategic matters or where a stronger emphasis would be helpful in future collaboration with Duty to Cooperate partners and prescribed bodies. These included:
 - Supporting healthy places that enable and support healthy choices and behaviours
 - Protecting and safeguarding finite resources
 - Identifying and supporting mineral related infrastructure
 - Sustainable transport and infrastructure planning
 - Referencing and giving effect to the Strategic Growth Plan
 - Emphasising sustainable transport and cross boundary infrastructure planning.

Council Response/How the Council has taken this into account

- There was overall support for the strategic planning matters identified. The key issues identified were used as a basis for further discussions with relevant duty to cooperate partners and prescribed bodies to support the development of the evidence and inform the preparation of the Proposed Submission Draft Local Plan. The Council produced a Duty to Cooperate Statement of Compliance that sets out details of the engagement and liaison carried out under this duty, and this will be published alongside the Proposed Submission Draft Local Plan.

3.7 Scale of Housing Growth

- A vast majority of site promoters/developers supported high levels of growth. Most Parish Councils supported a medium level of growth. Several members of the public object to taking the unmet housing requirements from Leicester City Council. CPRE questioned the reliability of the data.

Council Response/How the Council has taken this into account

- Assisting Leicester City Council to meet its unmet housing need is a key element of the duty to cooperate across Leicester and Leicestershire Authorities. The planned amount of housing in the Proposed Submission Draft Local Plan therefore not only addresses our own needs but also contributes a modest proportion towards meeting Leicester City's housing need. In making provision for housing, the Proposed

Submission Draft Local Plan will build in headroom to the residual requirement to account for the risk of slower or lower delivery. The consultation responses were helpful in highlighting the range of differing views in relation to this issue; with strong support at both ends of the spectrum for both the high and low growth options as well as for the medium growth option. Taking account of the range of views expressed, the medium scale of growth was considered to be the most appropriate scale of housing growth. This took account of consultation responses together with the need to balance the benefits of growth with potential environmental implications, alongside the requirements of national planning policy to plan positively and to meet the needs of neighbouring authorities unable to meet their housing needs in full.

3.8 Plan Period

- The majority of respondents pointed out that 15 years was a minimum policy requirement. Many also suggested that the plan period should be extended to allow for potential delays in the plan making process.
- Some supported the base date due to alignment with the evidence whereas others wanted the base date moved forward to align with the evidence.

Council Response/How the Council has taken this into account

- Preparation of the plan is on track to be adopted by 2026, ensuring compliance with paragraph 22 of the National Planning Policy Framework.

3.9 Settlement Hierarchy

- Most respondents supported the proposed settlement hierarchy. However, members of the public and Parish Councils were concerned over the lack of local services, facilities and other community infrastructure. They were keen to ensure that increased service capacity is delivered alongside new development.
- Majority of site promoters welcomed the proposed changes to the settlement hierarchy. However, others questioned the justification for changing the current settlement hierarchy and the placement of settlements within the proposed hierarchy. Some felt that assessment of some settlements close to the Leicester urban area did not adequately take account of their proximity and access to services and facilities within the urban area.
- Some respondents, including Leicestershire County Council, commented on lack of reference to potential new settlements in the settlement hierarchy. The County Council were also concerned that the Strategic Growth Plan was not referenced and felt there should be clarity on how sites adjoining the Leicester urban area at Oadby and/or Evington fit into the settlement hierarchy. Anglian Water considered that the overall settlement hierarchy approach is necessary and appropriate to guide growth at a scale which supports sustainable growth, investment and service provision. In their view, a focus on strategic housing allocations around Leicester potentially represents the most sustainable option for growth.

Council Response/How the Council has taken this into account

- The settlement hierarchy underpins the spatial strategy of the Local Plan. The importance of the relationship between levels of development and growth with

access to local services and facilities was strongly reinforced by respondents. A hierarchy of settlements has been defined in the Proposed Submission Draft Local Plan based on the role and function of each settlement taking account of accessibility to services and facilities to support development, together with responses raised. This was amended, to take account of responses raised to include land adjoining both the built up areas of Leicester City and within the Borough of Oadby and Wigston within the highest tier in the hierarchy.

3.10 Housing Spatial Options

- Support was received from a wide range of respondents for the spatial options on the location of housing development. Many suggested a combination or hybrid of the options.
- Alternative suggestions included a new town and no growth or considerably lower growth.
- Numerous developers referenced the settlement hierarchy and offered various views on the proportion of growth to distribute against the different levels in the hierarchy. Several commented that the distribution of development should reflect the deliverability of sites, and some highlighted the risk of relying on a small number of strategic sites.
- Neighbouring authorities, including Leicester City Council, North Northamptonshire Council, Melton Borough Council, and West Northamptonshire Council noted the possible cross boundary implications of the spatial options.
- Concern was expressed by a couple of respondents that the options did not respect existing neighbourhood plans.
- Some respondents emphasised the impact of growth on certain settlements whilst others highlighted certain settlements and sites that could accommodate more growth.
- Mixed views were submitted on the individual spatial options.

Council Response/How the Council has taken this into account

- There was no universal agreement on the approach to the location of housing development but overall, it was considered that the options or a combination of options were reasonable alternatives to consider. Deliverability and infrastructure were two of the main issues highlighted by respondents to consider in the development of a housing spatial strategy. Consultation responses were used to confirm the settlement hierarchy as a sound basis to develop the development strategy. Concerns around over reliance on strategic sites and potential deliverability delays or issues arising were important in informing the preparation of the development strategy. Further consideration of the options for the location of housing development are explored in the Development Strategy and Site Allocations papers taking account of the consultation responses and updated evidence on deliverability and infrastructure.

3.11 Scale of Employment Growth

- Most respondents supported that the Leicester and Leicestershire Housing and Economic Needs Assessment is either an appropriate evidence base, or a reasonable start point on which to formulate employment policies. Site promoters / developers, some Parish Council / Meeting / Neighbourhood Forum and the public

commented most strongly that it could be considered out of date and requires updating. The implications of BREXIT / COVID-19 pandemic and the need to understand; local market conditions, take account of strategic warehousing and re-visit some of the studies assumptions, were included amongst common reasons for a refresh.

- In terms of proposed alternatives, most respondents support Option B and either Options B or C as most appropriate. Option A was favoured most strongly by the public, whilst several site promoters / developers specifically object to this option as being too simplistic, a number suggesting that a comprehensive review of employment land is needed. Some Parish Council / Meeting / Neighbourhood Forum expressed preference for Option A alongside suggesting Option B as prudent, if appropriate. Option C only gained specific support from a couple of site promoters / developers.
- Respondents supporting Option B comment on the importance of encouraging sustainable growth, supporting a range of jobs and businesses, the logic of co-locating homes and jobs, and providing flexibility and choice to the market. A few suggest HENA figures should be regarded as a minimum.
- For a variety of reasons, a longer-term approach which provides additional land for employment is generally supported.
- There is no consensus on whether other evidence is required but suggestions; a local employment needs assessment, an urban capacity study, a critical appraisal of existing and candidate allocations and an investigation into the inward investment potential of Harborough.
- Few commented, and no consensus is provided, in terms of other scale of growth options that we can consider. A couple of site promoters / developers favour even higher growth, and a few suggest supporting agriculture, tourism, and more ambitious town centre regeneration. Many comments raise location or distribution points, rather than new options for the scale of growth.

Council Response/How the Council has taken this into account

- The Council used responses received to inform the scope of commissioned specific evidence to understand employment supply/demand. The Council continued to work with partners to ensure the scale of employment growth in the Proposed Submission Draft Local Plan is fully supported and in line with national planning policy and takes account of the points raised in the consultation responses.

3.12 Location of Employment Growth

- Most respondents support Option 1 (to increase the density of existing employment areas) to make more efficient use of employment land in sustainable places, particularly the public and Parish Council / Meetings / Neighbourhood Forums. Support for Options 2 (current approach) and 3 (co-locating jobs & homes growth) was equal but lower than for Option 1 and drawn from a wider range of respondent types including some site promoters / developers and some L&L Local authorities. Both these options generated positive comment around access, sustainability, and the potential to reduce travel. Several respondents consider that no single option provides a satisfactory solution, all having their limitations.
- All options generated several objections, predominantly from site promoters / developers. Comments include that Option 1 is not feasible (e.g. BNG, SUD's,

parking make higher densities difficult to achieve) and doesn't match with the greatest demand for industrial uses or Plan objectives. Option 2 could result in coalescence, an uncharacteristic settlement pattern, or misalign with and dilute the scale of growth in strategic locations. A number suggest Option 3 may cause smaller settlements to stagnate.

- No clear alternative options are suggested for consideration by more than 1 respondent. Suggestions include a hybrid (for various reasons), locating growth in edge of settlement locations, or in accessible locations desired by the market irrespective of their relationship to settlements.
- Most respondents, across all respondent types, support the current approach of specific policies for managing development at Bruntingthorpe Proving Ground and Leicester Airport. Comments suggest that transport and environmental impacts are of greatest concern.

Council Response/How the Council has taken this into account

- Responses to the distribution of employment growth were mixed. The Council updated the employment evidence in response to the consultation responses received and a diverse range of employment opportunities are promoted in the Proposed Submission Draft Local Plan, including support for existing employment areas and focusing additional strategic B8 provision at Magna Park, because of the strategic road access advantages, as well as the availability of space to support both current and future business needs. The overall approach to Bruntingthorpe Proving Ground and Leicester Airport remains unchanged with continued support for automotive and aviation activities while ensuring high design standards and minimal environmental impact.

3.13 Approach to Strategic Warehousing

- Most respondents provide no comment about the appropriateness of the Warehousing and Logistics in Leicester and Leicestershire: Managing Growth and Change study as an evidence base to formulate policy.
- Overall, a similar number of respondents either support the study, object to it, or suggest it as a starting point for considering the needs of the sector. Site promoters / developers are the most detailed and technical in their criticism of the appropriateness of the study, and generally suggest that it significantly understates future need. Various reasons for this are suggested. Leicester & Leicestershire local authorities, Parish Council / Meeting / Neighbourhood Forums and some other site promoters/developers are more supportive of the study, a few suggest it needs updating. The public are less encouraging of the sector in principle, and generally suggest future need is over-stated.
- A few respondents suggest additional data and research that could inform policy formation, one site promoter/developer advocates the use of an alternative methodology for forecasting future need.
- Several respondents, including site promoters/developers, a statutory consultee, and other local authorities, note the shortfall is yet to be apportioned and indicate a willingness to engage further on this, the identification of additional sites and understanding the impact of growth particularly on the SRN.

- Most respondents support the current approach to focus growth at Magna Park, for a variety of reasons. A similar number of respondents in total either object to this approach or suggest that growth should, instead or also, be directed to other locations within Area of Opportunity. Comments related to both standpoints identify the potential impacts, both positive and negative, of concentrating warehousing from the specific perspective of the type of respondent including Parish Council / Meeting / Neighbourhood Forum, the public, other local authorities, and site promoter / developer.
- Several respondents suggest issues for consideration should Magna Park be the focus of strategic warehousing, including cumulative impact on the SRN, housing need, and nationally significant sites e.g. DIRFT.
- Several new sites are promoted for development, including one crossing the Harborough / Rugby administrative boundary. An assessment of how well Magna Park and candidate sites perform against criteria set out in the Warehousing and Logistics in Leicester and Leicestershire: Managing Growth and Change study is suggested as necessary evidence for the proposed approach.
- In general respondents support some flexibility of uses at Magna Park. However, comments vary, and most do not strongly suggest a move away from the sites primary purpose as a distribution centre. A small number, including local authorities, canvass caution that flexibility should not allow main town centres uses or result in a type of development that cannot safely and satisfactorily be accommodated the surrounding road network.

Council Response/How the Council has taken this into account

- The Council strengthened the evidence base, including the Harborough Local Housing and Employment Land Evidence and Strategic B8 Needs Analysis, and continued engagement with neighbouring local authorities to ensure the approach to strategic warehousing accords with national planning policy and responds to the points raised in the consultation. The Proposed Submission Draft Local Plan includes additional strategic B8 provision at Magna Park that offers strategic road access advantages, as well as the availability of space to support both current and future business needs.

3.14 Small and Medium Housing Sites Requirement

- Several respondents supported the provision of small and medium housing sites in accordance with national policy. Some respondents suggested small and medium housing developments could be delivered through site allocations whilst others suggested the subdivision of sites. Developers emphasised the importance of identifying viable small and medium housing sites. HBF highlighted difficulties of securing implemented planning permission if small sites are not allocated. Others advocated a flexible policy approach to guide development outside allocations. HBF suggested that over 10% of the Local Plan housing requirement could be allocated on small sites and that a range of sites should be considered. Others reiterated that the best way to diversity the housing market and deliver small and medium housing developments is to maximise choice and competition. Some developers emphasised the practical difficulties of sub-dividing sites. Other ways suggested to help diversity the housing market included a move away from big sites and market towns, more

affordable housing, infill plots and redevelopment, and custom and self-build housing or community led projects. One respondent objected to small and medium housing sites on the basis that small sites give piecemeal development and lack of joined up infrastructure.

- Responses to the question on the subdivision of sites to allow small and medium houses were split from respondents that promoted sites for development. Half objected citing reduced viability and market interest for master builder. Supporters of subdivision often qualified the support that it would be subject to market interest or phasing. Subdivision was not supported by parish councils and neighbourhood forums where it would reduce Section 106 contributions and others suggested it was unrealistic to expect large developers to sub-divide land to enable smaller builders' companies to enter the market. Others suggested smaller developments were generally better quality.
- Leicestershire County Council responded, in its role of landowner, that sub-division would only be realistic in circumstances where the two parts of the sites could be developed independently and viably.
- Leicestershire County Council recognised that sub-division of sites can stimulate a more diverse and competitive housing market but would only be acceptable within a policy framework that, at least, allowed for cohesive master planning and for sub-division of contributions.

Council Response/How the Council has taken this into account

- A range of comments were received on the provision of small and medium housing sites to meet national planning policy requirements to promote the development of a good mix of sites. The Proposed Submission Draft Local Plan supports delivery of a balanced mix of housing, including allocation and support for a range of housing sites across the district through both the Local Plan and Neighbourhood Plans.

3.15 Site Selection Methodology

- There was general agreement with the methodical approach from site promoters, Parish Councils, statutory consultees, and the public. The comments mainly related to stage 4 (technical assessment and deliverability of sites) and stage 5 (emerging new Local Plan policies and Neighbourhood Plan policies) of the methodology.
- At stage 3 (assessment of sites against the preferred spatial strategy) there were comments from site promoters suggesting that sites should not be excluded just because they were outside the chosen spatial strategy. Other site promoters suggested that sites close to the urban area of Leicester should be preferred due to the agreement for Harborough district to take unmet housing need from Leicester.
- At stage 4, site promoters would like to see technical work they have completed included in the assessment. They would also like more engagement with site promoters at this stage, or a modification process built in for fact checking as a minimum. Site promoters also asked that opportunities arising from the development, as well as recognition of mitigation opportunities be recognised in the assessment. Historic England requested their advice note be used.
- At stage 5, neighbourhood plan groups and parish councils felt that additional weight should be given to neighbourhood plans and their allocations, and that allocations should be automatically taken forward into the local plan. Site promoters felt the

Council should consider the age of the made neighbourhood plans, and that given the new Local Plan will have a new spatial strategy, all neighbourhood plan allocations and policies should be tested against this before taking them forward.

- The Environment Agency requested consideration of the effects of climate change and careful consideration to ensure sensitive receptor development e.g. housing is not located in such proximity to commercial or employment sites that this could have adverse effects on one or the other party. Further comment at this stage from site promoters and the county council included reference to ensuring sufficient infrastructure, ensuring viability in terms of transport infrastructure, and consideration of potential for renewable energy infrastructure and connectivity.

Council Response/How the Council has taken this into account

- The site selection methodology, amended as necessary to address the issues raised in responses to consultation, was applied to all sites selected through the subsequent site selection process. Comments received were used to inform and further strengthen the relationship between the consideration of sites through Neighbourhood Plans and through the Local Plan.

3.16 Strategic Green Designations

- Most respondents supported the current approach of using Green Wedges, Areas of Separation and Countryside designations to manage development. Support was particularly strong amongst members of the public, Parish Councils and Neighbourhood Forums. Some suggested additional Green Wedges and Areas of Separation to help guide development, protect the identity of settlements as well as providing green spaces for people and wildlife. Support for continued allocation within Neighbourhood Plans was also given.
- Several site promoters objected to the current approach, suggesting these policy tools are too restrictive on development while others suggested that these policy tools should only be used in the most sensitive locations.
- Among members of the public and Parish Councils there was little appetite for reviewing Green Wedge/ Area of Separation designations to take account of allocations. Rather they were in favour of retaining and, where possible, extending the designations to strengthen their contribution to local green infrastructure.
- In general, site promoters supported the review of Green Wedge and Areas of Separation boundaries to take account of potential allocations. Some felt that without such a review achieving a sustainable spatial strategy in the new Local Plan could be undermined.

Council Response/How the Council has taken this into account

- Evidence was updated and the Green Wedges, Areas of Separation and Countryside designations remain a feature in the Proposed Submission Draft Local Plan to manage development as supported by most respondents and preserve the rural character and rich heritage of the District. In response to consultation comments, two additional Areas of Separation are proposed, in order to retain the distinctive identities of specific settlements. Green Wedge boundaries were reviewed in line with responses received, to ensure that the Local Plan plans positively, whilst maintaining their role.

3.17 Design Quality

- One respondent complemented the current approach to design stating that the quality and appearance of buildings in Market Harborough is high.
- There was some support for preparing a district wide design code, related to an updated design policy in the Local Plan in collaboration with stakeholders. Some respondents referenced the NPPF and Levelling Up and Regeneration Act. Other comments received are summarised below:
 - A design code needs to be correctly defined and carefully applied and the application considered in relation to progressing the development.
 - The essential policy framework delineated in the new Local Plan is critical in ensuring the practicability and longevity of a design code.
 - It is also important to consider that these codes do not prohibit permission in principle through requiring too much detailed and technical work upfront which could slow down the overall planning process.
 - To ensure we have genuinely sustainable development, these requirements must be enforced.
- Other respondents did not consider a district wide design code, related to an updated design policy in the Local Plan would be an appropriate approach. A summary of the comments included:
 - The Local Plan can only set high level design criteria. Specific design guides and codes should be created through neighbourhood planning, so they are developed in line with specific local requirements.
 - District design code would be overly restrictive and limiting of community decision making.
 - Further design codes not necessary if the current code ensures housing is built to a high standard and in keeping with the surrounding environment.
- Respondents that considered further design codes necessary set out the following issues to consider:
 - Greater attention should be paid to net zero carbon and wildlife friendly developments, or health and wellbeing of residents.
 - Support for the implementation of design codes for large development, biodiversity net gain and a design code with measures for resilience to climate change including net zero development.
 - It was emphasised that a design code needs to be specific but not overly prescriptive.
 - One of the key points identified was that design needs to be in keeping with the local area as well as being distinctive.
 - Suggestion that a design policy could be cross referenced in the green infrastructure policy.

Council Response/How the Council has taken this into account

- Responses demonstrate that design is a key issue to address in the Local Plan and that understanding the balance between prescription and flexibility requires careful consideration. Part 2 of the Proposed Submission Draft Local Plan set out key development management policies that guide development standards for planning applications for development, ensuring high-quality design, safety and sustainability

benchmarks, whilst allowing for design innovation. Detailed comments received in relation to design codes will be used to inform the preparation of any future work.

3.18 Mitigating and Adapting to Climate Change

- A range of potential policy interventions relating to climate change mitigation and adaption were suggested by respondents, including:
 - Maximising opportunities for on-site multi-functional green and blue infrastructure provision focusing on nature-based solutions, carbon sequestration and managing flood risk through sustainable drainage systems as part of wider Green and Blue Infrastructure provision
 - Ensuring new development is in sustainable locations to minimise the distance of private vehicles and associated carbon emissions and maximising opportunities for the provision of active travel and the use of public transport.
 - Considered design - such as passive design measures and potentially exploring building energy efficiency standards above buildings regulations, including tree/roof cover in public spaces, rainwater harvesting collection, maximising the use of sustainable materials and construction methods in new development.
 - Community-led Renewable Energy Projects such as the provision of renewable energy initiatives at the community level including solar panel installations on public and private buildings, wind turbines and community-owned renewable energy facilities and maximising the provision of electric vehicle charging in residential and employment development.

Council Response/How the Council has taken this into account

- The Proposed Submission Draft Local Plan adopted a holistic approach to the environment, integrating climate action and nature conservation informed by the consultation responses and strongly influenced by the Climate Change and Renewable Energy Study. Responses received relating to the location of new development helped inform both the development strategy and site selection methodology as outlined above. Comments relating to the prioritization of sustainable active travel modes, the retention and enhancement of green and blue infrastructure networks, sustainable drainage, energy efficiency, renewable energy generation and sustainable construction techniques informed the preparation of specific policies within the Local Plan.

3.19 Flood Risk

- There was overwhelming support for the preparation of an up-to-date Strategic Flood Risk Assessment as part of the evidence base for the new Local Plan. There was recognition that the SFRA and the associated sequential test forms an important element in identifying suitable and sustainable locations for new growth.
- Both the Environment Agency and the Lead Local Flood Authority (Leicestershire County Council) strongly supported the approach. Natural England welcomed the commitment to Sustainable Drainage Systems as both an effective way of both managing surface water and contributing to biodiversity net gain.

Council Response/How the Council has taken this into account

- An up-to-date Strategic Flood Risk Assessment was available to inform the Proposed Submission Local Plan in accordance with national planning policy, and the incorporation of Sustainable Urban Drainage within major developments to effectively manage surface water was supported. Consultation responses informed detailed policies within the Local plan relating to flood risk and sustainable drainage.

3.20 Water Supply and Wastewater Management

- Most respondents agreed that an up-to-date understanding of water supply and wastewater capacity issues is crucial. River pollution, aquifer protection, potential negative impacts on wildlife and pressure on ageing drainage systems were referred to in comments by some members of the public and Parish Councils.
- The Environment Agency and the Lead Local Flood Authority were strongly supportive of the approach. Natural England, in highlighting the importance of maintaining and improving water quality, advocated policies on water efficiency, Sustainable Drainage Systems and water sensitive design to manage water on site as part of climate change adaptation. Both Anglian Water and Severn Trent were supportive and referring to their role in the Water Cycle Study as an initial step in their involvement in the Local Plan process.
- Some site promoters were keen to have the opportunity to understand the implications of this study given that it will contribute to the identification of an appropriate strategy and site selection. The Home Builders Federation urged a reliance on the standards set out in the Building Regulations rather than pursuing higher standards through Local Plan policy.

Council Response/How the Council has taken this into account

- Respondents clearly consider it important to understand issues around water supply and wastewater capacity in preparing the Local Plan. A Joint Water Cycle Study Scoping Report was available to inform the Proposed Submission Draft Local Plan in line with responses received.

3.21 Biodiversity and Geodiversity

- It was widely recognised that biodiversity and geodiversity are important issues, with continued support for the existing policy. Comments were made about the need for protection and enhancement of existing habitats with ongoing management plans. It was suggested that integrating green corridors and wildlife habitats within urban areas will enhance biodiversity. Some advocated support for farmers and agricultural land whilst others encouraged the creation of natural spaces.
- Some requested further information and explanation about Biodiversity Net Gain and Local Nature Reserve Strategies in the Local Plan.
- Others suggested that as the Local Nature Reserve Strategies emerge it will be important for the Local Plan to take this into account.
- In terms of Biodiversity Net Gain there was some support for a higher than 10% target whilst others argued against this approach stating it conflicts with national policy guidance, so anything above would need to be clearly evidenced and justified. Concern was expressed over council resources for Biodiversity Net Gain policy implementation, accurate measuring, reporting, management and enforcement.

Other concerns raised were regarding the impact of Biodiversity Net Gain on the housing delivery and viability of development. Also, there is need for the policy wording and/or supporting text to be clearer about the differentiation between the mitigation hierarchy and the Biodiversity Net Gain delivery hierarchy.

Council Response/How the Council has taken this into account

- Recognition of the importance of biodiversity and geodiversity is welcomed. The Proposed Submission Draft Local Plan continues to protect and support enhancement of biodiversity and geodiversity, including contribution to the delivery of the emerging Local Nature Reserve Strategy in accordance with consultation responses and national planning policy.

3.22 Heritage Assets and the Historic Environment

- There was broad support for the proposed approach of preserving and enhancing the heritage assets of local and national significance. It was suggested that it is also important to identify and protect locally significant assets by working with communities to enhance and develop them.
- It was suggested that measures for adaptive reuse of historic buildings to address the needs of climate change should be considered, as well as integrating heritage conservation into new developments.

Council Response/How the Council has taken this into account

- Preserving and enhancing our heritage and rural character underpins the Proposed Submission Draft Local Plan in line with consultation responses. Comments received informed a detailed policy as well as site specific requirements, seeking to integrate heritage conservation into new development.

3.23 Healthy Communities

- There was support for both option 1 (continue with the current approach of incorporating health and wellbeing with the other themes and issues explored in the Local Plan, such as green infrastructure, open space and design codes) and option 2 (create a specific planning policy that encourages healthy lifestyles and improves the wellbeing of the communities in the district based upon evidence) as well as a proposed combination for both approaches. It was suggested that the most effective approach would be to cross reference health with other themes such as green infrastructure, open space and climate change. Others considered that there is merit to having a health section or policy to give greater prominence and set out expectations.
- Physical and mental health benefits of access to green and blue routes and spaces, as well as incorporating active travel should be emphasised. Increasing the use of walking and cycling links as well as improving accessibility will help to promote the health and well-being of local communities.
- The other benefits of green infrastructure were also recognised such as helping to mitigate health risks such as urban heat stress, noise pollution, flooding and poor air quality.

Council Response/How the Council has taken this into account

- The Proposed Submission Draft Local Plan incorporates a suite of policies aimed at achieving healthy, inclusive and safe places, including specific requirements for a Health Impact Assessment in line with unanimous support for policies aimed at achieving healthy, inclusive and safe places which enable and support healthy lifestyles and mixed views on the approach to be adopted.

3.24 Blue-Green Infrastructure

- There was support for continuation of the existing approach with many respondents agreeing that access to Blue and Green Infrastructure provides health and well-being benefits. Specifically, the canal network was identified by some as important asset for the district that needs to be protected and enhanced.
- There was support for reference to the current assets in the district particularly as they have strong links with historic landscape character, urban grain and townscape as well as with specific heritage assets and/or setting.
- It was recognised that Blue and Green Infrastructure plays an important role as a wildlife habitat supporting a wide range of biodiversity and providing a link between other green spaces and habitats.
- Continue to protect, improve and enhance Blue and Green Infrastructure, including improved connections of the Blue and Green Infrastructure network.
- Support the identification of natural and semi-natural features as important assets.
- Apart from the excellent work on the canal much else in the Blue and Green Infrastructure has been left. The River Welland, especially through the park, needs some serious work to prevent it flooding for instance.
- There were limited comments submitted in response to the consultation question on alternative approaches to Blue and Green Infrastructure. Some respondents did not identify an alternative approach whilst others had no comment. The few suggestions included:
 - Introduce more sites of this nature across the district
 - More community engagement
 - New developments should seek to remove existing culverts and avoid culverting new sections of the watercourse
 - Opportunities should be sought to remove impoundments such as weirs within watercourses, as these structures prevent the migration of fish and other natural processes.

Council Response/How the Council has taken this into account

- Responses to the consultation showed strong support for the continued protection, improvement and enhancement of Blue and Green Infrastructure. The Proposed Submission Draft Local Plan continues to support the protection and enhancement of high-quality multi-functional green and blue infrastructure as well as open spaces informed by the Blue and Green Infrastructure Study in line with responses received.

3.25 Open Space, Sport and Recreation

- It was acknowledged that open space, sport and recreation promotes good health and wellbeing within local communities. There was support for continuing with a

similar approach with a greater emphasis on accessibility and inclusivity in recreational spaces.

- Some requested that more open spaces and facilities for sports & recreation are provided, with reference to a new leisure centre at Broughton Astley.
- It was recommended that the latest evidence and standards in the Green Infrastructure Framework provides a basis for the approach.
- Any forthcoming policy setting out quantity provision standard could define the actual on-site standards for natural and semi natural green space typology where a district wide provision was identified in the Provision for Open Space Sport and Recreation - Delivery Plan.
- It was suggested that the recommendations on park design from Make Space for Girls should be considered where possible.
- Maintenance and improvement of existing public open spaces, sports and recreational facilities should also be given policy support.
- Objection was raised to the expansion of 3G turf football pitches due to likely harmful impact on the environment. To prevent further microplastic pollution there should be robust containment measures in place.
- The role played by neighbourhood plans to identify local open space, sports and recreation sites should be acknowledged.
- Involve local people and groups as early as possible.
- Open areas and country parks should be managed with local engagement, with a target of getting residents of all ages closer to nature and being empowered to protect and enhance their neighbourhood.
- Clearer information should be provided to enable to comment more effectively rather than asking for comments on generic policies
- There were no significant changes suggested to the Council's current approach to open space, sport and recreation in the Local Plan. Comments included:
 - The role played by neighbourhood plans in the identification of local OSSR sites should be acknowledged.
 - Support for the options and recommendations put forward in the Open Space Strategy.
 - Developers identified potential open space provision as part of their development proposals.
 - It was suggested that the north of the district needs the Local Plan to identify sites for higher level facilities.
 - Create multi-use recreational spaces that cater to a wider range of activities, age groups and users. There is the opportunity to share some open space for school and community use e.g. all-weather pitches.
 - There is a role for parish councils to maintain public parks and open spaces
 - Reinstate the requirement for developers to pay a commuted sum to cover the first fifteen years of any new estates' life, to cover the grounds maintenance and repairs costs of such developments. All areas of public open space, play areas and verges should be managed by the Council.
 - It was considered that the information and evidence provided does not explain clearly what is being done. Every strategy seems to be so high level. Clearer information is requested to enable to comment more effectively.

Council Response/How the Council has taken this into account

- There was broad support for continuing to include standards for the amount and type of open space, sport and recreation provision required in future developments within the Local Plan. Updated evidence was used to embed local standards in the Proposed Submission Draft Local Plan.

3.26 Local Green Space

- Most respondents supported the identification of Local Green Spaces in Neighbourhood Plans. Those that supported the identification of Local Green Spaces in Neighbourhood Plans and made comments remarked that Neighbourhood Plans have been created by the local community to preserve and protect green spaces that the local community consider important to their settlement because residents understand the value of the area. It was also suggested that Local Green Spaces should be identified in Neighbourhood Plans with local consultation. Others reiterated that it is essential the Local Green Space sites are identified locally, ideally through neighbourhood plans. Over 90% of the Local Green Spaces sites identified in the Kettering Local Plan were rejected by the Inspector because they had not been identified locally and were not therefore considered 'special'.

Council Response/How the Council has taken this into account

- Responses mainly supported designation of Local Green Spaces through the neighbourhood planning process. The opportunity to identify Local Green Spaces will remain with Neighbourhood Plans and not the Local Plan in line with the consultation responses.

3.27 Affordable Housing

- Generally, there is support from the public for the policy for affordable housing requirements to remain at 40%. It is recognised that there is a national crisis in terms of affordable housing delivery, and it is recognised that there is a national crisis in terms of affordable housing delivery. Whilst supported there is a clear request for evidence to support the policy approach however on a site-by-site basis and subject to viability.
- Comments from the site promoters and developers highlight the level of historic shortfall and that the plan should seek to increase delivery by adopting a high growth scenario, rather than seek affordable housing as a percentage.
- The level of need is high 439 dwellings in the HENA (2022) when considered against the standard method for figure of 534 for Harborough District.
- The glossary in the Local Plan should be expanded to include First Homes. The role of First Homes should be considered within the emerging Local Plan.

Council Response/How the Council has taken this into account

- Responses mainly supported the provision of affordable housing at 40%, subject to supporting evidence and a viability assessment. Updated evidence, including the Harborough Local Housing and Employment Land Evidence and the Harborough Local Plan Viability Assessment, support the continued affordable housing requirement of 40% on sites capable of accommodating 10 dwellings within the Proposed Submission Local Plan in line with consultation responses. The glossary

for the Proposed Submission Draft Local Plan includes definition of affordable housing consistent with national planning policy.

3.28 Mix of Housing

- General support for HENA mix of housing on larger sites, the mix on small to medium sites should be viewed on a site-by-site basis based on up-to-date evidence and flexible to support the delivery of development to guide development over the course of the Local Plan.
- The Council should consider setting a site threshold that the mix should apply to potentially over sites over 100 dwellings.
- In response to the question as to how the Local Plan should respond to the delivery of bungalows, there was general support that bungalows should be encouraged, however if this does not place a policy requirement on their delivery and that there is flexibility. There were comments in terms of that bungalows are not the most efficient use of a site and that should not be introduced as a blanket approach in terms of a requirement for all development.

Council Response/How the Council has taken this into account

- Responses mainly supported the mix of sites identified in the Housing and Economic Needs Assessment, provided this is supported by evidence and provides flexibility over the plan period. The Proposed Submission Draft Local Plan sets out the expectation for residential development to provide an appropriate mix of housing types, tenures and sizes, aiming to address changing housing needs in response to consultation responses and to reflect the Harborough Housing and Employment Study.

3.29 Older Person and Specialist Housing

- Generally, most respondents were in support of specific site allocations for specialist housing that are near or with access to existing services.
- There were some suggestions by developers and promoters and Leicester City Council for a criteria-based approach to address and understand the needs of the district individually before selecting sites.
- Site promoters and developers took the view that the Council should allocate sites as a proportion on strategic sites.
- Parish councils/meetings/neighbourhood forums supported provision as a requirement for all development and sites above a threshold

Council Response/How the Council has taken this into account

- The consultation responses reinforce the Council's evidence on the projected ageing demographic make-up of the district. The Proposed Submission Draft Local Plan supports the provision of supported and specialist accommodation in line with the Leicester and Leicestershire Housing and Employment Needs Study and other evidence, including representations, to ensure a robust, deliverable approach that meets the requirements of national policy and local needs.

3.30 Accessible and Adaptable and Wheelchair User Dwellings

- Site promoters and developers broadly disagreed with the requirement for all dwellings to meet the M4(2) standard (accessible and adaptable dwellings) and 10%-25% of dwellings to meet the M4(3) standard (wheelchair user dwellings) as these standards are set out in the Building Regulations and it is not necessary to repeat within the local plan, this view was also supported by the Home Builders Federation.
- It was identified that setting M4(2) standards as a requirement for new homes in the district may not be an appropriate approach since it would not take into consideration site characteristics or location, which may not be most suitable for those with access or mobility issues.
- It was suggested such requirements should be subject to a whole plan viability assessment.
- The requirements were supported by several neighbouring parish councils/neighbourhood plan forums
- Most comments disagreed that a different approach is necessary between market housing and affordable housing
- The same accessibility standards would provide greater resilience in housing stock and ensure equitable access to suitable housing for all segments of the population.
- It should be at the developer's discretion which standards are applied to the different tenures across their site.
- Respondents suggested a distinction needs to be made between M4(3)a wheelchair adaptable housing and M4(3)b wheelchair accessible housing.

Council Response/How the Council has taken this into account

- The Proposed Submission Draft Local Plan sets out requirements for a percentage of major developments to meet technical standard M4(3)A and M4(3)B of the Building Regulations to address the needs outlined in the Leicester and Leicestershire Housing and Employment Needs Study. All policies were assessed for their impact on viability in accordance with relevant government guidance to address concerns raised in responses.

3.31 Space Standards

- Site promoters and developers referred to paragraph 135 (and footnote 52) of the NPPF and the Planning Practice Guidance, in that any policy requiring use of the nationally described space standard will need to be fully justified, including evidence that takes account of the need, viability and timing.
- It was suggested that there needs to be an understanding on the impact of viability of such a policy.
- Many neighbouring parish councils/neighbourhood plan forums supported the requirement to use nationally described space standards.
- Incorporating these standards can ensure a minimum quality and size of living space, which is crucial for the well-being and comfort of residents.

Council Response/How the Council has taken this into account

- It recognized that Building Regulations amendments were subject to public consultation, however no specific timeframe was provided, and further uncertainty

has since been created by a change in Government. The Leicester and Leicestershire Housing and Employment Needs Study and other evidence support policies on accessibility. All policies must be assessed for their impact on viability in accordance with relevant government guidance. In line with consultation responses, the potential to use space standards was explored, but insufficient evidence of need as required through national planning practice guidance was identified.

3.32 Accommodation for Gypsies and Travellers

- There was not a clear preference among the four options identified in the consultation document, with each receiving a similar level of support.
- Leicestershire County Council highlighted that transit need is not mentioned. They added there is a huge need for local authority managed transit sites in Leicestershire. It was suggested that and broadly it has been identified that a site in the north of the county and one in the south would help with accommodating unauthorized caravans. They suggest that a transit site would only need to be big enough to hold between 6 and 12 caravans and would not necessarily be in use all year round. Suitable land suggested for transit sites included disused depots or car parks, or car parks in use but under-utilized.
- Leicestershire County Council also noted the possibility of converting existing housing stock into single Gypsy and Traveller pitches, where the property becomes the amenity block and the garden/driveway is large enough to accommodate a caravan, which they say would enable Gypsy and Travellers to live in appropriate accommodation without the need to allocate land specifically for the purpose.
- Most comments suggest sites capable of accommodating up to 10 pitches would be appropriate. Leicestershire County Council noted that small family sites tend to be 2-6 pitches, with sites of 5 and above being more financially viable, also noting that sites of 10-15 pitches are manageable, but more costly to run.

Council Response/How the Council has taken this into account

- Further specific evidence was commissioned to strengthen the evidence and provide detailed information on the identification and assessment of sites and used to inform the preparation of detailed policies.

3.33 Self-build and Custom Housebuilding

- Site promoters and Parish Councils agree that any provision for self-build must be based on local evidence of identified need, including the self-build register. Some site promoters would like to see a flexible approach to self-build, with opportunities for provision outside of the spatial strategy and adjacent to settlements of all scales. They would like to see a criteria-based policy for self-build. The public were keen that settlements at the bottom of the hierarchy were exempt from this idea.
- Site promoters would like to see flexibility that any plots not sold within 12 months would return to market housing.
- Site promoters were largely against the idea of relying on provision of self-build plots on larger sites while some Parish Councils and public supported it. Site promoters state that there would be issues with consistency of design principles as well as practical challenges in the build phase. These include provision of independent construction access and infrastructure, health and safety issues on sites, and

uncertainties over deliveries. They also suggest that provision of self-build on large sites would slow delivery of much needed housing. Finally, they state that there cannot be any evidential justification for creation of the threshold wherein self-build plots will be required, and housebuilders cannot all be expected to provide a custom build option as part of their product.

- Parish Councils, public and site promoters were supportive of identifying smaller sites for self-build. Some site promoters felt this could cause difficulties in ensuring delivery rates due to timescales as the Local Plan covers a 20-year period and the requirement for need from the self-build register to be met within 3 years.
- There was general agreement from all parties that the local connection test set out would be appropriate if the Council were to introduce one. There were some comments that a family test would be difficult to prove, and that it is too restrictive and discounts longer term connections to the area.
- Parish Councils and the public were equally divided in whether the Council should introduce a Local Connection test. Some felt that without the test the system is open to abuse by small scale builders and others felt that justification for having it ensures local needs and connections are prioritised resulting in improved community cohesion and accommodating vulnerable members of the community. However, others felt that introducing a test could deter people from exploring other forms of development which have less impact on the existing settlement.

Council Response/How the Council has taken this into account

- The Proposed Submission Draft Local Plan sets out requirements for integration of self-build and custom plots in larger housing developments in response to consultation responses, local evidence and viability testing.

3.34 Town Centres, Retailing and Leisure

- Overall support that existing town centres should be supported and protected to ensure they are sustainable and thrive. Comments also state that it is important that the Local Plan recognises the services (including retail) that meet the day-to-day needs of communities in villages without a centre as defined by the Local Plan, with an objective of introducing a spatial strategy and policies that will support the retention and improvement in the availability of such services over the course of the plan period.
- Statutory Consultee support for the consideration of High Street Heritage Action Zones as are aware of the need for flexibility for space in towns and villages.

Council Response/How the Council has taken this into account

- The Proposed Submission Draft Local Plan protects and supports the enhancement of community services and facilities that meet the day-to-day needs of local communities without a defined centre in line with the consultation responses and continued support for the ongoing promotion and protection of town and village centres.

3.35 Tourism

- Overall support for proposals which encourage tourism and the growth in visitor numbers. Such an approach is likely to support economic growth and the availability of job opportunities in the local area and if done sustainably.
- It is recognised that the canal network within the district is an important visitor attraction, as well as providing links to other visitor destinations and attractions in the locality. Foxton Locks is a visitor attraction of local and regional importance which plays a significant role in supporting the local visitor and tourist economy. Appropriate and sensitive development can help to enhance the role of the canal network as an important element of the local visitor economy and thus encourage more visitors to the area by making it an attractive environment for people to enjoy as a recreational resource.
- Specifically, Natural England suggests that new policy should include the support for biodiversity enhancement and access to nature as this can be an essential part of creating nature-rich, beautiful places which would be attractive for tourism. In addition, safe traffic-free routes for walking and cycling can also increase visitor numbers and boost tourism. However, additional visitor numbers must avoid harm to designated nature conservation sites and other sensitive locations and would need to be carefully planned and managed.

Council Response/How the Council has taken this into account

- Support for tourism and important attractions in the district is noted. It is recognized that the Local Plan must adopt a balanced approach in line with consultation responses, and the Proposed Submission Draft Local Plan supports tourism and leisure activities, while protecting the character of the area.

3.36 Transport

- Several developers supported Option A to continue with the approach in the current Local Plan which recognises the rural nature of the district and encourages more sustainable transport modes whilst acknowledging that private cars have an important role for residents in the context of the spatial strategy.
- CPRE supported Option B that promotes policies actively encouraging sustainable transport. The organisation recommends effective policies will embed it into site selection, location and design and that consideration must be given to policies which require greater financial contributions towards public transport or improving cycling/walking infrastructure in preference to road and junction upgrades. Some developers recognised Option B accords with national policy but needs to be considered on a site-by-site basis. Several developers recommended greater emphasis will need to be had on Option B to encourage a significantly improved transition to active travel and sustainable modes of transport. Numerous Parish Councils supported the emphasis on sustainable transport but acknowledged the role of private cars for residents. In support of Option B, Natural England suggested strong links to climate change and green infrastructure.
- The options most popular with the public was Option A and Option B.
- Most respondents suggested a combination of Option A and Option B. The rural nature of the district was recognised but also the emphasis placed on the active delivery of sustainable transport modes alongside additional housing growth. Members of the public emphasised the importance of implementing mitigation solution in a reasonable timescale.

- Leicestershire County Council supported a mixture of Option A and Option B acknowledging the spatial strategy and the need for and actively promoting sustainable transport at the same time as recognising a need for private car use. The County Council added that any option should include consideration of safe walking routes, provision of suitable transport links and sufficient parking, planned around local community hubs.
- Several respondents pressed for recognition of the continued role of private car use given the spatial spread and rural nature of the district whilst accepting policies should actively encourage opportunities to promote public transport and active travel.
- Option C that allows for development and accepts that junctions and links will continue to operate above capacity was the least popular option. Leicestershire County Council advised that Option C is likely to lead to poorly accessible and therefore unattractive sites and/or negative feedback of increased traffic problems adversely impacting sustainable travel opportunities. Others suggested it would mean continuing with a transport system that is already above capacity in the centre of Lutterworth.
- One respondent suggested that Option C appears to be the most realistic.
- Historic England advised that any approach should consider impacts on the historic environment, heritage assets and their settings.
- One respondent recommended air quality impacts should inform the appropriate strategy. Statutory consultees suggested that any options for transport infrastructure provision and approach should be informed by a robust evidence base and close working with the relevant highway authority. Leicester City Council suggested further assessment of cross-boundary infrastructure.
- The site promoter for South Whetstone indicated that strategic scale opportunities have the potential to address a variety of the options and broader considerations.
- One respondent referred to the CIL tests that development can only be required to mitigate its own impacts and cannot be required to address existing issues and shortfalls in provision.
- Some developers expressed support the option that encourages growth in locations that have greater access to more sustainable forms of transport use.
- A respondent highlighted safe walking routes and absence of traffic alleviation and bypass in Kibworth.

Council Response/How the Council has taken this into account

- There was no consensus amongst respondents to the various options for delivering necessary growth whilst seeking the most sustainable forms of movement and mitigating any adverse impacts. Accepting that junctions and links will continue to operate above capacity was the least popular option and demonstrates strong support for policy intervention. In line with consultation responses, the Proposed Submission Draft Local Plan promotes sustainable transport options and active travel, as well as setting clear requirements for safe access, servicing and parking arrangements to ensure that new developments are designed to support safe, efficient and inclusive transport networks for all users.

3.37 Local Services and Infrastructure

- Support for continuing with the current approach of seeking on-site provision and financial contributions to a wide range of infrastructure where new development requires the provision was provided from developers suggesting that it allows for onsite provision which means new infrastructure in a variety of places across the district rather purely focused on places with larger infrastructure project requirements. Other respondents supported Option A on the basis that it appears to be working. Conversely another respondent suggested the Council has not been sufficiently supporting contributions towards a wide range of services and facilities and recommended prioritisation of public sector services and inclusion of active/low carbon travel as well as biodiversity, green spaces and natural habitats contributions. Another suggested that infrastructure provision should be aimed towards the delivery of net zero.
- Several respondents, mostly developers, suggested a blended approach of Option A and Option B. However, it was recommended that further evidence is required to fully assess the options, including evidence on viability and infrastructure delivery.
- A supporter of Option B suggested it allowed the district to develop whilst retaining the community focus of its various and varied settlements. Another respondent that supported Option B suggested there has been incremental developments that are cumulatively very significant but individually did not justify infrastructure development and pooling funds would mitigate this.
- One respondent considered the infrastructure led approach of Option C the most realistic. Some supporters of Option C and others wanted it acknowledged that infrastructure has not grown to support development. It was suggested that a brake should be put on housing development where infrastructure improvements do not take place. Some developers suggested that Option C aligned with the requirements of the NPPF. Numerous Parish Councils supported Option C on the basis that it allows existing settlements to protect their identities and does not put further burden on existing infrastructure in smaller settlements.
- A respondent recognized strengths and potential weaknesses of each option, but on balance suggested Option C or B.
- A respondent cautioned against Option 3 that tends to result in enlargement of existing infrastructure to the point where it is too large to be optimum.
- A respondent emphasised the importance of delivering infrastructure at the earliest stage of any development and before any sites come forward, whose development will impact on existing infrastructure capacities.
- Numerous developers emphasised that planning obligations must be necessary to make the development acceptable in planning terms, directly related to the development; and fairly and reasonably related in scale and kind.
- A respondent used the answer to this question as opportunity to suggest a bypass is needed in Kibworth and train station using hub. Others suggested infrastructure improvements and additional facilities.
- Leicestershire City Council was of the view that, in practice, there isn't any choice to be made between the artificial set of options and suggested an approach which draws on all three options is likely to be the most appropriate in order to ensure that all communities have the necessary infrastructure to meet their future everyday needs with strategic developments delivering the needs of the new community in a way that compliments existing provision locally and smaller developments providing the necessary funding to enhance existing provision. Kibworth Harcourt Parish Council reiterated the view that an approach which draws on all three options is likely to be the most realistic and practical approach.

- A respondent suggested that cross boundary infrastructure should be given further consideration. Another respondent suggested the review of transport infrastructure offers opportunity to address congestion and air quality.
- Historic England recommended any approach should take into accounts impact on the historic environment, heritage assets and their settings.
- Severn Water provided some policy wording recommendations in response to this question. National Gas used the answer to this question to confirm one of more National Gas Transmission assets within the district.
- NHS Property suggested that new development should make a proportionate contribution to funding healthcare and that healthcare infrastructure should be clearly identified in the Local Plan and planning policies should enable the delivery of healthcare infrastructure and prepared in consultation with NHS and based on evidence.

Council Response/How the Council has taken this into account

- Further evidence collected to inform the preparation of the Proposed Submission Draft Local Plan, including the whole plan viability assessment and infrastructure delivery plan, to address the points raised in consultation and ensure that the approach to local service and infrastructure provision is robust, sustainable, and deliverable.

Appendix 1: Notification email

<p>Parishes – poster & PR.</p> <p>SENT 12/01/24</p>	<p>Dear Parish Councils and Meetings,</p> <p>RE: Issues & Options Consultation, promotional material</p> <p>On 19 December 2023 and 4 January 2024, I emailed you regarding the forthcoming Issues and Options public consultation, which will be open for comment from Tuesday 16 January to Tuesday 27 February 2024.</p> <p>As part of the communication plan to raise awareness, promotion across parishes is vital. I therefore request that you please consider;</p> <ul style="list-style-type: none"> • featuring the Council's promotional press release in parish circulars, and • printing and displaying the attached poster on parish notice boards. <p>When the consultation has opened, you will be emailed again with a direct link to the relevant web pages.</p> <p>Thank you for supporting this vital activity to shape our District for future generations.</p> <p>In the meantime, if you have any queries about this consultation, please do not hesitate to contact the Strategic Planning Team. You can telephone the team direct on 01858 821160 or send an email to planningpolicy@harborough.gov.uk.</p> <p>Yours sincerely,</p> <p>Tess Nelson Head of Strategic and Local Planning Harborough District Council</p>
<p>Parishes – LAUNCH</p> <p>Sent 16/01/24</p>	<p>Dear Parish Councils and Meetings,</p> <p>RE: Public Consultations now open</p> <p>Today, Harborough District Council has opened four public consultations regarding strategic and local planning:</p> <ul style="list-style-type: none"> • Issues and Options (Regulation 18) • Call for Sites 2024 • Great Easton Conservation Area Appraisal • Local List on Non-Designated Heritage Assets (proposed additions) <p>All four consultations are open for six weeks; the deadline for comments is 23:55hrs on Tuesday 27 February 2024.</p>

How to submit comments

Participation is easy – all four consultations can be viewed on our dedicated webpage, where you can also submit your comments.

It is crucial that we understand which elements of each document you are responding to, therefore please use our online consultation page to submit comments within the relevant chapters of interest.

[View consultations and submit comments here](https://harborough.oc2.uk/) or type the following address into your internet browser:

<https://harborough.oc2.uk/>

Issues & Options consultation

The purpose of the Issues & Options consultation is to seek views on the development options for a new district-wide Local Plan. At this early stage of plan-making, the consultation is about the overall strategy. It asks questions about how much development is needed and where it should be built. Specific development sites will be considered in more detail at later stages.

Please help us to spread the word by forwarding this invitation to local associates, friends, and family members.

Issues & Options Drop-in events

Planning for the future is a complex process, therefore as part of our commitment to involve residents, businesses, community groups, Town Councils, Parish Councils and Parish Meetings in the preparation of new planning policy documents, I am pleased to confirm that Council Officers will host five public drop-in events across the district.

The public drop-in events are designed to provide interested parties with more information on the consultation document, how to respond and an understanding of what happens next. Venues, dates and times are as follows:

- 24 January, 10.30am to 8pm: Market Harborough – Council Chamber, 2nd Floor of The Symington Building, Adam & Eve Street, LE16 7AG.
- 31 January, 3.30pm to 7.30pm: Scraptoft – Community Hub (Lounge), Malsbury Ave, LE7 9FQ.
- 6 February, 3.30pm to 7.30pm: Lutterworth – The Wycliffe Rooms (Community Hall), George Str, Masonic Hall, LE17 4ED.
- 7 February, 3.30pm to 7.30pm: Broughton Astley – Broughton Astley Village Hall (Boughton Hall), Station Rd, LE9 6PT.
- 13 February, 3.30pm to 7.30pm: Kibworth – The Old Grammar School (Main Hall), School Rd, LE8 0JE.

Further information about the new Local Plan and associated supporting evidence is online at the following web address:

www.harborough.gov.uk/new-local-plan

If you have any queries about this consultation, please do not hesitate to contact the Strategic Planning Team. You can telephone the team

	<p>direct on 01858 821160 or send an email to planningpolicy@harborough.gov.uk.</p> <p>Yours sincerely,</p> <p>Tess Nelson Head of Strategic and Local Planning Harborough District Council</p>
<p>Members – LAUNCH</p> <p>Sent 16/01/2024</p>	<p>Dear Members,</p> <p>RE: Public Consultations now open</p> <p>Today, Harborough District Council has opened four public consultations regarding strategic and local planning:</p> <ul style="list-style-type: none"> • Issues and Options (Regulation 18) • Call for Sites 2024 • Great Easton Conservation Area Appraisal • Local List on Non-Designated Heritage Assets (proposed additions) <p>All four consultations are open for six weeks; the deadline for comments is 23:55hrs on Tuesday 27 February 2024.</p> <p>How to submit comments Participation is easy – all four consultations can be viewed on our dedicated webpage, where you can also submit your comments.</p> <p>It is crucial that we understand which elements of each document you are responding to, therefore please use our online consultation page to submit comments within the relevant chapters of interest.</p> <p>View consultations and submit comments here or type the following address into your internet browser: https://harborough.oc2.uk/</p> <p>Issues & Options consultation The purpose of the consultation is to seek views on the development options for a new district-wide Local Plan. At this early stage of plan-making, the consultation is about the overall strategy. It asks questions about how much development is needed and where it should it be built. Specific development sites will be considered in more detail at later stages.</p> <p>Please help us to spread the word by forwarding this invitation to local associates, friends, and family members.</p> <p>Issues & Options Drop-in events Planning for the future is a complex process, therefore as part of our commitment to involve residents, businesses, community groups, Town Councils, Parish Councils and Parish Meetings in the</p>

	<p>preparation of new planning policy documents, I am pleased to confirm that Council Officers will host five public drop-in events across the district.</p> <p>The public drop-in events are designed to provide interested parties with more information on the consultation document, how to respond and an understanding of what happens next. Venues, dates and times are as follows:</p> <ul style="list-style-type: none"> • 24 January, 10.30am to 8pm: Market Harborough – Council Chamber, 2nd Floor of The Symington Building, Adam & Eve Street, LE16 7AG. • 31 January, 3.30pm to 7.30pm: Scraptoft – Community Hub (Lounge), Malsbury Ave, LE7 9FQ. • 6 February, 3.30pm to 7.30pm: Lutterworth – The Wycliffe Rooms (Community Hall), George Str, Masonic Hall, LE17 4ED. • 7 February, 3.30pm to 7.30pm: Broughton Astley – Broughton Astley Village Hall (Boughton Hall), Station Rd, LE9 6PT. • 13 February, 3.30pm to 7.30pm: Kibworth – The Old Grammar School (Main Hall), School Rd, LE8 0JE. <p>Further information about the new Local Plan and associated supporting evidence is online at the following web address: www.harborough.gov.uk/new-local-plan</p> <p>If you have any queries about this consultation, please do not hesitate to contact the Strategic Planning Team. You can telephone the team direct on 01858 821160 or send an email to planningpolicy@harborough.gov.uk.</p> <p>Yours sincerely,</p> <p>Tess Nelson Head of Strategic and Local Planning Harborough District Council</p>
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Issues & Options Drop-in events

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- 7 February, 3.30pm to 7.30pm: Broughton Astley – Broughton Astley Village Hall (Boughton Hall), Station Rd, LE9 6PT.
- 13 February, 3.30pm to 7.30pm: Kibworth – The Old Grammar School (Main Hall), School Rd, LE8 0JE.

Further information about the new Local Plan and associated supporting evidence is online at the following web address:

www.harborough.gov.uk/new-local-plan


If you have any queries about this consultation, please do not hesitate to contact the Strategic Planning Team. You can telephone the team direct on 01858 821160 or send an email to planningpolicy@harborough.gov.uk.

	<p>Yours sincerely,</p> <p>Tess Nelson Head of Strategic and Local Planning Harborough District Council</p>
<p>One Week Remaining: REMINDER</p> <p>Sent 21/02/2024</p>	<p>RE: Harborough District Consultations – closing on 27 February</p> <p>One week to go The following consultations remain open for comment on our website, until 27 February 2024:</p> <ul style="list-style-type: none"> • Issues and Options (Regulation 18) • Call for Sites 2024 • Great Easton Conservation Area Appraisal • Local List on Non-Designated Heritage Assets (proposed additions) <p><i>If you saved draft comments online, please remember to submit these by the deadline of 23:55hrs on 27 February 2024.</i></p> <p>How to submit comments Participation is easy – all four consultations can be viewed on our dedicated consultation webpage, where you can also submit your comments.</p> <p>It is crucial that we understand which elements of each document you are responding to, therefore please use our online consultation page to submit comments within the relevant chapters of interest.</p> <p>View consultations and submit comments here or type the following address into your internet browser: https://harborough.oc2.uk/</p> <p>Spread the word Please help us to spread the word by forwarding this invitation to local associates, friends, and family members.</p> <p>More information Further information about the new Local Plan and associated supporting evidence is online at the following web address: www.harborough.gov.uk/new-local-plan</p> <p>If you have any queries about this consultation, please do not hesitate to contact the Strategic Planning Team. You can telephone the team direct on 01858 821160 or send an email to planningpolicy@harborough.gov.uk.</p> <p>Yours sincerely,</p> <p>Tess Nelson</p>

	Head of Strategic and Local Planning Harborough District Council
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Appendix 2: Digital Poster

Have your say...




On the future vision for Harborough District

Harborough District Council is preparing a new Local Plan.

The Local Plan is an important strategy which includes policies for environmental protection, job creation, and house building, as well as identifying where investment is needed for infrastructure such as health services, roads and schools.

The Council seeks your views on a wide range of topics to inform the new local plan:





- Policies for the Environment and Sustainability
- Vision: what should the district look like by 2041?
- Identify key local issues the new Local Plan help with
- Homes: how many do we need, and where could they be built?
- Town centres, retail, leisure & tourism
- Infrastructure: transport, schools, healthcare
- Health and Well-Being policies
- Protection for heritage & green spaces
- Economy: amount and location of future jobs
- Type and mix of housing

How to get involved

Full details are available on our dedicated local plan consultation page
<https://harborough.oc2.uk/>
Read the consultation and submit your comments online between **16 January and 27 February 2024**.

Or scan the QR code



www.harborough.gov.uk/new-local-plan

Appendix 3: Regulation 18 Press Release

Issued 22 December 2023

No changes for council's new local plan

Independent specialist planning advice has been sought by the council following the release of the government's National Planning Policy Framework (NPPF).

The advice was requested by Harborough District Council to see if the new NPPF will affect the decision taken by Full Council on 18 December 2023 to progress with the development of its new local plan 2020-2041.

The advisory note from Intelligent Plans and Examinations based on a review of the revised NPPF (December 2023) and its implications for the Harborough Local Plan stated:

'From our review of the revised NPPF there are no revisions or amendments contained in the document that require the Council to reconsider any of the recent decisions that it has taken concerning its new Local Plan. In a number of respects, the revisions serve to reinforce the rationale for those decisions.'

'Our advice to the Council is to maintain its progress in preparing its new Local Plan on the basis of the revised NPPF, which contains no revisions or amendments that would justify a different approach being taken at this time.'

Cllr Phil Knowles, Leader of Harborough District Council, said: "Throughout this process we have committed to be open and transparent with residents. Pressing ahead with a new Local Plan has not been an easy decision to take but we have sought special planning advice and Kings Counsel advice throughout to ensure we were doing the right thing for our district and our residents.

"This latest advice will also be published on our website so everyone can see the lengths we are going to in order to ultimately protect the Harborough district from unwanted speculative development in places that our communities don't want it. Between 2020-2023 the council delivered around 1,000 homes per year and has two large strategic sites allocated at Lutterworth East and Scraptoft North. By including these completions and commitments it means only approximately 340 dwellings per year need to be planned for going forward. Officers will continue to plan for 340 houses per year during the local plan period which was clearly explained and stated to all at our recent Council meeting by our Director of Planning."

Public engagement in what the new local plan should contain will start in the new year, with the first public consultation in the preparation of the district's new local plan, the 'Issues and Options' consultation running from 16 January 2024 to 27 February 2024.

The target completion of the new local plan is May 2025.

The advisory note referenced above has been published on our website and [can be found under 'Reports'](#).

Appendix 4: Extract from Members Monthly Newsletter, February 2024

Consultations



There are a number of consultations which the council is currently seeking people's views and opinions on.

These include budget proposals, Local Plan, call for sites, the Great Easton Conservation Area Appraisal and Local List on Non-Designated Heritage Assets.

For the full list and further information visit www.harborough.gov.uk/consultation

Please continue to share details of these with residents so that they engage in as many as possible.

Appendix 5: Consultation Database Contacts

- **Strategic Planning contact database contacts including development industry, community groups and public:** 994 contacts
- **Harborough District Parish Councils** (plus 4 weeks advance notice)
- **Market Harborough Neighbourhood Plan Forums** (there isn't a Parish Council for Market Harborough)
- **Elected Members**
- **Statutory bodies** (statutory consultees) emailed, in accordance with Appendix 1 of Harborough's Statement of Community Involvement (SCI) 2020:
 - **the Coal Authority:** planningconsultation@coal.gov.uk
 - **the Environment Agency:** Planning Liaison (planning.trentside@environment-agency.gov.uk), plus 3 named contacts emailed.
 - **the Historic Buildings and Monuments Commission for England (known as Historic England):** 4 named contacts emailed.
 - **the Marine Management Organisation:** n/a
 - **Natural England:** 2 named contacts, plus Consultations Team (consultations@naturalengland.gov.uk).
 - **Network Rail Infrastructure Limited (company number 2904587):** 2 named contacts emailed plus the Town Planning team (townplanning.lne@networkrail.co.uk)
 - **Highways England:** 8 named contacts emailed including planningm@highwaysengland.co.uk
 - **a relevant authority any part of whose area is in or adjoins the local planning authority's area:**

- County Council contacts for Education, Planning, Minerals and Waste, Green Infrastructure, Archaeology, Gypsy & Traveller Liaison, Assets Management,
- Leicestershire Police Designing-out Crime Officer,
- Northamptonshire County Council
- West Northants JPU
- North Northants JPU
- Rutland Planning
- Rugby Planning
- Leicestershire LPAs and
- Neighbouring Parishes contacted by email.
- any person—
 - (i) **to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003:** Mobile Operators Association (Mono Consultants) emailed, 1 Named contact for EE via BT.com, and planningliaison@MBNL.com, o2 Press Office, Ericsson (for Three), Vodafone,
 - (ii) **who owns or controls electronic communications apparatus situated in any part of the local planning authority's area:** As above at(i)
- if it exercises functions in any part of the local planning authority's area—
 - (i) **a Primary Care Trust established under section 18 of the National Health Service Act 2006(9) or continued in existence by virtue of that section:** 10 Leicestershire LLR/CCG/primary care named contacts emailed and 1 local GP surgery emailed.
 - (ii) **a person to whom a licence has been granted under section 6(1)(b) or (c) of the Electricity Act 1989(10):** 4 named contacts at Western Power Distribution emailed, and 3 named contacts who are agents for National Grid.
 - (iii) **a person to whom a licence has been granted under section 7(2) of the Gas Act 1986(11):** British Gas Planning Liaison team emailed generalenquiry@britishgas.co.uk
 - (iv) **a sewerage undertaker:** (one named contact at Anglian Water Services Ltd plus spatialplanning@anglianwater.co.uk, and 4 named contacts at Severn Trent, plus growth.development@severntrent.co.uk and growthdevelopment@severntrent.co.uk)
 - (v) **a water undertaker:** as iv Above
- **Homes England:** 7 named contacts emailed including generic midlands.consultation@homesengland.gov.uk
- **where the local planning authority are a London borough council, the Mayor of London:** n/a

Have your say... on the future vision for Harborough District



To take part, visit our dedicated local plan consultation page <https://harborough.oc2.uk/> or scan the QR code

Harborough Local Plan

Duty to Cooperate Statement of Compliance

January 2025

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1.0 Introduction

1.1 Purpose of the Statement of Compliance

- 1.1.1 The Harborough Local Plan Duty to Cooperate Statement of Compliance demonstrates how Harborough District Council has complied with the requirements of the Duty to Cooperate throughout the production and progression of the Local Plan.
- 1.1.2 This Statement of Compliance sets out how the Council has engaged constructively, actively and on an ongoing basis with surrounding authorities and prescribed Duty to Cooperate bodies on strategic and cross boundary matters during the preparation of the Plan, and the outcomes arising from this engagement. A timeline of Duty to Cooperate related activities is presented within Appendix 1.
- 1.1.3 This Statement of Compliance will form part of the Local Plan evidence base.

1.2 Requirements of the Duty to Cooperate

- 1.2.1 The Duty to Cooperate, introduced under the Localism Act 2011, is a legal duty for local planning authorities, county councils and relevant bodies to 'engage constructively, actively and on an ongoing basis in any process' including the preparation of development plan documents (Section 33A of the Planning and Compulsory Purchase Act 2004).
- 1.2.2 The National Planning Policy Framework (NPPF, December 2024) states that local planning authorities should engage with relevant bodies to meet the Duty to Cooperate, including elected Mayors and combined authorities, infrastructure providers, Local Nature Partnerships and the Marine Management Organisation¹. The NPPF highlights that 'effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy', and is essential in determining additional infrastructure needs and in addressing unmet development needs².
- 1.2.3 To demonstrate effective and on-going joint working, the NPPF recommends that authorities 'prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these'³.
- 1.2.4 As part of the Duty to Cooperate, local planning authorities should 'identify the relevant strategic matters which they need to address in their plans'⁴. The Planning and Compulsory Purchase Act 2004 defines strategic matters as 'sustainable development or use of land that has or would have a significant impact on at least two planning areas, including (in particular) sustainable development or use of land for or in connection with infrastructure that is strategic and has or would have a significant impact on at least two planning areas'.

¹ Paragraph 25, National Planning Policy Framework

² Paragraph 26, National Planning Policy Framework

³ Paragraph 28, National Planning Policy Framework

⁴ Paragraph 25, National Planning Policy Framework

1.3 Prescribed Duty to Cooperate bodies

1.3.1 The Town and Country Planning (Local Planning)(England) Regulations 2012 sets out the following prescribed bodies relevant to Harborough District Council to which the Duty to Cooperate applies:

- The Environment Agency
- Historic England
- Natural England
- The Civil Aviation Authority
- Homes England
- NHS Leicester, Leicestershire and Rutland Integrated Care Board/National Health Service (NHS) England
- Office of Rail and Road
- National Highways
- Leicestershire County Council Highway Authority
- Leicestershire Local Nature Partnership

1.3.2 In addition to the prescribed Duty to Cooperate bodies listed above, the Council has also engaged with the following local planning authorities and county councils:

- Leicester and Leicestershire authorities:
 - Blaby District Council
 - Charnwood Borough Council
 - Hinckley and Bosworth Borough Council
 - Leicester City Council
 - Leicestershire County Council
 - Melton Borough Council
 - North West Leicestershire District Council
 - Oadby and Wigston Borough Council
- Non-Leicestershire authorities:
 - North Northamptonshire Council
 - Rugby Borough Council
 - Rutland County Council
 - Warwickshire County Council
 - West Northamptonshire Council

1.3.3 To support the production of the Local Plan, and to ensure a comprehensive approach to cooperation on strategic and cross boundary matters, engagement undertaken by the Council has gone beyond those prescribed Duty to Cooperate bodies and surrounding authorities listed above, to also include cooperation with a range of other organisations that may have an interest in the production of the Plan. The organisations which the Council has engaged with, and the type of engagement undertaken, are listed within Appendices 1 and 2.

2.0 Duty to Cooperate Activities

Introduction

- 2.1.1 Appendix 1 sets out the Duty to Cooperate related activities which the Council has undertaken, including meetings and consultation with relevant organisations.
- 2.1.2 The following sections provide a summary of the main Duty to Cooperate activities undertaken by the Council and listed within Appendix 1.

Regular Duty to Cooperate meetings with Leicestershire local authorities and County Council,

Members' Advisory Group (MAG)

- 2.1.3 A councillor from each Leicestershire authority meet regularly to discuss joint strategic planning work.

Strategic Planning Group (SPG)

- 2.1.4 Senior representatives responsible for overseeing strategic planning in each Leicestershire authority meet on regularly to discuss strategic planning matters.

Planning Officers' Forum (POF)

- 2.1.5 Chief Officers responsible for planning and transport services across Leicester and Leicestershire meet formally and provide professional advice to the Strategic Planning Group. The Planning Officers' Forum is supported by joint officer level meetings and includes managers responsible for planning and transportation policy in Leicester and Leicestershire.

Regulation 18 Local Plan Issues and Options consultation, 16 January to 27 February 2024

- 2.1.6 As outlined within the Local Plan Consultation Statement, all surrounding local authorities and prescribed Duty to Cooperate bodies were made aware of the Regulation 18 Local Plan Issues and Options consultation and invited to provide a representation.
- 2.1.7 The Issues and Options consultation document includes a section on the Duty to Cooperate and cross-boundary matters. Question 6 of the consultation document asked whether consultees agreed with the strategic matters identified by the Council and whether there were any changes or additions they considered should be made at this stage.

- 2.1.8 The relevant local authorities and prescribed Duty to Cooperate bodies which provided representations are listed below.

- Hinckley and Bosworth Borough Council
- Historic England
- Environment Agency
- National Highways
- Leicester City Council
- Leicestershire County Council
- Melton Borough Council
- North Northamptonshire Council
- Natural England
- NHS
- Rugby Borough Council
- North West Leicestershire District Council
- West Northamptonshire Council

Meetings with prescribed Duty to Cooperate bodies, April & October 2024

- 2.1.9 The Council has invited all prescribed Duty to Cooperate bodies to participate in the production of the Local Plan. All prescribed bodies were invited to attend Duty to Cooperate workshops in April and October 2024, and where required ongoing engagement has taken place to support the production of the Plan.

Engagement with infrastructure providers

- 2.1.10 Meetings between infrastructure providers and Harborough District Council planning officers were held to discuss the draft Harborough Local Plan and emerging Infrastructure Delivery Plan. Meetings were held with National Highways and the NHS.

Duty to Cooperate Workshop, 30 April 2024

- 2.1.11 A Duty to Cooperate workshop was held on 30 April 2024 virtually using MS Teams with infrastructure providers, surrounding local authorities and other prescribed Duty to Cooperate bodies. The workshop was guided by a PowerPoint which:

- Provided an update on the Harborough Local Plan;
- Summarised Local Plan evidence base production, including the Infrastructure Delivery Plan;
- Summarised outputs from the Duty to Cooperate Scoping Report and presented the DtC approach and timetable of next steps for DtC engagement;
- Sought to identify and confirm strategic and cross boundary matters which should be considered through the production of the Harborough Local Plan.

- 2.1.12 Invitations to the DtC workshop were circulated to all relevant local authorities, prescribed Duty to Cooperate bodies, and other key stakeholders likely to be involved in the production and progression of the Local Plan.

Duty to Cooperate Workshop, 10 October 2024

- 2.1.13 A Duty to Cooperate workshop was held on 10 October 2024 virtually using MS Teams with infrastructure providers, surrounding local authorities and other prescribed Duty to Cooperate bodies. The workshop was guided by a PowerPoint which:

- Provided an update on the emerging draft Harborough Local Plan, including the emerging spatial strategy and emerging potential site allocations
- Provided an update on Local Plan evidence base production
- Confirmed identified strategic cross boundary matters
- Set out the Council's approach to meeting Duty to Cooperate requirements
- Presented the next steps in the DtC engagement schedule
- Discussed the production of Statement of Common Ground

- 2.1.14 Invitations to the DtC workshop was circulated to all relevant local authorities, prescribed Duty to Cooperate bodies, and other key stakeholders likely to be involved in the production and progression of the Local Plan.

Strategic B8 logistics meetings, 2024

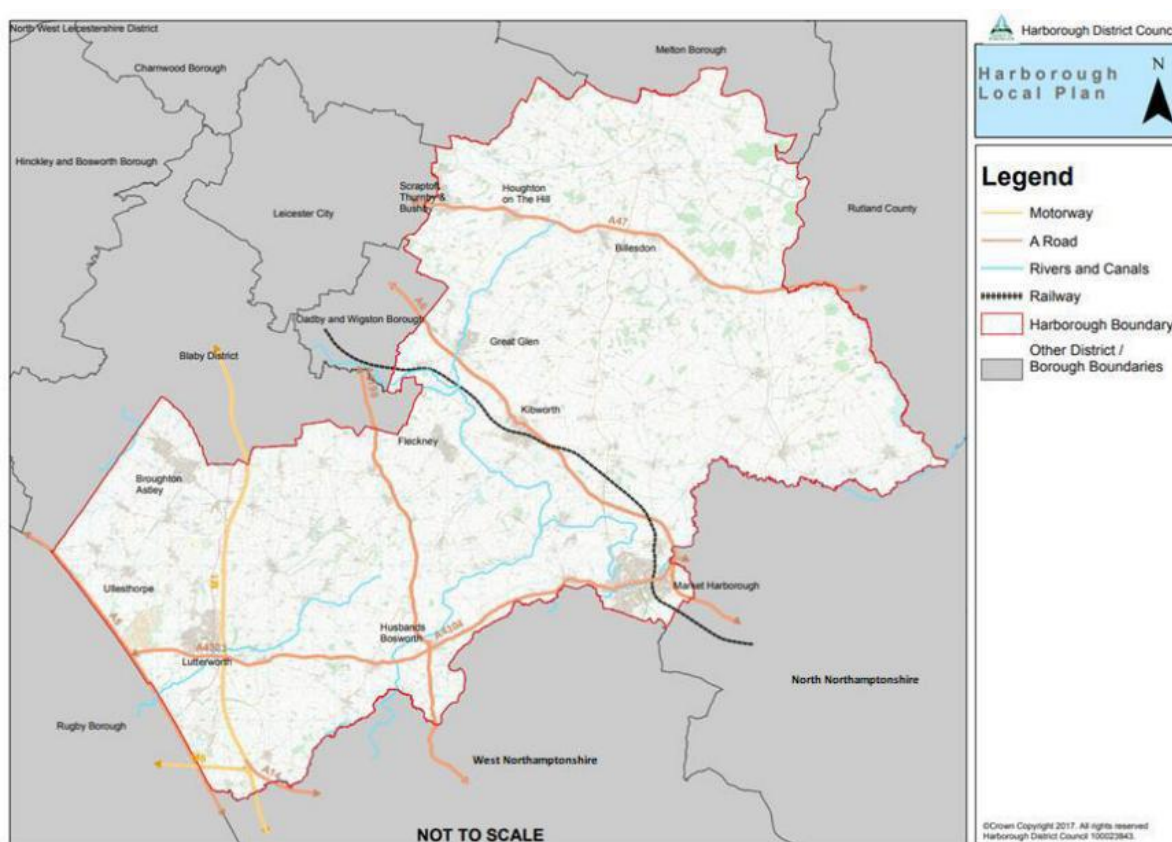
- 2.1.15 There is an identified need for strategic B8 in the Warehousing and Logistics in Leicester and Leicestershire: Managing Growth and Change (April 2021) report. To understand the apportionment of this need across the region, a Leicester and Leicestershire wide strategic B8 study is underway and expected in 2025. Following Regulation 18 consultation representations concerning an underrepresentation of strategic B8, Harborough District Council commissioned Icení to investigate strategic B8 needs for the District.
- 2.1.16 Meetings and correspondence with North Northamptonshire, Rugby Borough Council, West Northamptonshire, and the Leicester and Leicestershire Authorities were held in September 2024 to discuss the need for strategic B8 and potential allocations within Harborough District Council and the other local authorities, and the approach to producing statements of common ground.
- 2.1.17 Harborough District Council agreed to share emerging draft evidence and Local Plan policies for informal review and comment prior to Regulation 19 publication. In

November 2024, the same authorities received the draft strategic B8 Iceni study commissioned by Harborough District Council for review and comment.

3.0 Duty to Cooperate engagement with surrounding local authorities and prescribed Duty to Cooperate bodies

3.1 Introduction

- 3.1.1 Harborough Council is located within Leicestershire County Council. To the north of Harborough are the Leicestershire authorities, and to the south, west and east are North Northamptonshire Council, Rugby Borough Council, Rutland County Council, Warwickshire County Council and West Northamptonshire Council.



3.2 Engagement with Leicestershire local authorities

- 3.2.1 Harborough sits within the Leicester and Leicestershire Housing Market Area (HMA) and Functional Economic Market Area (FEMA), which both cover the whole of Leicester and Leicestershire. These have been defined in recognition of the central economic role of Leicester and the fact that people generally travel to work and move house across local authority boundaries within this area.

Harborough Duty to Cooperate Statement of Compliance

3.2.2 The authorities have a proven history of joint working, as evidenced by the activities summarised in the tables below.

3.2.1 The following sections provide a summary of engagement activities undertaken with Leicestershire local authorities throughout the production of the Harborough Local Plan.

Blaby District Council

Date	Brief Description of the activity	Key outputs
Recurring	Regular MAG, SPG and POF local plan managers group meetings	<ul style="list-style-type: none"> Regular Harborough Local Plan updates provided
Various	Production of joint evidence base documents.	<p>On behalf of all Leicester and Leicestershire authorities:</p> <ul style="list-style-type: none"> Warehousing and Logistics in Leicester and Leicestershire (GL Hearn, April 2021) Housing and Employment Needs Report (Iceni, June 2022) Strategic B8 Distribution and Warehousing Study (Iceni, in production) <p>On behalf of the South Leicestershire authorities (Blaby, Harborough, Oadby and Wigston):</p> <ul style="list-style-type: none"> Joint transport evidence (in production)
Recurring	A5 Member Partnership. Quarterly meeting to discuss strategic matters associated with the A5 for all authorities on the route, including neighbouring Leicestershire and Warwickshire authorities.	Discussion relating to potential mitigation measures and safety issues.
November 2021	South Leicestershire Local Plan Making SoCG	Production of a SoCG prepared in the context of identified key cross boundary issues that are specific to the South Leicestershire (Blaby, Harborough, Oadby and Wigston) authorities, outlining how strategic matters relating to unmet needs, transport, infrastructure, development pressures, and evidence base production, are being considered between the authorities.
June 2022	Production of the Leicester and Leicestershire Authorities SoCG relating to Housing and Employment Needs.	Outlining how strategic matters relating to the DtC, housing and employment needs to 2036, unmet need to 2036, and the apportionment of unmet need to

Harborough Duty to Cooperate Statement of Compliance

		2036, have been addressed within the area.
16/01/24-27/02/24	Harborough Local Plan Regulation 18 consultation	Understanding of emerging Local Plan issues and options.
21/03/24	Meeting of the Leicester and Leicestershire authorities to discuss approaches to self-build housing	Discussions relating to relevant Local Plan policies, monitoring, promotion of the self-build register, applications and appeals relating to self-build housing, and the sharing of information relating to relevant appeal decisions.
30/04/24	Online DtC workshop with all prescribed DtC bodies. <ul style="list-style-type: none"> The Council attended the workshop. All workshop materials were sent to the Council for review and comment. 	All attendees were provided with updates on: <ul style="list-style-type: none"> The Regulation 18 Issues and Options Consultation responses The emerging Local Plan and spatial strategy Proposed DtC engagement activities Approach to the production of a DtC SoCG Identified potential strategic cross-boundary matters Emerging evidence base studies
21/06/24	Leicester and Leicestershire Partnership meeting. Officer level meeting for all Leicester and Leicestershire authorities.	Discussions on the approach being taken by Leicestershire authorities in Local Plans to address strategic matters. Agreement to continue to meet regularly to consider these issues further.
17/09/24	DtC Strategic B8 meeting with Blaby District Council, Charnwood Borough Council, Hinckley and Bosworth Borough Council, Leicestershire County Council, North West Leicestershire District Council, and the Leicester and Leicestershire Partnership	The meeting included discussions regarding: <ul style="list-style-type: none"> The preparation of the Harborough Local Plan Emerging need for strategic B8 and potential allocations Approach to producing statements of common ground Approach to addressing strategic B8 needs for each authority
10/10/24	Online DtC Workshop with all prescribed DtC bodies. <ul style="list-style-type: none"> The Council attended the workshop. All workshop materials were sent to the Council for review and comment. 	All attendees were provided with updates on: <ul style="list-style-type: none"> The emerging Local Plan and spatial strategy DtC engagement activities undertaken to date Identified strategic cross-boundary matters, and how they are being addressed through the production of the Local Plan.

Harborough Duty to Cooperate Statement of Compliance

		<ul style="list-style-type: none"> Approach to the production of DtC SoCG
11/10/24	Liaised informally to invite comments on emerging draft Regulation 19 Local Plan sections and policies.	Understanding of emerging proposals
01/11/24	Provided with the draft strategic B8 Iceni study commissioned by HDC for review and comment.	Understanding of emerging evidence

Charnwood Borough Council

Date	Brief Description of the activity	Key outputs
Recurring	Regular MAG, SPG and POF local plan managers group meetings	<ul style="list-style-type: none"> Regular Harborough Local Plan updates provided
Various	Production of joint evidence base documents.	<p>On behalf of all Leicester and Leicestershire authorities:</p> <ul style="list-style-type: none"> Warehousing and Logistics in Leicester and Leicestershire (GL Hearn, April 2021) Housing and Employment Needs Report (Iceni, June 2022) Strategic B8 Distribution and Warehousing Study (Iceni, in production)
June 2022	Production of the Leicester and Leicestershire Authorities SoCG relating to Housing and Employment Needs.	Outlining how strategic matters relating to the DtC, housing and employment needs to 2036, unmet need to 2036, and the apportionment of unmet need to 2036, have been addressed within the area.
16/01/24-27/02/24	Harborough Local Plan Regulation 18 consultation	Understanding of emerging Local Plan issues and options.
21/03/24	Meeting of the Leicester and Leicestershire authorities to discuss approaches to self-build housing	Discussions relating to relevant Local Plan policies, monitoring, promotion of the self-build register, applications and appeals relating to self-build housing, and the sharing of information relating to relevant appeal decisions.
30/04/24	<p>Online DtC workshop with all prescribed DtC bodies.</p> <ul style="list-style-type: none"> The Council attended the workshop. All workshop materials were sent to the Council for review and comment. 	<p>All attendees were provided with updates on:</p> <ul style="list-style-type: none"> The Regulation 18 Issues and Options Consultation responses The emerging Local Plan and spatial strategy Proposed DtC engagement activities Approach to the production of a DtC SoCG

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		<ul style="list-style-type: none"> Identified potential strategic cross-boundary matters Emerging evidence base studies
21/06/24	Leicester and Leicestershire Partnership meeting. Officer level meeting for all Leicester and Leicestershire authorities.	Discussions on the approach being taken by Leicestershire authorities in Local Plans to address strategic matters. Agreement to continue to meet regularly to consider these issues further.
17/09/24	DtC Strategic B8 meeting with Blaby District Council, Charnwood Borough Council, Hinckley and Bosworth Borough Council, Leicestershire County Council, North West Leicestershire District Council, and the Leicester and Leicestershire Partnership	<p>The meeting included discussions regarding:</p> <ul style="list-style-type: none"> The preparation of the Harborough Local Plan Emerging need for strategic B8 and potential allocations Approach to producing statements of common ground Approach to addressing strategic B8 needs for each authority
10/10/24	<p>Online DtC Workshop with all prescribed DtC bodies.</p> <ul style="list-style-type: none"> The Council attended the workshop. <p>All workshop materials were sent to the Council for review and comment.</p>	<p>All attendees were provided with updates on:</p> <ul style="list-style-type: none"> The emerging Local Plan and spatial strategy DtC engagement activities undertaken to date Identified strategic cross-boundary matters, and how they are being addressed through the production of the Local Plan. Approach to the production of DtC SoCG
11/10/24	Liaised informally to invite comments on emerging draft Regulation 19 Local Plan sections and policies.	Comments provided on the draft Local Plan. No new strategic cross boundary matters or concerns raised which need to be addressed through additional Duty to Cooperate related activities.
01/11/24	Provided with the draft strategic B8 Iceni study commissioned by HDC for review and comment.	Understanding of emerging evidence

Hinckley and Bosworth Borough Council

Date	Brief Description of the activity	Key outputs
Recurring	Regular MAG, SPG and POF local plan managers group meetings	<ul style="list-style-type: none"> Regular Harborough Local Plan updates provided
Recurring	A5 Member Partnership. Quarterly meeting to discuss strategic matters associated with the A5 for all authorities on the route, including	Discussion relating to potential mitigation measures and safety issues.

	neighbouring Leicestershire and Warwickshire authorities.	
Various	Production of joint evidence base documents.	On behalf of all Leicester and Leicestershire authorities: <ul style="list-style-type: none"> • Warehousing and Logistics in Leicester and Leicestershire (GL Hearn, April 2021) • Housing and Employment Needs Report (Iceni, June 2022) • Strategic B8 Distribution and Warehousing Study (Iceni, in production)
November 2021	South Leicestershire Local Plan Making SoCG	Production of a SoCG prepared in the context of identified key cross boundary issues that are specific to the South Leicestershire (Blaby, Harborough, Oadby and Wigston) authorities, outlining how strategic matters relating to unmet needs, transport, infrastructure, development pressures, and evidence base production, are being considered between the authorities. H&BBC are a signatory to this SoCG as a neighbouring authority.
June 2022	Production of the Leicester and Leicestershire Authorities SoCG relating to Housing and Employment Needs.	Outlining how strategic matters relating to the DtC, housing and employment needs to 2036, unmet need to 2036, and the apportionment of unmet need to 2036, have been addressed within the area.
16/01/24-27/02/24	Harborough Local Plan Regulation 18 consultation	Response to the consultation relating to the proposed options and related issues
30/04/24	Online DtC workshop with all prescribed DtC bodies. <ul style="list-style-type: none"> • The Council attended the workshop. All workshop materials were sent to the Council for review and comment.	All attendees were provided with updates on: <ul style="list-style-type: none"> • The Regulation 18 Issues and Options Consultation responses • The emerging Local Plan and spatial strategy • Proposed DtC engagement activities • Approach to the production of a DtC SoCG • Identified potential strategic cross-boundary matters • Emerging evidence base studies
21/06/24	Leicester and Leicestershire Partnership meeting. Officer level meeting for all Leicester and Leicestershire authorities.	Discussions on the approach being taken by Leicestershire authorities in Local Plans to address strategic matters. Agreement to continue to

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		meet regularly to consider these issues further.
17/07/24	Potential Aligned Approach to Transport meeting	Discussion on the potential need for a south Leicestershire transport related statement of common ground, production of associated transport related topic papers, and the delivery of strategic infrastructure.
17/09/24	DtC Strategic B8 meeting with Blaby District Council, Charnwood Borough Council, Hinckley and Bosworth Borough Council, Leicestershire County Council, North West Leicestershire District Council, and the Leicester and Leicestershire Partnership	The meeting included discussions regarding: <ul style="list-style-type: none"> • The preparation of the Harborough Local Plan • Emerging need for strategic B8 and potential allocations • Approach to producing statements of common ground • Approach to addressing strategic B8 needs for each authority
10/10/24	Online DtC Workshop with all prescribed DtC bodies. <ul style="list-style-type: none"> • The Council attended the workshop. All workshop materials were sent to the Council for review and comment.	All attendees were provided with updates on: <ul style="list-style-type: none"> • The emerging Local Plan and spatial strategy • DtC engagement activities undertaken to date • Identified strategic cross-boundary matters, and how they are being addressed through the production of the Local Plan. • Approach to the production of DtC SoCG
11/10/24	Liaised informally to invite comments on emerging draft Regulation 19 Local Plan sections and policies.	Comments provided on the draft Local Plan. No new strategic cross boundary matters or concerns raised which need to be addressed through additional Duty to Cooperate related activities.
01/11/24	Provided with the draft strategic B8 Iceni study commissioned by HDC for review and comment.	Understanding of emerging evidence

Leicester City Council

Date	Brief Description of the activity	Key outputs
Recurring	Regular MAG, SPG and POF local plan managers group meetings	<ul style="list-style-type: none"> • Regular Harborough Local Plan updates provided
Various	Production of joint evidence base documents.	On behalf of all Leicester and Leicestershire authorities:

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		<ul style="list-style-type: none"> Warehousing and Logistics in Leicester and Leicestershire (GL Hearn, April 2021) Housing and Employment Needs Report (Iceni, June 2022) Strategic B8 Distribution and Warehousing Study (Iceni, in production)
June 2022	Production of the Leicester and Leicestershire Authorities SoCG relating to Housing and Employment Needs.	Outlining how strategic matters relating to the DtC, housing and employment needs to 2036, unmet need to 2036, and the apportionment of unmet need to 2036, have been addressed within the area.
03/08/23	LCC / HDC DtC meeting	<ul style="list-style-type: none"> Update on Local Plan production from both authorities HDC representation on the Regulation 19 Local Plan
16/01/24-27/02/24	Harborough Local Plan Regulation 18 consultation	Consultation response provided relating to the proposed options and related issues
21/03/24	Meeting of the Leicester and Leicestershire authorities to discuss approaches to self-build housing	Discussions relating to relevant Local Plan policies, monitoring, promotion of the self-build register, applications and appeals relating to self-build housing, and the sharing of information relating to relevant appeal decisions.
30/04/24	<p>Online DtC workshop with all prescribed DtC bodies.</p> <ul style="list-style-type: none"> The Council attended the workshop. All workshop materials were sent to the Council for review and comment. 	<p>All attendees were provided with updates on:</p> <ul style="list-style-type: none"> The Regulation 18 Issues and Options Consultation responses The emerging Local Plan and spatial strategy Proposed DtC engagement activities Approach to the production of a DtC SoCG Identified potential strategic cross-boundary matters Emerging evidence base studies
29/05/24	LCC / HDC DtC meeting	<p>Discussion on the following:</p> <ul style="list-style-type: none"> Update on Leicester Local Plan Harborough District Council Local Plan update
21/06/24	Leicester and Leicestershire Partnership meeting. Officer level meeting for all Leicester and Leicestershire authorities.	Discussions on the approach being taken by Leicestershire authorities in Local Plans to address strategic matters. Agreement to continue to meet regularly to consider these issues further.
08/07/24	LCC / HDC DtC meeting	<ul style="list-style-type: none"> Update on Leicester Local Plan Harborough District Council Local Plan update

Sept 2024	Production of the Leicester and Leicestershire Authorities SoCG relating to the plan period for the Leicester City Local Plan.	Production of a SoCG relating to Leicester City's Local Plan
17/09/24	Invitation to a DtC Strategic B8 meeting.	The meeting included discussions regarding: <ul style="list-style-type: none"> • The preparation of the Harborough Local Plan • Emerging need for strategic B8 and potential allocations • Approach to producing statements of common ground • Approach to addressing strategic B8 needs for each authority
10/10/24	Online DtC Workshop with all prescribed DtC bodies. All workshop materials were sent to the Council for review and comment.	All attendees were provided with updates on: <ul style="list-style-type: none"> • The emerging Local Plan and spatial strategy • DtC engagement activities undertaken to date • Identified strategic cross-boundary matters, and how they are being addressed through the production of the Local Plan. • Approach to the production of DtC SoCG
11/10/24	Liaised informally to invite comments on emerging draft Regulation 19 Local Plan sections and policies.	Comments provided
01/11/24	Provided with the draft strategic B8 Icení study commissioned by HDC for review and comment.	Understanding of emerging evidence
27/11/24	LCC / HDC DtC meeting	Agreement to continue to collaborate on cross boundary matters
18/12/24	Meeting with LCC, Oadby and Wigston Borough Council, and consultants TEP to discuss the draft Green Wedges Assessment being produced on behalf of HDC.	<ul style="list-style-type: none"> • Update on the HDC Green Wedges Review undertaken by TEP. • Update on similar work being undertaken by other authorities. • Agreed that the draft Green Wedges Assessment report will be circulated for review following the meeting.

Leicestershire County Council

Date	Brief Description of the activity	Key outputs
Recurring	Regular MAG, SPG and POF local plan managers group meetings	<ul style="list-style-type: none"> • Regular Harborough Local Plan updates provided
Recurring	A5 Member Partnership. Quarterly meeting to	Discussion relating to potential mitigation measures and safety issues.

	discuss strategic matters associated with the A5 for all authorities on the route, including neighbouring Leicestershire and Warwickshire authorities.	
Various	Participation in the production of joint evidence base documents.	On behalf of all Leicester and Leicestershire authorities: <ul style="list-style-type: none"> Warehousing and Logistics in Leicester and Leicestershire (GL Hearn, April 2021) Housing and Employment Needs Report (Iceni, June 2022) Strategic B8 Distribution and Warehousing Study (Iceni, in production)
Various	LCC / HDC meetings - Education	Discussions regarding education evidence to inform the Local Plan. This included a joint understanding of existing and forecast school capacity, the potential for on-site extension of schools and the need for new school provision. This cooperation informed the development strategy and site selection, particularly in relation to the level of growth in individual settlements. Joint understanding of the need for additional school place provision and the need for new schools informed the Infrastructure Delivery Plan, Local Plan policies on necessary infrastructure and relevant site allocation policies.
Various	LCC / HDC meetings - Transport	Discussions regarding transport evidence to inform the Local Plan. Joint understanding of capacity constraints on the network and the transport impacts of Local Plan growth. Joint understanding of the need for appropriate evidence including the Joint Transport Evidence. This evidence informed the development strategy and increased understanding of the potential package of measures required, which has informed the Infrastructure Delivery Plan, site selection and relevant policies within the Local Plan.
June 2022	Production of the Leicester and Leicestershire Authorities SoCG relating to Housing and Employment Needs.	<ul style="list-style-type: none"> Outlining how strategic matters relating to the DtC, housing and employment needs to 2036, unmet need to 2036, and the apportionment of unmet need to 2036, have been addressed within the area.

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16/01/24- 27/02/24	Harborough Local Plan Regulation 18 consultation	Consultation response provided relating to the proposed options and related issues
30/04/24	Online DtC workshop with all prescribed DtC bodies. <ul style="list-style-type: none"> The Council attended the workshop. All workshop materials were sent to the Council for review and comment. 	All attendees were provided with updates on: <ul style="list-style-type: none"> The Regulation 18 Issues and Options Consultation responses The emerging Local Plan and spatial strategy Proposed DtC engagement activities Approach to the production of a DtC SoCG Identified potential strategic cross- boundary matters Emerging evidence base studies
21/06/24	Leicester and Leicestershire Partnership meeting. Officer level meeting for all Leicester and Leicestershire authorities.	Discussions on the approach being taken by Leicestershire authorities in Local Plans to address strategic matters. Agreement to continue to meet regularly to consider these issues further.
17/09/24	DtC Strategic B8 meeting with Blaby District Council, Charnwood Borough Council, Hinckley and Bosworth Borough Council, Leicestershire County Council, North West Leicestershire District Council, and the Leicester and Leicestershire Partnership	The meeting included discussions regarding: <ul style="list-style-type: none"> The preparation of the Harborough Local Plan Emerging need for strategic B8 and potential allocations Approach to producing statements of common ground Approach to addressing strategic B8 needs for each authority
10/10/24	Online DtC Workshop with all prescribed DtC bodies. <ul style="list-style-type: none"> The Council attended the workshop. All workshop materials were sent to the Council for review and comment. 	All attendees were provided with updates on: <ul style="list-style-type: none"> The emerging Local Plan and spatial strategy DtC engagement activities undertaken to date Identified strategic cross-boundary matters, and how they are being addressed through the production of the Local Plan. Approach to the production of DtC SoCG
11/10/24	Liaised informally to invite comments on emerging draft Regulation 19 Local Plan sections and policies.	Comments provided on the draft Local Plan. No new strategic cross boundary matters or concerns raised which need to be addressed through additional Duty to Cooperate related activities.
01/11/24	Provided with the draft strategic B8 Iceni study	Understanding of emerging evidence

	commissioned by HDC for review and comment.	
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Melton Borough Council

Date	Brief Description of the activity	Key outputs
Recurring	Regular MAG, SPG and POF local plan managers group meetings	<ul style="list-style-type: none"> Regular Harborough Local Plan updates provided
Various	Production of joint evidence base documents.	<p>On behalf of all Leicester and Leicestershire authorities:</p> <ul style="list-style-type: none"> Warehousing and Logistics in Leicester and Leicestershire (GL Hearn, April 2021) Housing and Employment Needs Report (Iceni, June 2022) Strategic B8 Distribution and Warehousing Study (Iceni, in production)
June 2022	Production of the Leicester and Leicestershire Authorities SoCG relating to Housing and Employment Needs.	Outlining how strategic matters relating to the DtC, housing and employment needs to 2036, unmet need to 2036, and the apportionment of unmet need to 2036, have been addressed within the area.
16/01/24-27/02/24	Harborough Local Plan Regulation 18 consultation	Consultation response provided relating to the proposed options and related issues
21/03/24	Meeting of the Leicester and Leicestershire authorities to discuss approaches to self-build housing	Discussions relating to relevant Local Plan policies, monitoring, promotion of the self-build register, applications and appeals relating to self-build housing, and the sharing of information relating to relevant appeal decisions.
30/04/24	<p>Online DtC workshop with all prescribed DtC bodies.</p> <ul style="list-style-type: none"> The Council attended the workshop. All workshop materials were sent to the Council for review and comment. 	<p>All attendees were provided with updates on:</p> <ul style="list-style-type: none"> The Regulation 18 Issues and Options Consultation responses The emerging Local Plan and spatial strategy Proposed DtC engagement activities Approach to the production of a DtC SoCG Identified potential strategic cross-boundary matters Emerging evidence base studies
21/06/24	Leicester and Leicestershire Partnership meeting. Officer level meeting for all Leicester and Leicestershire authorities.	Discussions on the approach being taken by Leicestershire authorities in Local Plans to address strategic matters. Agreement to continue to meet regularly to consider these issues further.

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17/09/24	Invitation to a DtC Strategic B8 meeting.	The meeting included discussions regarding: <ul style="list-style-type: none"> • The preparation of the Harborough Local Plan • Emerging need for strategic B8 and potential allocations • Approach to producing statements of common ground • Approach to addressing strategic B8 needs for each authority
10/10/24	Online DtC Workshop with all prescribed DtC bodies. <ul style="list-style-type: none"> • The Council attended the workshop. • All workshop materials were sent to the Council for review and comment. 	All attendees were provided with updates on: <ul style="list-style-type: none"> • The emerging Local Plan and spatial strategy • DtC engagement activities undertaken to date • Identified strategic cross-boundary matters, and how they are being addressed through the production of the Local Plan. • Approach to the production of DtC SoCG
11/10/24	Liaised informally to invite comments on emerging draft Regulation 19 Local Plan sections and policies.	Understanding of emerging proposals
01/11/24	Provided with the draft strategic B8 Icení study commissioned by HDC for review and comment.	Understanding of emerging evidence

North West Leicestershire District Council

Date	Brief Description of the activity	Key outputs
Recurring	Regular MAG, SPG and POF local plan managers group meetings	<ul style="list-style-type: none"> • Regular Harborough Local Plan updates provided
Various	Production of joint evidence base documents.	On behalf of all Leicester and Leicestershire authorities: <ul style="list-style-type: none"> • Warehousing and Logistics in Leicester and Leicestershire (GL Hearn, April 2021) • Housing and Employment Needs Report (Icení, June 2022) • Strategic B8 Distribution and Warehousing Study (Icení, in production)
June 2022	Production of the Leicester and Leicestershire Authorities SoCG relating to Housing and Employment Needs.	Outlining how strategic matters relating to the DtC, housing and employment needs to 2036, unmet need to 2036, and the apportionment of unmet need to 2036, have been addressed within the area.

16/01/24- 27/02/24	Harborough Local Plan Regulation 18 consultation	Response to the consultation relating to the proposed options and related issues
21/03/24	Meeting of the Leicester and Leicestershire authorities to discuss approaches to self-build housing	Discussions relating to relevant Local Plan policies, monitoring, promotion of the self-build register, applications and appeals relating to self-build housing, and the sharing of information relating to relevant appeal decisions.
30/04/24	Online DtC workshop with all prescribed DtC bodies. <ul style="list-style-type: none"> The Council attended the workshop. All workshop materials were sent to the Council for review and comment.	All attendees were provided with updates on: <ul style="list-style-type: none"> The Regulation 18 Issues and Options Consultation responses The emerging Local Plan and spatial strategy Proposed DtC engagement activities Approach to the production of a DtC SoCG Identified potential strategic cross-boundary matters Emerging evidence base studies
21/06/24	Leicester and Leicestershire Partnership meeting. Officer level meeting for all Leicester and Leicestershire authorities.	Discussions on the approach being taken by Leicestershire authorities in Local Plans to address strategic matters. Agreement to continue to meet regularly to consider these issues further.
17/07/24	Potential Aligned Approach to Transport meeting	Discussion on the potential need for a south Leicestershire transport related statement of common ground, production of associated transport related topic papers, and the delivery of strategic infrastructure.
17/09/24	DtC Strategic B8 meeting with Blaby District Council, Charnwood Borough Council, Hinckley and Bosworth Borough Council, Leicestershire County Council, North West Leicestershire District Council, and the Leicester and Leicestershire Partnership	The meeting included discussions regarding: <ul style="list-style-type: none"> The preparation of the Harborough Local Plan Emerging need for strategic B8 and potential allocations Approach to producing statements of common ground Approach to addressing strategic B8 needs for each authority
10/10/24	Online DtC Workshop with all prescribed DtC bodies. <ul style="list-style-type: none"> The Council attended the workshop. All workshop materials were sent to the Council for review and comment. 	All attendees were provided with updates on: <ul style="list-style-type: none"> The emerging Local Plan and spatial strategy DtC engagement activities undertaken to date Identified strategic cross-boundary matters, and how they are being addressed through the production of the Local Plan.

		<ul style="list-style-type: none"> • Approach to the production of DtC SoCG
11/10/24	Liaised informally to invite comments on emerging draft Regulation 19 Local Plan sections and policies.	Understanding of emerging proposals
01/11/24	Provided with the draft strategic B8 Icení study commissioned by HDC for review and comment.	Comments provided

Oadby and Wigston Borough Council

Date	Brief Description of the activity	Key outputs
Recurring	Regular MAG, SPG and POF local plan managers group meetings	<ul style="list-style-type: none"> • Regular Harborough Local Plan updates provided
Recurring usually every 2-3 weeks since August 2024.	Regular HDC / O&WBC DtC meetings	<p>Specific items vary. In summary, the meetings regularly address the following topics:</p> <ul style="list-style-type: none"> • Local Plan production updates • The content of emerging draft HDC Local Plan policies • Updates on the production of evidence base documents, particularly relating to viability, transport, Green Wedges, flood risk assessments and infrastructure evidence • Infrastructure, such as local healthcare and education needs • The production of a memorandum of understanding (MOU) / SoCG between the authorities regarding cross boundary strategic site allocations. • Agreed consistent policy wording relating to the cross-boundary site to be included in each emerging draft Local Plan.
Various	Production of joint evidence base documents.	<p>On behalf of all Leicester and Leicestershire authorities:</p> <ul style="list-style-type: none"> • Warehousing and Logistics in Leicester and Leicestershire (GL Hearn, April 2021) • Housing and Employment Needs Report (Icení, June 2022) • Strategic B8 Distribution and Warehousing Study (Icení, in production) <p>On behalf of the South Leicestershire authorities (Blaby, Harborough, Oadby and Wigston):</p>

		<ul style="list-style-type: none"> Joint transport evidence (in production)
November 2021	South Leicestershire Local Plan Making SoCG	<ul style="list-style-type: none"> Production of a SoCG prepared in the context of identified key cross boundary issues that are specific to the South Leicestershire (Blaby, Harborough, Oadby and Wigston) authorities, outlining how strategic matters relating to unmet needs, transport, infrastructure, development pressures, and evidence base production, are being considered between the authorities.
June 2022	Production of the Leicester and Leicestershire Authorities SoCG relating to Housing and Employment Needs.	Outlining how strategic matters relating to the DtC, housing and employment needs to 2036, unmet need to 2036, and the apportionment of unmet need to 2036, have been addressed within the area.
21/09/23	HDC / O&WBC DtC meeting	<p>Discussions on the following:</p> <ul style="list-style-type: none"> Local Plan Update Housing Need Infrastructure Requirements – need for cross boundary contributions Joint Evidence Base – approach to commissioning viability evidence Cross Boundary Issues Green Wedges – importance of retaining the green wedges where possible Cross Boundary HIA
16/01/24-27/02/24	Harborough Local Plan Regulation 18 consultation	Understanding of emerging Local Plan issues and options.
21/03/24	Meeting of the Leicester and Leicestershire authorities to discuss approaches to self-build housing	Discussions relating to relevant Local Plan policies, monitoring, promotion of the self-build register, applications and appeals relating to self-build housing, and the sharing of information relating to relevant appeal decisions.
25/04/24	HDC / O&WBC DtC meeting	<ul style="list-style-type: none"> Local Plan update and timescales Strategic priorities Joint evidence base – agreement to check capacity levels for health centres and surgeries in O&W Borough Individual evidence base County wide work
30/04/24	Online DtC workshop with all prescribed DtC bodies.	All attendees were provided with updates on:

	<ul style="list-style-type: none"> • The Council attended the workshop. • All workshop materials were sent to the Council for review and comment. 	<ul style="list-style-type: none"> • The Regulation 18 Issues and Options Consultation responses • The emerging Local Plan and spatial strategy • Proposed DtC engagement activities • Approach to the production of a DtC SoCG • Identified potential strategic cross-boundary matters • Emerging evidence base studies
20/05/24	HDC / O&WBC DtC meeting	<ul style="list-style-type: none"> • SHELAA site assessment • Detailed site assessment • Infrastructure Delivery Plan • Highways and transport evidence • Other site wide evidence • Agreed that: <ul style="list-style-type: none"> ○ Further discussion required on a site allocation design guide ○ Joint meeting with education required ○ Cross-boundary assessment for the Land South of Gartree Road site required for SFRA and BNG
21/06/24	Leicester and Leicestershire Partnership meeting. Officer level meeting for all Leicester and Leicestershire authorities.	Discussions on the approach being taken by Leicestershire authorities in Local Plans to address strategic matters. Agreement to continue to meet regularly to consider these issues further.
11/07/24	HDC / O&WBC DtC meeting	<ul style="list-style-type: none"> • Secretariat arrangements • Draft Memorandum of Understanding – agreement to comment on draft • Emerging joint evidence – agreement to share cross boundary SHELAA outputs and the costs of evidence base studies • Site promoter evidence • Site allocation policy • Agreement to meeting with the County Council on education matters
17/07/24	Potential Aligned Approach to Transport meeting	Discussion on the potential need for a south Leicestershire transport related statement of common ground, production of associated transport related topic papers, and the delivery of strategic infrastructure.
17/09/24	Invitation to a DtC Strategic B8 meeting.	The meeting included discussions regarding:

		<ul style="list-style-type: none"> • The preparation of the Harborough Local Plan • Emerging need for strategic B8 and potential allocations • Approach to producing statements of common ground • Approach to addressing strategic B8 needs for each authority
10/10/24	<p>Online DtC Workshop with all prescribed DtC bodies.</p> <ul style="list-style-type: none"> • The Council attended the workshop. • All workshop materials were sent to the Council for review and comment. 	<p>All attendees were provided with updates on:</p> <ul style="list-style-type: none"> • The emerging Local Plan and spatial strategy • DtC engagement activities undertaken to date • Identified strategic cross-boundary matters, and how they are being addressed through the production of the Local Plan. • Approach to the production of DtC SoCG
11/10/24	Liaised informally to invite comments on emerging draft Regulation 19 Local Plan sections and policies.	Understanding of emerging proposals
01/11/24	Provided with the draft strategic B8 Icen study commissioned by HDC for review and comment.	Understanding of emerging evidence
18/12/24	Meeting with LCC, Oadby and Wigston Borough Council, and consultants TEP to discuss the draft Green Wedges Assessment being produced on behalf of HDC.	<ul style="list-style-type: none"> • Update on the HDC Green Wedges Review undertaken by TEP. • Update on similar work being undertaken by other authorities. • Agreed that the draft Green Wedges Assessment report will be circulated for review following the meeting.

3.3 Engagement with non-Leicestershire local authorities

- 3.3.1 Harborough District Council shares its southern boundary with the Northamptonshire authorities and its eastern border with Rutland County Council. To support the production of the Local Plan, the Council has sought to engage on a regular basis with surrounding non-Leicestershire local authorities.

North Northamptonshire Council

Date	Brief Description of the activity	Key outputs
16/01/24-27/02/24	Harborough Local Plan Regulation 18 consultation	<ul style="list-style-type: none"> • Response to the consultation relating to the proposed options and related issues

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30/04/24	Online DtC workshop with all prescribed DtC bodies. <ul style="list-style-type: none"> The Council attended the workshop. All workshop materials were sent to the Council for review and comment. 	All attendees were provided with updates on: <ul style="list-style-type: none"> The Regulation 18 Issues and Options Consultation responses The emerging Local Plan and spatial strategy Proposed DtC engagement activities Approach to the production of a DtC SoCG Identified potential strategic cross-boundary matters Emerging evidence base studies
30/09/24	DtC Strategic B8 meeting	The meeting included discussions regarding: <ul style="list-style-type: none"> The preparation of the Harborough Local Plan Emerging need for strategic B8 and proposed allocations within Harborough District (including the potential for growth at Magna Park) Approach to producing statements of common ground Approach to addressing strategic B8 needs for North Northants
10/10/24	Online DtC Workshop with all prescribed DtC bodies. <ul style="list-style-type: none"> The Council attended the workshop. All workshop materials were sent to the Council for review and comment. 	All attendees were provided with updates on: <ul style="list-style-type: none"> The emerging Local Plan and spatial strategy DtC engagement activities undertaken to date Identified strategic cross-boundary matters, and how they are being addressed through the production of the Local Plan Approach to the production of DtC SoCG
11/10/24	Liaised informally to invite comments on emerging draft Regulation 19 Local Plan sections and policies.	Understanding of emerging proposals
01/11/24	Provided with the draft strategic B8 Icení study commissioned by HDC for review and comment.	Understanding of emerging evidence

Rugby Borough Council

Date	Brief Description of the activity	Key outputs
Recurring	A5 Member Partnership. Quarterly meeting to discuss strategic matters associated with the A5 for all authorities on the route, including neighbouring	Discussion relating to potential mitigation measures and safety issues.

	Leicestershire and Warwickshire authorities.	
16/01/24-27/02/24	Harborough Local Plan Regulation 18 consultation	<p>Response to the consultation related to the following:</p> <ul style="list-style-type: none"> • Consider online sales growth which may diminish in future for warehousing and logistics. • An allowance should be made for recycling existing sites of warehousing and logistics. • Concern regarding the expansion of Magna Park given capacity issues on the A5, its existing size, and rural location. • Do not support provision of main town centre uses at Magna Park.
30/04/24	<p>Online DtC workshop with all prescribed DtC bodies.</p> <ul style="list-style-type: none"> • The Council attended the workshop. <p>All workshop materials were sent to the Council for review and comment.</p>	<p>All attendees were provided with updates on:</p> <ul style="list-style-type: none"> • The Regulation 18 Issues and Options Consultation responses • The emerging Local Plan and spatial strategy • Proposed DtC engagement activities • Approach to the production of a DtC SoCG • Identified potential strategic cross-boundary matters • Emerging evidence base studies
24/09/24	DtC Strategic B8 meeting	<p>The meeting included discussions regarding:</p> <ul style="list-style-type: none"> • The preparation of the Harborough Local Plan • Emerging need for strategic B8 and proposed allocations within Harborough District (including the potential for growth at Magna Park) • Approach to producing statements of common ground • Approach to addressing strategic B8 needs for Rugby Borough •
10/10/24	<p>Online DtC Workshop with all prescribed DtC bodies.</p> <ul style="list-style-type: none"> • The Council attended the workshop. • All workshop materials were sent to the Council for review and comment. 	<p>All attendees were provided with updates on:</p> <ul style="list-style-type: none"> • The emerging Local Plan and spatial strategy • DtC engagement activities undertaken to date • Identified strategic cross-boundary matters, and how they are being addressed through the production of the Local Plan.

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		<ul style="list-style-type: none"> Approach to the production of DtC SoCG
11/10/24	Liaised informally to invite comments on emerging draft Regulation 19 Local Plan sections and policies.	Understanding of emerging proposals
01/11/24	Provided with the draft strategic B8 Icení study commissioned by HDC for review and comment.	Understanding of emerging evidence

Rutland County Council

Date	Brief Description of the activity	Key outputs
16/01/24-27/02/24	Harborough Local Plan Regulation 18 consultation	Understanding of emerging Local Plan issues and options.
30/04/24	Online DtC workshop with all prescribed DtC bodies. <ul style="list-style-type: none"> All workshop materials were sent to RCC for review and comments. 	<p>All attendees were provided with updates on:</p> <ul style="list-style-type: none"> The Regulation 18 Issues and Options Consultation responses The emerging Local Plan and spatial strategy Proposed DtC engagement activities Approach to the production of a DtC SoCG Identified potential strategic cross-boundary matters Emerging evidence base studies
10/10/24	Online DtC Workshop with all prescribed DtC bodies. <ul style="list-style-type: none"> All workshop materials were sent to the RCC for review and comments. 	<p>All attendees were provided with updates on:</p> <ul style="list-style-type: none"> The emerging Local Plan and spatial strategy DtC engagement activities undertaken to date Identified strategic cross-boundary matters, and how they are being addressed through the production of the Local Plan. Approach to the production of DtC SoCG
11/10/24	Liaised informally to invite comments on emerging draft Regulation 19 Local Plan sections and policies.	Understanding of emerging proposals

Warwickshire County Council

Date	Brief Description of the activity	Key outputs
Recurring	A5 Member Partnership. Quarterly meeting to discuss strategic matters associated with the A5 for all authorities on the route, including neighbouring	Discussion relating to potential mitigation measures and safety issues.

	Leicestershire and Warwickshire authorities.	
16/01/24-27/02/24	Harborough Local Plan Regulation 18 consultation	Understanding of emerging Local Plan issues and options.
30/04/24	Online DtC workshop with all prescribed DtC bodies. <ul style="list-style-type: none"> All workshop materials were sent to WCC for review and comment. 	All attendees were provided with updates on: <ul style="list-style-type: none"> The Regulation 18 Issues and Options Consultation responses The emerging Local Plan and spatial strategy Proposed DtC engagement activities Approach to the production of a DtC SoCG Identified potential strategic cross-boundary matters Emerging evidence base studies
10/10/24	Online DtC Workshop with all prescribed DtC bodies. <ul style="list-style-type: none"> All workshop materials were sent to WCC for review and comment. 	All attendees were provided with updates on: <ul style="list-style-type: none"> The emerging Local Plan and spatial strategy DtC engagement activities undertaken to date Identified strategic cross-boundary matters, and how they are being addressed through the production of the Local Plan. Approach to the production of DtC SoCG
11/10/24	Liaised informally to invite comments on emerging draft Regulation 19 Local Plan sections and policies.	Understanding of emerging proposals

West Northamptonshire Council

Date	Brief Description of the activity	Key outputs
16/01/24-27/02/24	Harborough Local Plan Regulation 18 consultation	<ul style="list-style-type: none"> Response to the consultation relating to the proposed options and related issues
30/04/24	Online DtC workshop with all prescribed DtC bodies. <ul style="list-style-type: none"> The Council attended the workshop. All workshop materials were sent to the Council for review and comment. 	All attendees were provided with updates on: <ul style="list-style-type: none"> The Regulation 18 Issues and Options Consultation responses The emerging Local Plan and spatial strategy Proposed DtC engagement activities Approach to the production of a DtC SoCG Identified potential strategic cross-boundary matters Emerging evidence base studies

23/09/24	DtC Strategic B8 meeting	The meeting included discussions regarding: <ul style="list-style-type: none"> • The preparation of the Harborough Local Plan • Emerging need for strategic B8 and proposed allocations within Harborough District (including the potential for growth at Magna Park) • Approach to producing statements of common ground • Approach to addressing strategic B8 needs for West Northants
10/10/24	Online DtC Workshop with all prescribed DtC bodies. <ul style="list-style-type: none"> • The Council attended the workshop. • All workshop materials were sent to the Council for review and comment. 	All attendees were provided with updates on: <ul style="list-style-type: none"> • The emerging Local Plan and spatial strategy • DtC engagement activities undertaken to date • Identified strategic cross-boundary matters, and how they are being addressed through the production of the Local Plan. • Approach to the production of DtC SoCG
11/10/24	Liaised informally to invite comments on emerging draft Regulation 19 Local Plan sections and policies.	Understanding of emerging proposals
01/11/24	Provided with the draft strategic B8 Iceni study commissioned by HDC for review and comment.	Comments provided

3.4 Engagement with prescribed Duty to Cooperate bodies

3.4.1 The following section provides a summary of engagement activities undertaken with prescribed Duty to Cooperate bodies.

Environment Agency

Date	Brief Description of the activity	Key outputs
16/01/24-27/02/24	Harborough Local Plan Regulation 18 consultation	<ul style="list-style-type: none"> • Response to the consultation relating to the proposed options and related issues , and agreeing with identified strategic cross boundary matters.
30/04/24	Online DtC workshop with all prescribed DtC bodies. <ul style="list-style-type: none"> • The EA attended the workshop. • All workshop materials were sent to the EA for review and comment. 	All attendees were provided with updates on: <ul style="list-style-type: none"> • The Regulation 18 Issues and Options Consultation responses • The emerging Local Plan and spatial strategy • Proposed DtC engagement activities

		<ul style="list-style-type: none"> • Approach to the production of a DtC SoCG • Identified potential strategic cross-boundary matters • Emerging evidence base studies
10/10/24	<p>Online DtC Workshop with all prescribed DtC bodies.</p> <ul style="list-style-type: none"> • The EA attended the workshop. • All workshop materials were sent to the EA for review and comment. 	<p>All attendees were provided with updates on:</p> <ul style="list-style-type: none"> • The emerging Local Plan and spatial strategy • DtC engagement activities undertaken to date • Identified strategic cross-boundary matters, and how they are being addressed through the production of the Local Plan. • Approach to the production of DtC SoCG <p>The EA requested at the workshop that they should be included as part of any considerations regarding the impacts of site allocations within the emerging Local Plan.</p>
11/10/24	Liaised informally to invite comments on emerging draft Regulation 19 Local Plan sections and policies.	Comments provided on the draft Local Plan. No new strategic cross boundary matters or concerns raised which need to be addressed through additional Duty to Cooperate related activities.

Historic England

Date	Brief Description of the activity	Key outputs
16/01/24-27/02/24	Harborough Local Plan Regulation 18 consultation	Response to the consultation noted that Historic England agreed with identified strategic cross boundary matters
30/04/24	<p>Online DtC workshop with all prescribed DtC bodies.</p> <ul style="list-style-type: none"> • All workshop materials were sent to Historic England for review and comment. 	<p>All attendees were provided with updates on:</p> <ul style="list-style-type: none"> • The Regulation 18 Issues and Options Consultation responses • The emerging Local Plan and spatial strategy • Proposed DtC engagement activities • Approach to the production of a DtC SoCG • Identified potential strategic cross-boundary matters • Emerging evidence base studies
10/10/24	<p>Online DtC Workshop with all prescribed DtC bodies.</p> <ul style="list-style-type: none"> • All workshop materials were sent to Historic England for review and comment. 	<p>All attendees were provided with updates on:</p> <ul style="list-style-type: none"> • The emerging Local Plan and spatial strategy

		<ul style="list-style-type: none"> • DtC engagement activities undertaken to date • Identified strategic cross-boundary matters, and how they are being addressed through the production of the Local Plan. • Approach to the production of DtC SoCG
11/10/24	Liaised informally to invite comments on emerging draft Regulation 19 Local Plan sections and policies.	Response provided advice on the potential impacts of proposed site allocations on heritage assets, and recommendations of where a Heritage Impact Assessment may be required.

Natural England

Date	Brief Description of the activity	Key outputs
16/01/24-27/02/24	Harborough Local Plan Regulation 18 consultation	Response to the consultation relating to the proposed options and related issues
30/04/24	<p>Online DtC workshop with all prescribed DtC bodies.</p> <ul style="list-style-type: none"> • Natural England attended the workshop. • All workshop materials were sent to Natural England for review and comments. 	<p>All attendees were provided with updates on:</p> <ul style="list-style-type: none"> • The Regulation 18 Issues and Options Consultation responses • The emerging Local Plan and spatial strategy • Proposed DtC engagement activities • Approach to the production of a DtC SoCG • Identified potential strategic cross-boundary matters • Emerging evidence base studies
10/10/24	<p>Online DtC Workshop with all prescribed DtC bodies.</p> <ul style="list-style-type: none"> • Natural England attended the workshop. • All workshop materials were sent to Natural England for review and comments. 	<p>All attendees were provided with updates on:</p> <ul style="list-style-type: none"> • The emerging Local Plan and spatial strategy • DtC engagement activities undertaken to date • Identified strategic cross-boundary matters, and how they are being addressed through the production of the Local Plan. • Approach to the production of DtC SoCG
11/10/24	Liaised informally to invite comments on emerging draft Regulation 19 Local Plan sections and policies.	Comments provided on the draft Local Plan. No new strategic cross boundary matters or concerns raised which need to be addressed through additional Duty to Cooperate related activities.

Civil Aviation Authority

Date	Brief Description of the activity	Key outputs
16/01/24-27/02/24	Harborough Local Plan Regulation 18 consultation	Understanding of emerging Local Plan issues and options.
30/04/24	Online DtC workshop with all prescribed DtC bodies. <ul style="list-style-type: none"> All workshop materials were sent to the CAA for review and comments. 	All attendees were provided with updates on: <ul style="list-style-type: none"> The Regulation 18 Issues and Options Consultation responses The emerging Local Plan and spatial strategy Proposed DtC engagement activities Approach to the production of a DtC SoCG Identified potential strategic cross-boundary matters Emerging evidence base studies
10/10/24	Online DtC Workshop with all prescribed DtC bodies. <ul style="list-style-type: none"> All workshop materials were sent to the CAA for review and comments. 	All attendees were provided with updates on: <ul style="list-style-type: none"> The emerging Local Plan and spatial strategy DtC engagement activities undertaken to date Identified strategic cross-boundary matters, and how they are being addressed through the production of the Local Plan. Approach to the production of DtC SoCG
11/10/24	Liaised informally to invite comments on emerging draft Regulation 19 Local Plan sections and policies.	Understanding of emerging proposals

Homes England

Date	Brief Description of the activity	Key outputs
Monthly	Strategic Planning Group meetings. Homes England is an attendee of these meetings.	Monthly meetings to discuss strategic planning in each constituent authority.
16/01/24-27/02/24	Harborough Local Plan Regulation 18 consultation	Understanding of emerging Local Plan issues and options.
30/04/24	Online DtC workshop with all prescribed DtC bodies. <ul style="list-style-type: none"> All workshop materials were sent to Homes England for review and comments. 	All attendees were provided with updates on: <ul style="list-style-type: none"> The Regulation 18 Issues and Options Consultation responses The emerging Local Plan and spatial strategy Proposed DtC engagement activities Approach to the production of a DtC SoCG Identified potential strategic cross-boundary matters

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		<ul style="list-style-type: none"> Emerging evidence base studies
10/10/24	<p>Online DtC Workshop with all prescribed DtC bodies.</p> <ul style="list-style-type: none"> All workshop materials were sent to Homes England for review and comments. 	<p>All attendees were provided with updates on:</p> <ul style="list-style-type: none"> The emerging Local Plan and spatial strategy DtC engagement activities undertaken to date Identified strategic cross-boundary matters, and how they are being addressed through the production of the Local Plan. Approach to the production of DtC SoCG
11/10/24	<p>Liaised informally to invite comments on emerging draft Regulation 19 Local Plan sections and policies.</p>	<p>Comments provided on the draft Local Plan. No new strategic cross boundary matters or concerns raised which need to be addressed through additional Duty to Cooperate related activities.</p>

NHS Leicester, Leicestershire and Rutland Integrated Care Board/National Health Service (NHS) England

Date	Brief Description of the activity	Key outputs
16/01/24-27/02/24	Harborough Local Plan Regulation 18 consultation	<ul style="list-style-type: none"> Response to the consultation relating to the proposed options and related issues 1
21/02/24	Regular (quarterly) meeting between HDC and NHS	<p>The following matters were discussed:</p> <ul style="list-style-type: none"> Future meeting arrangements Approach to obtaining S106 contributions Strategies to improve services and facilities NHS comments to the Reg 18 consultation
30/04/24	<p>Online DtC workshop with all prescribed DtC bodies.</p> <ul style="list-style-type: none"> The NHS attended the workshop. All workshop materials were sent to the NHS for review and comments. 	<p>All attendees were provided with updates on:</p> <ul style="list-style-type: none"> The Regulation 18 Issues and Options Consultation responses The emerging Local Plan and spatial strategy Proposed DtC engagement activities Approach to the production of a DtC SoCG Identified potential strategic cross-boundary matters Emerging evidence base studies
04/06/24	Regular (quarterly) meeting between HDC and NHS	<p>The following matters were discussed:</p> <ul style="list-style-type: none"> ICB team update: estates, place led, contracts, I&T HDC update, Local Plan production update S106 funding

		<ul style="list-style-type: none"> Healthcare related community engagement arrangements
10/10/24	<p>Online DtC Workshop with all prescribed DtC bodies.</p> <ul style="list-style-type: none"> The NHS attended the workshop. All workshop materials were sent to the NHS for review and comments. 	<p>All attendees were provided with updates on:</p> <ul style="list-style-type: none"> The emerging Local Plan and spatial strategy DtC engagement activities undertaken to date Identified strategic cross-boundary matters, and how they are being addressed through the production of the Local Plan. Approach to the production of DtC SoCG
11/10/24	<p>Liaised informally to invite comments on emerging draft Regulation 19 Local Plan sections and policies.</p>	<p>Understanding of emerging proposals</p>

Office of Rail and Road

Date	Brief Description of the activity	Key outputs
16/01/24-27/02/24	<p>Harborough Local Plan Regulation 18 consultation.</p>	<p>Understanding of emerging Local Plan issues and options.</p>
30/04/24	<p>Online DtC workshop with all prescribed DtC bodies.</p> <ul style="list-style-type: none"> All workshop materials were sent to the ORR for review and comments. 	<p>All attendees were provided with updates on:</p> <ul style="list-style-type: none"> The Regulation 18 Issues and Options Consultation responses The emerging Local Plan and spatial strategy Proposed DtC engagement activities Approach to the production of a DtC SoCG Identified potential strategic cross-boundary matters Emerging evidence base studies
10/10/24	<p>Online DtC Workshop with all prescribed DtC bodies.</p> <ul style="list-style-type: none"> All workshop materials were sent to the ORR for review and comments. 	<p>All attendees were provided with updates on:</p> <ul style="list-style-type: none"> The emerging Local Plan and spatial strategy DtC engagement activities undertaken to date Identified strategic cross-boundary matters, and how they are being addressed through the production of the Local Plan. Approach to the production of DtC SoCG
11/10/24	<p>Liaised informally to invite comments on emerging draft Regulation 19 Local Plan sections and policies.</p>	<p>Understanding of emerging proposals</p>

National Highways

Date	Brief Description of the activity	Key outputs
Regular	Highways and transport modelling meetings with Leicestershire County Council Highway Authority, Leicester City Highway Authority, National Highways, and all Leicester and Leicestershire authorities.	Discussions on transport modelling of growth options being considered in the Local Plan.
Various	Workshops held as part of the Joint Transport Evidence	Awareness of potential options for distributing growth and potential sites that informed this work.
16/01/24-27/02/24	Harborough Local Plan Regulation 18 consultation	<ul style="list-style-type: none"> • Response to the consultation relating to the proposed options and related issues
30/04/24	<p>Online DtC workshop with all prescribed DtC bodies.</p> <ul style="list-style-type: none"> • All workshop materials were sent to national highways for review and comment. 	<p>All attendees were provided with updates on:</p> <ul style="list-style-type: none"> • The Regulation 18 Issues and Options Consultation responses • The emerging Local Plan and spatial strategy • Proposed DtC engagement activities • Approach to the production of a DtC SoCG • Identified potential strategic cross-boundary matters • Emerging evidence base studies
10/10/24	<p>Online DtC Workshop with all prescribed DtC bodies.</p> <ul style="list-style-type: none"> • All workshop materials were sent to National Highways for review and comment. 	<p>All attendees were provided with updates on:</p> <ul style="list-style-type: none"> • The emerging Local Plan and spatial strategy • DtC engagement activities undertaken to date • Identified strategic cross-boundary matters, and how they are being addressed through the production of the Local Plan. • Approach to the production of DtC SoCG
11/10/24	Liaised informally to invite comments on emerging draft Regulation 19 Local Plan sections and policies.	Comments provided on the draft Local Plan. No new strategic cross boundary matters or concerns raised which need to be addressed through additional Duty to Cooperate related activities.
January 2025	Meeting held with National Highways to outline the potential sites in proximity to the SRN, including at Magna Park	Agreed that a SoCG would be produced.

4.0 Strategic and cross-boundary matters

4.1 Identification of strategic and cross boundary matters

- 4.1.1 Through the engagement activities listed within section 3 above, strategic cross boundary matters relevant to the production of the Harborough Local Plan have been identified with prescribed Duty to Cooperate bodies.
- 4.1.2 The following table summarises the strategic cross boundary matters identified with relevant authorities and organisations throughout the production of the Local Plan, and the activities undertaken to ensure that appropriate cooperation has taken place to support the production of the Local Plan.

Strategic cross boundary matters considered with prescribed Duty to Cooperate bodies

Strategic cross boundary matter	Relevant DtC and other bodies	DtC activities undertaken where the matter was considered	Summary of the cooperation outcomes to date	Conclusions to date and next steps
<p><u>Unmet housing needs</u></p> <ul style="list-style-type: none"> • Providing a growth strategy which appropriately provides for Harborough's contribution to meeting Leicester's unmet housing needs (123 dpa of the total 18,700 homes up to 2036), in accordance with the Housing and Economic Needs Assessment and the June 2022 Leicester and Leicestershire Authorities' Statement of Common Ground relating to Housing and Employment Land Needs. • Consideration of a post-2036 position across the Housing Market Area in relation to Leicester's unmet needs. Without confirmation of the quantum and appropriate strategic distribution of Leicester City's unmet needs post-2036, between 2036-2041 the HDC draft Local Plan will allocate growth only to meet the identified needs of Harborough District. 	<ul style="list-style-type: none"> • Leicestershire County Council • Blaby District Council • Charnwood Borough Council • Harborough District Council • Hinckley & Bosworth Borough Council • Leicester City Council • Melton Borough Council • North West Leicestershire District Council • Oadby & Wigston Borough Council • NHS 	<ul style="list-style-type: none"> • Participation in regular Members Advisory Group, Strategic Planning Group, Planning Officers' Forum, and highways and transport modelling meetings. • Attendance at Leicester and Leicestershire Partnership meetings. • Production of joint evidence base documents relating to housing needs, including the Joint Position Statement on Housing and Employment Land Supply 2011 to 2031 (March 2018 and September 2020). • Agreement of a strategic SoCG with Leicester and Leicester authorities regarding unmet housing needs (June 2022). • Regulation 18 consultation. • Two DtC workshops. • DtC meetings. • Informally sharing the draft Regulation 19 Local Plan for review and comment. 	<ul style="list-style-type: none"> • The Leicester and Leicestershire Statement of Common Ground relating to Housing and Employment Land Needs (June 2022). • Agreement for HDC to test an increase to the Local Plan housing requirement figure by 123 dpa between 2020 and 2036 to accommodate part of Leicester City's unmet housing need. • Notes of DtC workshops and meetings. • Agreement to share the emerging draft Local Plan policies for informal review and comment prior to Regulation 19 publication. 	<p>The draft HDC Local Plan will confirm the Council's commitment to continue to work with authorities within the housing market area in order to address any future identified unmet housing needs from Leicester City.</p> <p>The Plan will include monitoring indicators to determine the need to review the Plan where identified post 2036 unmet housing needs may need to be addressed through the Harborough District Local Plan.</p> <p>Next steps:</p> <ul style="list-style-type: none"> • Continued engagement as required on the emerging HDC Local Plan policies. • Regulation 19 publication.

Strategic cross boundary matter	Relevant DtC and other bodies	DtC activities undertaken where the matter was considered	Summary of the cooperation outcomes to date	Conclusions to date and next steps
<p><u>Planning for growth in the logistics sector (strategic B8 storage)</u></p> <ul style="list-style-type: none"> Particularly within the 'golden triangle' and 'Area of Opportunity 6 (M1 corridor) identified within the Warehousing and Logistics in Leicester and Leicestershire: Managing Growth and Change (April 2021) report. Identified need within Leicestershire for 718,875sqm of rail served and 301,293sqm of non-rail served logistics sites up to 2041. This is to be apportioned across the Leicestershire authorities. 	<ul style="list-style-type: none"> Leicestershire County Council Blaby District Council Charnwood Borough Council Harborough District Council Hinckley & Bosworth Borough Council Leicester City Council (Unitary) Melton Borough Council North West Leicestershire District Council Oadby & Wigston Borough Council Rugby Borough Council North Northants Council West Northants Council 	<ul style="list-style-type: none"> Participation in a Leicester and Leicestershire wide strategic B8 study to investigate needs across the wider area. Regulation 18 consultation. Two DtC workshops. Invited to a DtC officer level meeting specifically to discuss strategic B8 needs. Informally sharing the draft Regulation 19 Local Plan for review and comment. Informally sharing the draft strategic B8 Iceni study commissioned by HDC for review and comment. 	<ul style="list-style-type: none"> Outputs from the Leicester and Leicestershire wide strategic B8 study are expected later in 2025. Reg 18 Local Plan consultation representations raised concerns about an underestimation of strategic B8 needs. HDC therefore commissioned Iceni to investigate this further through the production of additional evidence on strategic B8 needs for the District. Notes of DtC workshops and meetings. Agreement to share emerging draft evidence and Local Plan policies for informal review and comment prior to Regulation 19 publication. 	<p>A HDC Strategic B8 Study produced by Iceni has identified an appropriate amount of strategic B8 use which should be allocated within Harborough District.</p> <p>The draft HDC Local Plan will allocate an amount of land for B8 uses sufficient to accommodate the District-wide needs identified within the Iceni Study and include monitoring indicators to determine the need to review the Plan when further evidence of need is available.</p> <p>Next steps:</p> <ul style="list-style-type: none"> Continued engagement as required on the emerging HDC Local Plan policies and evidence base. Regulation 19 publication. Finalisation of the Leicester and Leicestershire wide strategic B8 study, and engagement on how the conclusions of this research may impact upon

Strategic cross boundary matter	Relevant DtC and other bodies	DtC activities undertaken where the matter was considered	Summary of the cooperation outcomes to date	Conclusions to date and next steps
				the approach taken within the draft HDC Local Plan.
<u>Expansion of Magna Park</u> <ul style="list-style-type: none"> Consideration of potential impacts on the strategic road network 	<ul style="list-style-type: none"> Rugby Borough Council West Northants Council Warwickshire County Council Leicestershire County Council National Highways 	<ul style="list-style-type: none"> Regulation 18 consultation. Two DtC workshops. DtC officer level meeting specifically to discuss strategic B8 needs and the expansion of Magna Park as a potential growth option. Informally sharing the draft Regulation 19 Local Plan for review and comment. Informally sharing the draft strategic B8 Iceni study commissioned by HDC for review and comment. 	<ul style="list-style-type: none"> Notes of DtC workshops and meetings. HDC transport evidence has been assessing impacts of growth at Magna Park, and is considering the impacts on the A5, and Dodwells to the Long Shoot area, and Cross in Hand roundabout with input from the relevant transport bodies, including Warwickshire, Leicestershire, and National Highways. Agreement to share emerging draft evidence and Local Plan policies for informal review and comment prior to Regulation 19 publication. 	<p>The HDC Local Plan growth strategy identifies Magna Park as the most appropriate location for strategic B8 growth.</p> <p>Next steps:</p> <ul style="list-style-type: none"> Continued engagement as required on the emerging HDC Local Plan policies and evidence base. Regulation 19 publication. Finalisation of HDC transport evidence early in 2025, and engagement regarding the outputs of this evidence and the impacts upon the approach taken within the draft HDC Local Plan.
<u>Green wedges</u> <ul style="list-style-type: none"> Leicester/Thurnby/Stoughton/Oadby Green Wedge (GW2) adjoins similar designations in Leicester 	<ul style="list-style-type: none"> Leicester City Council Oadby & Wigston Borough Council 	<ul style="list-style-type: none"> Regulation 18 consultation. Two DtC workshops. Regular meetings with the relevant authorities. 	<ul style="list-style-type: none"> Regulation 18 comments recorded and used to inform the production of the draft Local Plan. 	<p>A HDC Green Wedge Assessment has been undertaken which will form part of the Local Plan evidence base. The</p>

Strategic cross boundary matter	Relevant DtC and other bodies	DtC activities undertaken where the matter was considered	Summary of the cooperation outcomes to date	Conclusions to date and next steps
City and Oadby and Wigston Borough.		<ul style="list-style-type: none"> Informally sharing the draft Regulation 19 Local Plan for review and comment. Sharing the draft Green Wedges Assessment Review with LCC and Oadby and Wigston Borough Council. 	<ul style="list-style-type: none"> Notes of DtC workshops and meetings. Production of the Green Wedges Assessment as part of the Local Plan evidence base. All relevant authorities are aware of the evidence base work being undertaken to support the production of the Local Plan. Agreement to share emerging draft evidence and Local Plan policies for informal review and comment prior to Regulation 19 publication. 	<p>Assessment does not recommend any amendments to the Green Wedges.</p> <p>Next steps:</p> <ul style="list-style-type: none"> Continued engagement as required on the emerging HDC Local Plan policies and evidence base. Regulation 19 publication. Finalisation of relevant Local Plan evidence base work, and engagement regarding the outputs of this evidence and the impacts upon the approach taken within the draft HDC Local Plan.
<p><u>Impacts of site allocations within the emerging Local Plan</u></p> <ul style="list-style-type: none"> Strategic site allocations are being considered on or close to authority boundaries with Leicester City and Oadby and Wigston Borough, including. <ul style="list-style-type: none"> Land south of Gartree Road, Oadby (residential and employment allocation) 	<ul style="list-style-type: none"> Leicester City Council Oadby & Wigston Borough Council Leicestershire County Council Historic England Environment Agency 	<ul style="list-style-type: none"> Regulation 18 consultation. Two DtC workshops. Regular meetings with the relevant authorities. Informally sharing the draft Regulation 19 Local Plan for review and comment. 	<ul style="list-style-type: none"> Regulation 18 comments recorded and used to inform the production of the draft Local Plan. Notes of DtC workshops and meetings. HDC draft Local Plan transport and infrastructure related evidence is assessing potential impacts of proposed site allocations, 	<p>The draft HDC Local Plan growth strategy includes strategic site allocations on or close to authority boundaries with Leicester City and Oadby and Wigston Borough, including.</p> <ul style="list-style-type: none"> Land south of Gartree Road, Oadby (residential and employment allocation)

Strategic cross boundary matter	Relevant DtC and other bodies	DtC activities undertaken where the matter was considered	Summary of the cooperation outcomes to date	Conclusions to date and next steps
<ul style="list-style-type: none"> ○ Land between Scraftoft and Bushby, Scraftoft ○ Land east of Beeby Road, Scraftoft 			<p>including sites with potential strategic and cross boundary impacts. All relevant authorities are aware of the evidence base work being undertaken to support the production of the Local Plan.</p> <ul style="list-style-type: none"> ● Agreement to share emerging draft evidence and Local Plan policies for informal review and comment prior to Regulation 19 publication. 	<ul style="list-style-type: none"> ○ Land between Scraftoft and Bushby, Scraftoft ○ Land east of Beeby Road, Scraftoft <p>Next steps:</p> <ul style="list-style-type: none"> ● Continued engagement as required on the emerging HDC Local Plan policies and evidence base. ● Regulation 19 publication. ● Finalisation of relevant Local Plan evidence base work, and engagement regarding the outputs of this evidence and the impacts upon the approach taken within the draft HDC Local Plan.

5.0 Duty to Cooperate Statements of Common Ground

- 5.1.1 The Planning Practice Guidance⁵ (PPG) recommends that authorities should make 'SoCG available on their website by the time they publish their draft plan, in order to provide communities and other stakeholders with a transparent picture of how they have collaborated'. The Council has therefore drafted SoCG with the prescribed Duty to Cooperate bodies presented in the table below.
- 5.1.2 The table below also outlines the identified strategic cross boundary matters which relate to each body, and the current status of the Duty to Cooperate SoCG with each body.
- 5.1.3 Where a Duty to Cooperate SoCG has been agreed, this will be presented within future updates to this Statement.
- 5.1.4 Where considered necessary to support the examination of the Local Plan, the Council will produce updates to the agreed DtC SoCG with relevant stakeholders to ensure that the Statements are up to date and appropriately reflect recent and ongoing cooperation and engagement with relevant organisations.

⁵ PPG, Plan Making, Paragraph: 020 Reference ID: 61-020-20190315

Harborough Duty to Cooperate Statement of Compliance

Production of Duty to Cooperate Statement of Common Ground

Duty to Cooperate body	Strategic cross boundary matters for inclusion in a SoCG					Status of SoCG
	a) Unmet housing needs – addressing Leicester’s unmet needs beyond 2036.	e) Planning for growth in the logistics sector (strategic B8 storage)	f) Expansion of Magna Park – concerns raised regarding potential impacts	o) Green wedges	p) Impacts of site allocations within the emerging Local Plan	
Leicestershire County Council	✓	✓	✓		✓	Drafted, not yet shared with relevant body
Leicester City Council	✓	✓		✓	✓	Drafted, not yet shared with relevant body
Blaby District Council	✓	✓				Drafted, not yet shared with relevant body
Charnwood Borough Council	✓	✓				Drafted, not yet shared with relevant body
Hinckley & Bosworth Borough Council	✓	✓				Drafted, not yet shared with relevant body
Melton Borough Council	✓	✓				Drafted, not yet shared with relevant body
North West Leicestershire District Council	✓	✓				Drafted, not yet shared with relevant body
Oadby & Wigston Borough Council	✓	✓		✓	✓	Drafted, not yet shared with relevant body
Warwickshire County Council			✓			Drafted, not yet shared with relevant body
Rugby Borough Council		✓	✓			Drafted, not yet shared with relevant body
Rutland County Council						Drafted, not yet shared with relevant body
North Northants Council		✓				Drafted, not yet shared with relevant body

Harborough Duty to Cooperate Statement of Compliance

West Northants Council		✓	✓			Drafted, not yet shared with relevant body
Environment Agency					✓	Drafted, not yet shared with relevant body
Historic England					✓	Drafted, not yet shared with relevant body
Natural England						Drafted, not yet shared with relevant body
Homes England						Drafted, not yet shared with relevant body
National Highways			✓			Drafted, not yet shared with relevant body
NHS Clinical Commissioning Groups / NHS						Drafted, not yet shared with relevant body
Civil Aviation Authority						Drafted, not yet shared with relevant body
Office of Rail and Road						Drafted, not yet shared with relevant body

5.1 Conclusion

- 5.1.1 This Statement of Compliance provides a comprehensive and transparent account of how the Council has collaborated to date with all relevant organisations throughout the production of the Local Plan. This Statement demonstrates that, through the range of activities undertaken by Harborough Council, the production of the Harborough Local Plan has met the requirements of the Duty to Cooperate.

6.0 Appendices

Appendix 1: Duty to Cooperate Activities Register

Appendix 1 - Harborough Duty to Cooperate Activities Register

Date	Organisation(s)	Attendees	Purpose of the meeting (agenda)	Outcomes of the meeting (key actions or agreements)	Cross boundary issues discussed
Bimonthly	Members' Advisory Group: Blaby District Council Charnwood Borough Council Hinckley and Bosworth Borough Council Leicester City Council Leicestershire County Council Melton Borough Council North West Leicestershire District Council Oadby and Wigston Borough Council Leicester and Leicestershire Enterprise Partnership (LEP) Harborough District Council Leicestershire County Council Highway Authority Leicester City Highway Authority		Bimonthly meetings to oversee all joint strategic planning work. Attended by a councillor from each authority and an observer from the LLEP		Housing requirements and distribution (including unmet need issues) Economy and employment requirements and distribution including strategic distribution (strategic B8) Affordable Housing, Housing Mix, Homes for Older Persons & Others with Specialist Needs
Monthly	Strategic Planning Group: Blaby District Council Charnwood Borough Council Hinckley and Bosworth Borough Council Leicester City Council Leicestershire County Council Melton Borough Council North West Leicestershire District Council Oadby and Wigston Borough Council Harborough District Council Leicestershire County Council Highway Authority Leicester City Highway Authority Homes England		Monthly meetings to discuss strategic planning in each constituent authority.		Housing requirements and distribution (including unmet need issues) Economy and employment requirements and distribution including strategic distribution (strategic B8) Affordable Housing, Housing Mix, Homes for Older Persons & Others with Specialist Needs
Regular	Planning Officers' Forum: Blaby District Council Charnwood Borough Council Hinckley and Bosworth Borough Council Leicester City Council Leicestershire County Council Melton Borough Council North West Leicestershire District Council Oadby and Wigston Borough Council Harborough District Council		Formal meetings of Chief Officers responsible for planning and transport services in Leicester and Leicestershire which provide advice to the Strategic Planning Group.		Housing requirements and distribution (including unmet need issues) Economy and employment requirements and distribution including strategic distribution (strategic B8) Affordable Housing, Housing Mix, Homes for Older Persons & Others with Specialist Needs

Appendix 1 - Harborough Duty to Cooperate Activities Register

Regular	<p>Leicestershire County Council Highway Authority</p> <p>Leicester City Highway Authority</p> <p>National Highways</p> <p>Harborough District Council</p> <p>Blaby District Council</p> <p>Charnwood Borough Council</p> <p>Hinckley and Bosworth Borough Council</p> <p>Leicester City Council</p> <p>Leicestershire County Council</p> <p>Melton Borough Council</p> <p>North West Leicestershire District Council</p> <p>Oadby and Wigston Borough Council</p>		Regular meetings to discuss transport modelling of high level options.		Highways and transport modelling Cross boundary sites/impact of potential strategic sites.
21 September 2023	<p>Harborough District Council</p> <p>Oadby and Wigston Borough Council</p>	<p>Tess Nelson, Robert Thornhill (Harborough District Council)</p> <p>Lisa Chevallereau, Adrian Thorpe</p> <p>Jamie Carr, Ed Morgan (Oadby & Wigston Borough Council)</p>	<ul style="list-style-type: none"> Local Plan Update Housing Need Infrastructure Requirements Joint Evidence Base Cross Boundary Issues Potential Transport Route Green Wedges Cross Boundary HIA 	<p>Action</p> <ul style="list-style-type: none"> OWBC and HDC to schedule a meeting towards the end of the year to continue the conversations. <p>Agreements</p> <ul style="list-style-type: none"> cross-boundary contributions and further solidified policies in OWBC's next Local Plan. Viability and IDP (Local and Strategic) will be appointed soon. Keep in touch to consider joint-commissioning. Green Wedges need retaining to create a green corridor and there needs to be a collaborative approach as both Councils most viable land plots for development are close to, or on, OWBC's boundary. 	<p>Housing requirements and distribution (including unmet need issues)</p> <p>Economy and employment requirements and distribution including strategic distribution (strategic B8)</p> <p>Highways and transport Green wedges</p> <p>Cross boundary sites/impact of potential strategic sites.</p>
11 January 2024	<p>Leicestershire County Council</p> <p>Harborough District Council</p>	<p>Becci Knight, Ian Sharpe (Leicestershire County Council)</p> <p>Rob Thornhill / Jo Ellershaw (Harborough District Council)</p>	<ul style="list-style-type: none"> LCC SOS Harborough District Narrative Changes to education School places/capacity New Harborough LP Potential future issues 	<ul style="list-style-type: none"> SOS to review I&OCD and make a representation HDC to share refined options with SOS (ASAP) Queries on Harborough District Narrative (Mar 23) to BK via email Regular meetings TBA 	Community facilities (health, education, cultural infrastructure)
16 January 2024	Harborough Local Plan Regulation 18 consultation starts and Duty to Cooperate summary document published in evidence base				

Appendix 1 - Harborough Duty to Cooperate Activities Register

21 February 2024	Harborough District Council NHS	John Richardson, David Atkinson, Terry Begley (Harborough District Council) Laura Robinson, Sarah Bradley Wright, Lorna Simpson (NHS)	<ul style="list-style-type: none"> • Meeting arrangements • S106 • Strategies to improve services and facilities 	<ul style="list-style-type: none"> • Next quarterly meeting to be set up by Laura Robinson (NHS Estates Programme Manager). • Further internal consideration on the appropriate composition of council officers to attend the quarterly meetings. • NHS to provide comments on the Issues and Options. • Add meeting notes to duty to cooperate file. 	Community facilities (health, education, cultural infrastructure)
27 February 2024	Harborough Local Plan Regulation 18 consultation ends				
01 March 2024	Duty to Cooperate review undertaken by DAC Planning on behalf of Harborough District Council				
21 March 2024	Blaby District Council Charnwood Borough Council Leicester City Council Melton Borough Council North west Leicestershire Oadby and Wigston Borough Council	David Burton (Blaby District Council) Ian McDonald, Paul Gilding (Charnwood Borough Council) Joseph Todd (Leicester City Council) Mark Felts (Melton Borough Council) Alison Gibson (North west Leicestershire) Peter Heath (Oadby and Wigston Borough Council)	<ul style="list-style-type: none"> • LPA Summary of Custom and Self Build Register • Legislation update • Local Plan Policies • Monitoring • Promotion • Applications/appeals 	<ul style="list-style-type: none"> • Blaby to circulate CSB appeal decisions that have been received, all to circulate any further updates. 	Community Facilities (health, education, cultural infrastructure)
25 April 2024	Oadby & Wigston Borough Council Harborough District Council	Ed Morgan, Adrian Thorpe, Peter Heath and Lisa Chevallereau (Oadby & Wigston Borough Council) Tess Nelson (Harborough District Council)	<ul style="list-style-type: none"> • Local Plan Update and Timescales • Strategic Priorities • Joint Evidence Base • Individual Evidence Base • County Wide Work 	<ul style="list-style-type: none"> • OWBC to check the capacity levels for health centres and surgeries in the Borough. 	Cross boundary sites/impact of potential strategic sites Community Facilities (health, education, cultural infrastructure) Green wedges Site selection Housing Requirements and Distribution (including unmet need issues) Conservation of natural environment

Appendix 1 - Harborough Duty to Cooperate Activities Register

30 April 2024	<p>Harborough District Council West Northants Council Hinkley and Bosworth Natural England Rugby Borough Council Leicestershire County Council Environment Agency North West Leicestershire Council Oadby and Wigston Council Melton Borough Council Leicester City Council NHS ICB North Northants Council Charnwood Borough Council National Highways Blaby District Council DAC Planning</p>	<p>Lesley Aspinall, Terry Begley, Tess Nelson (Harborough District Council) Amanda Jacobs, Kelly Kingston (West Northants Council) Wendy Hague (Hinkley and Bosworth) Roslyn Deeming (Natural England) Hayley Smith (Rugby Borough Council) Jenna Parton, Julie Thomas, Natalie Howden (Leicestershire County Council) Nick Wakefield (Environment Agency) Sarah Lee, Karen Beavin (North West Leicestershire Council) Ed Morgan (Oadby and Wigston Council) Seb Wilkins (Melton Borough Council) Paul Statham (Leicester City Council) Lorna Simpson, Sarah Bradleywright (NHS ICB) Samuel Humphries (North Northants Council) Katie Mills (Charnwood Borough Council)</p>	<p>Duty to Cooperate Workshop</p> <ul style="list-style-type: none"> • Feedback on the Regulation 18 Issues and Options Consultation responses • Update on the emerging Local Plan and spatial strategy • Proposed DtC engagement activities • Approach to the production of DtC SoCG • Discussion on identified strategic cross-boundary issues • Work on the baseline assessment for the IDP and other emerging evidence base studies 	n/a	<p>Housing requirements and distribution (including unmet need issues) Affordable housing, housing mix, homes for older persons and others with specialist needs Gypsies, Travellers and Travelling Showpeople Economy and employment requirements and distribution including strategic distribution (strategic B8) Retail, leisure and other commercial development Highways and transport Water issues (supply, wastewater, water quality, flood risk) Other infrastructure including telecommunications, security, waste management, minerals and energy Community facilities (health, education, cultural infrastructure) Conservation of the natural environment including Biodiversity Net Gain/Local nature Recovery Strategy/landscape/Green and Blue Infrastructure Conservation of the built and</p>
20 May 2024	<p>Harborough District Council Oadby and Wigston Borough Council</p>	<p>Ed Morgan, Jamie Carr Lisa Chevallereau (Oadby & Wigston Borough Council) Tess Nelson, Terry Begley, Jessica Dewar (Harborough District Council)</p>	<ul style="list-style-type: none"> • SHELAA site assessment • Detailed site assessment • Infrastructure Delivery Plan • Highways and transport evidence • Other site wide evidence 	<ul style="list-style-type: none"> • Further discussion required on a site allocation design guide • Joint meeting with Education required • cross-boundary assessment for the Land South of Gartree Road site required for SFRA and BNG 	<p>Community Facilities (health, education, cultural infrastructure) Cross boundary sites/impact of potential strategic sites</p>
29 May 2024	<p>Leicestershire City Council Harborough District Council</p>	<p>David Atkinson (Harborough District Council) Robert Thornhill (Harborough District Council) Fabian D'Costa, Paul Statham, Paul O'Neill (Leicester City Council)</p>	<ul style="list-style-type: none"> • Update on Leicester Local Plan • Harborough District Council Local Plan update • Leicester's post-2036 unmet need • Infrastructure • Scraftoft Golf Course 	<ul style="list-style-type: none"> • Consider production of SoCG between LCC and HDC on education and transport • LCC to hold a DtC meeting with Leicestershire authorities to discuss approach to post-2036 unmet housing need 	<p>Housing requirements and distribution (including unmet need issues) Community Facilities (health, education, cultural infrastructure) Highways and Transport</p>

Appendix 1 - Harborough Duty to Cooperate Activities Register

04 June 2024	NHS Harborough District Council	Louise Robinson, Rebecca Robinson, Sarah Bradleywright, J Munson (NHS) Terry Begley, David Atkinson, Krupa Sudera (Harborough District Council)	<ul style="list-style-type: none"> • ICB team update: estates, place led, contracts, I&T • Local authority update, local plan update • S106 funding 	<ul style="list-style-type: none"> • HDC to pass on healthcare related community engagement 	Community Facilities (health, education, cultural infrastructure)
04 June 2024	North West Leicestershire Council Harborough District Council Iceni	Ian Nelson, Sarah Lee (North West Leicestershire Council) Rob Thornhill, Joanna Ellershaw (Harborough District Council) Nick Ireland (Iceni)	Meeting to discuss approach to meeting strategic warehousing need	<ul style="list-style-type: none"> • Updated range / quantum recommendation for HDC • Interim Position Note / Advice to share with NWLDC • Issue to be flagged with L&L Strategic Planning Partnership 	Economy and employment requirements and distribution including strategic distribution (strategic B8)
06 June 2024	Leicestershire County Council Harborough District Council	Becki Knight, Rebecca Henson, Ian Sharpe (Leicestershire County Council) David Atkinson, Terry Begley, Tess Nelson (Harborough District Council)	<ul style="list-style-type: none"> • Secondary school provision and capacity • Cross boundary sites and highways 	<ul style="list-style-type: none"> • Conversations with Urban and Civic need to be comprehensive and coordinated • Further consideration of options to create additional school capacity 	Cross boundary sites/impact of potential strategic sites Community Facilities (health, education, cultural infrastructure) Highways and Transport
21 June 2024	Leicester & Leicestershire Partnership	Grant Butterworth (Leicester City Council) Julie Thomas, Sharon Wiggins, Rebecca Henson (Leicestershire County Council) Richard Bennett (Charnwood Borough Council) Jonathan Hodge (Blaby District Council) David Atkinson, Jessica Dewar (Harborough District Council) Chris Brown (Hinckley and Bosworth Borough Council) Jorge Fiz Alonso, Sarah Legge (Melton Borough Council) Chris Elston, Karen Beavin (North West Leicestershire District Council) Adrian Thorpe (Oadby and Wigston Borough Council)	<ul style="list-style-type: none"> • Identifying approach taken by Leicestershire authorities in Local Plans to unmet need 	<ul style="list-style-type: none"> • Confirmed position of participating authorities • Arrange further DtC meetings 	Housing requirements and distribution (including unmet need issues)

Appendix 1 - Harborough Duty to Cooperate Activities Register

11 July 2024	Harborough District Council Oadby and Wigston Borough Council	Lisa Chevallereau, Ed Morgan (Oadby & Wigston Borough Council) Jessica Dewar, Tess Nelson, Robert Thornhill, Terry Begley (Harborough District Council) Sara Dilmamode (PlanIn - Harborough District Council) Charlotte Steele (DAC Planning - Harborough District Council)	<ul style="list-style-type: none"> • Secretariat arrangements • Draft Memorandum of Understanding • Emerging Joint Evidence • Site promoter evidence • Site Allocation Policy 	<ul style="list-style-type: none"> • O&WBC to share comments on MOU • HDC and O&WBC to share SHELAA site assessments of cross boundary site • HDC and O&WBC to share updates and cost breakdowns on joint evidence base studies • O&WBC and HDC to meet with LCC on education 	Cross boundary sites/impact of potential strategic sites Community Facilities (health, education, cultural infrastructure)
12 July 2024	Rugby Borough Council Hinckley & Bosworth Borough Council Warwickshire County Council Harborough District Council North Warwickshire Borough Council Cannock Chase District Council Midlands Connect Staffordshire County Council Nuneaton & Bedworth Borough Council Warwickshire Police Leicestershire County Council North West Leicestershire District Council National Highways South Leicestershire	MP John Slinger, Cllr Tony Gillias (Rugby Borough Council) Cllr Bill Crooks, Bill Cullen, Sonia Timmington (Hinckley & Bosworth Borough Council) Richard Baxter-Payne, Adrian Hart (Warwickshire County Council) Cllr Rosita Page, David Atkinson (Harborough District Council) Mike Dittman (North Warwickshire Borough Council) Sushil Birdi (Cannock Chase District Council) Sarah Spink (Midlands Connect) Will Spencer (Staffordshire County Council) Cllr Rob Roze, Chris Kingham, Maria Bailey (Nuneaton & Bedworth Borough Council) Sarah Etienne (Warwickshire Police) Cllr Ozzy O'Shea, Ben Simm (Leicestershire County Council) Paul Stone (North West Leicestershire District Council) Ian Doust, Kamaljit Khokhar (National Highways) Denise Beadell (Logistics UK)	<ul style="list-style-type: none"> • Presentation from Logistics UK • National Highways update/presentation of Net Zero Strategy • Sub-National Transport Body updates • A5 Safety and Enforcement Strategy update • Environmental Matters • Local Plan/Key Housing and Employment Sites • Lobbying, communication and MP engagement 	<ul style="list-style-type: none"> • Updates provided by National Highways and Midlands Connect and relevant authorities. 	Highways and Transport

Appendix 1 - Harborough Duty to Cooperate Activities Register

17 July 2024	NW Leicestershire District Council Oadby and Wigston Borough Council Hinckley and Bosworth Borough Council Blaby District Council Leicestershire County Council Harborough District Council	Karen Beavin (NL&L Joint Strategic Planning Manager) Jamie Carr (Oadby and Wigston Borough Council) Richard Thresh (Hinckley and Bosworth Borough Council) Kevin Exley (Blaby District Council) Andrew Avison, Andy Yeomanson (Leicestershire County Council) Rob Thornhill (Harborough District Council)	<ul style="list-style-type: none"> • South Leicestershire Statement of Common Ground • Transport Topic Papers • Transport policies • Delivering strategic infrastructure 	<ul style="list-style-type: none"> • All to discuss this internally with managers with a view to getting agreement to progress this work: <ul style="list-style-type: none"> o S. Leicestershire SoCG o Transport Topic Papers o transport policies o approach to delivering long-term strategic infrastructure. 	Highways and Transport
08 August 2024	Harborough District Council Oadby and Wigston Borough Council	Lisa Chevallereau, Jamie Carr, Peter Heath (Oadby & Wigston Borough Council) Jessica Dewar, Tess Nelson (Harborough District Council) Charlotte Steele (DAC Planning - Harborough District Council)	<ul style="list-style-type: none"> • Draft Memorandum of Understanding • Site promoter evidence • Emerging Joint Evidence 	<ul style="list-style-type: none"> • ID to send schedule of IDP meetings to OWBC and check if more IDP contacts are needed. • HDC to share draft site allocation policy with OWBC in coming weeks. • OWBC to share draft site allocation policy template with HDC once drafted. • HDC and OWBC to arrange a meeting with education and to invite Urban & Civic and Homes England. • HDC and OWBC to gain more clarity on masterplan approach, community engagement, phasing and trajectory from developer meeting on 8 August. • PH to share draft SFRA with HDC. • HDC to share Aspinall Verdi's emerging assumptions with OWBC. • HDC and OWBC to discuss with respective consultants the production of one joint VA or two separate VA for the site. • Discuss next steps for potential joint work on the site for the IDP 	Cross boundary sites/impact of potential strategic sites Community Facilities (health, education, cultural infrastructure) Water issues (supply, wastewater, water quality, flood risk)

Appendix 1 - Harbrough Duty to Cooperate Activities Register

12 September 2024	Harbrough District Council Oadby and Wigston Borough Council	Ed Morgan, Jamie Carr, Lisa Chevallereau, Peter Heath, Adrian Thorpe (Oadby & Wigston Borough Council) Jessica Dewar, Tess Nelson, Terry Begley (Harbrough District Council) Asuka Onishi (DAC Planning - Harbrough District Council)	<ul style="list-style-type: none"> • Minutes & Actions from last meeting (08.08.2024) • Draft Memorandum of Understanding (TB) • Site promoter ongoing engagement and evidence • Emerging Joint Evidence 	<ul style="list-style-type: none"> • Update MoU: Reflect July comments, send by Tuesday. • Planning application: Modify existing comments. • Education-related meeting: next week. • Confirm SHELAA assessment method. • Verify site submission process. • Create concise design guide. • SIFRA report: Confirm by Friday. 	Housing requirements and distribution (including unmet need issues) Community Facilities (health, education, cultural infrastructure) Water issues (supply, wastewater, water quality, flood risk) Conservation of the natural environment including Biodiversity Net Gain/Local nature Recovery Strategy/landscape/Green and Blue Infrastructure
17 September 2024	Blaby District Council Charnwood Borough Council Hinckley and Bosworth Borough Council Leicestershire County Council North West Leicestershire District Council Leicester and Leicestershire Partnership Harbrough District Council	Vicky Chapman (Blaby District Council) Katie Mills (Charnwood Borough Council) Wendy Hague (Hinckley and Bosworth Borough Council) Sharon Wiggins (Leicestershire County Council) Sarah Lee (North West Leicestershire District Council) Karen Beavin (Leicester and Leicestershire Partnership) Robert Thornhill, Joanna Ellershaw (Harbrough District Council) Tim Parton (Harbrough District Council / DAC Planning)	<ul style="list-style-type: none"> • Local Plan preparation update • Emerging need for strategic B8 and proposed allocations within Harbrough District • Approach to producing statements of common ground • Approach to addressing strategic B8 needs for other L&L authorities 	<ul style="list-style-type: none"> • The draft HDC Iceni strategic B8 study will be shared for review and comment once completed. • HDC will consider further the approach and content for a SoCG regarding strategic B8 needs. 	Economy and employment requirements and distribution including strategic distribution (strategic B8)
23 September 2024	West Northamptonshire Council Harbrough District Council	Colin Staves, Kelly Kingston (West Northamptonshire Council) Robert Thornhill, Joanna Ellershaw (Harbrough District Council) Tim Parton (Harbrough District Council / DAC Planning)	<ul style="list-style-type: none"> • Local Plan preparation update • Emerging need for strategic B8 and proposed allocations within Harbrough District • Approach to producing statements of common ground • Approach to addressing strategic B8 needs for West Northants 	<ul style="list-style-type: none"> • The draft HDC Iceni strategic B8 study will be shared for review and comment once completed, likely to be in the next 2-3 weeks. • HDC will consider further the approach and content for a SoCG regarding strategic B8 needs. 	Economy and employment requirements and distribution including strategic distribution (strategic B8)

Appendix 1 - Harborough Duty to Cooperate Activities Register

24 September 2024	Rugby Borough Council Harborough District Council	Hayley Smith (Rugby Borough Council) Robert Thornhill, Joanna Ellershaw (Harborough District Council) Tim Parton (Harborough District Council / DAC Planning)	<ul style="list-style-type: none"> Local Plan preparation update Emerging need for strategic B8 and proposed allocations within Harborough District Approach to producing statements of common ground Approach to addressing strategic B8 needs for Rugby Borough 	<ul style="list-style-type: none"> The draft HDC Iceni strategic B8 study will be shared for review and comment once completed, likely to be in the next 2-3 weeks. HDC will consider further the approach and content for a SoCG regarding strategic B8 needs. A further meeting will be arranged following the circulation of the draft Iceni report and draft SoCG. 	Economy and employment requirements and distribution including strategic distribution (strategic B8)
26 September 2024	Harborough District Council Oadby and Wigston Borough Council	Ed Morgan (Oadby & Wigston Borough Council) Jessica Dewar (Harborough District Council) Louise Robinson, Sarah Bradley Wright (NHS ICB Leicester) Asuka Onishi (DAC Planning - Harborough District Council)	<ul style="list-style-type: none"> Local Plan policies IDP SFRA 	<ul style="list-style-type: none"> Emerging draft Harborough Local Plan: agreed to share the emerging draft Local Plan for informal review. Decided to work on creating housing trajectories for SHELAA sites. Confirmed the agreement to proceed with a site-wide viability assessment. Continue discussions with infrastructure providers (education/healthcare) to determine needs based on projected growth. Decided to consider a joint approach when meeting with infrastructure providers to avoid duplication of efforts across the authorities. 	Housing requirements and distribution (including unmet need issues) Community Facilities (health, education, cultural infrastructure)
30 September 2024	North Northamptonshire Council Harborough District Council	Richard Palmer, Simon James (North Northamptonshire Council) Robert Thornhill, Joanna Ellershaw (Harborough District Council) Tim Parton (Harborough District Council / DAC Planning)	<ul style="list-style-type: none"> Local Plan preparation update Emerging need for strategic B8 and proposed allocations within Harborough District Approach to producing statements of common ground Approach to addressing strategic B8 needs for North Northants 	<ul style="list-style-type: none"> The draft HDC Iceni strategic B8 study will be shared for review and comment once completed, likely to be in the next 2-3 weeks. HDC will consider further the approach and content for a SoCG regarding strategic B8 needs. NNC will share relevant evidence base documents which may be of interest. 	Economy and employment requirements and distribution including strategic distribution (strategic B8)

Appendix 1 - Harborough Duty to Cooperate Activities Register

10 October 2024	<p>Harborough District Council Charnwood Borough Council NHS ICB Melton Borough Council Environment Agency Oadby and Wigston Borough Council West Northamptonshire Council Hinckley and Bosworth Borough Council Rugby Borough Council Anglian Water Leicestershire County Council Leicestershire County Council North Northants Council Natural England Blaby District Council Rutland County Council North West Leicestershire District Council Severn Trent</p>	<p>Tim Parton, Charlotte Steele (DAC Planning, on behalf of HDC) Tess Nelson, Lesley Aspinall, Terry Begley, Stephen Hay, David Atkinson (Harborough District Council) Katie Mills (Charnwood Borough Council) Sarah Bradley Wright (NHS ICB) Jorge Fiz Alonso (Melton Borough Council) Nick Wakefield (Environment Agency) Lisa Chevallereau (Oadby and Wigston Borough Council) Colin Staves (West Northamptonshire Council) Nicola Corbishley, Wendy Hague (Hinckley and Bosworth Borough Council) Hayley Smith (Rugby Borough Council) Darl Sweetland (Anglian Water) Tim Smith (Leicestershire County Council) Sharon Wiggins, Natalie Howden (Leicestershire County Council) Samuel Humphries (North Northants Council)</p>	<p>Duty to Cooperate workshop #2</p> <ul style="list-style-type: none"> • The emerging draft Harborough Local Plan • Spatial Strategy • Site allocations • Emerging evidence base documents • Strategic cross boundary matters • Approach to meeting Duty to Cooperate requirements • Engagement schedule • Statement of Common Ground 	<ul style="list-style-type: none"> • HDC to share draft LP with stakeholders for informal consultation. • HDC to share draft SoCG for comment. 	<p>Housing requirements and distribution (including unmet need issues) Affordable housing, housing mix, homes for older persons and others with specialist needs Gypsies, Travellers and Travelling Showpeople Economy and employment requirements and distribution including strategic distribution (strategic B8) Retail, leisure and other commercial development Highways and transport Water issues (supply, wastewater, water quality, flood risk) Other infrastructure including telecommunications, security, waste management, minerals and energy Community facilities (health, education, cultural infrastructure) Conservation of the natural environment including Biodiversity Net Gain/Local nature Recovery Strategy/landscape/Green and Blue Infrastructure Conservation of the built and</p>
10 October 2024	<p>Harborough District Council Oadby and Wigston Borough Council</p>	<p>Ed Morgan (Oadby & Wigston Borough Council) Jessica Dewar (Harborough District Council) Louise Robinson, Sarah Bradley Wright (NHS ICB Leicester) Asuka Onishi (DAC Planning - Harborough District Council)</p>	<ul style="list-style-type: none"> • Health/ICB • Trajectory & site delivery and infrastructure • Oadby SDA draft policy • Viability update (HDC) • Other Evidence 	<ul style="list-style-type: none"> • Agreed to provide more specific information on healthcare needs and potential costs for new and improved facilities. • HDC and W&OBC to consider including provisions for new medical centres or financial contributions in allocation policies for the new developments. • Keep healthcare provision plans in policy documents while still providing enough detail for viability testing and IDP. • Continue cross-boundary collaboration in planning healthcare provisions. 	<p>Housing requirements and distribution (including unmet need issues) Water issues (supply, wastewater, water quality, flood risk) Community Facilities (health, education, cultural infrastructure)</p>

Appendix 1 - Harborough Duty to Cooperate Activities Register

24 October 2024	Harborough District Council Oadby and Wigston Borough Council	Ed Morgan, Lisa Chevallereau (Oadby & Wigston Borough Council) Jessica Dewar (Harborough District Council) Asuka Onishi (DAC Planning - Harborough District Council)	<ul style="list-style-type: none"> • Market capacity study/evidence • Joint Oadby SDA policy • Healthcare needs • IDP updates 	<ul style="list-style-type: none"> • Data Alignment: Agreement to align IDP data, including space standards and population projections, between authorities. • Further Analysis: A need for additional cross-comparison of standards and policies to accommodate unique regional characteristics. • Policy Drafting: Decision to draft a cohesive cross-boundary policy that reflects shared and individual requirements of each authority. • ID to share examples of market capacity study/evidence. • Further meetings will be used to discuss specific aspects of healthcare provision planning and to ensure ongoing collaboration on this issue. 	Cross boundary sites/impact of potential strategic sites Community Facilities (health, education, cultural infrastructure)
11-Nov-24	Correspondence on Strategic B8 needs with L&L authorities, West Northants, Rugby and North Northants Councils				
21 November 2024	Harborough District Council Oadby and Wigston Borough Council	Ed Morgan, Peter Heath, Lisa Chevallereau (Oadby & Wigston Borough Council) Jessica Dewar (Harborough District Council) Asuka Onishi (DAC Planning - Harborough District Council)	<ul style="list-style-type: none"> • Updated policy with AD/JC for final comment all • Evidence request QOUD coordinate a response • Transport Evidence HDC • MOU/SoCG all • Local Plan timetable and member engagement in Nov/Dec 	<ul style="list-style-type: none"> • Finalise and circulate updated policies for last comments - AD and JC • Confirm transport evidence with consultants and incorporate findings into documents. • Align on MOU and SoCG drafts to ensure collaboration. • Conduct Local Plan presentations focus on site allocations and policy updates. 	Cross boundary sites/impact of potential strategic sites Highways and Transport

Appendix 1 - Harborough Duty to Cooperate Activities Register

27 November 2024	Leicester City Council Harborough District Council	Andrew Smith, Grant Butterworth, Anthea Anderson, Paul Statham (Leicester City Council) David Atkinson, Tess Nelson, Rob Thornhill (Harborough District Council) Tim Parton (DAC Planning - Harborough District Council)	<ul style="list-style-type: none"> Duty to Cooperate Unmet need post 2036 Oadby SDA Scraptoft North/other Scraptoft sites – cumulative infrastructure requirements eg schools Transport Issues and mitigation – City and county engagement - Identifying cross boundary impacts Whole plan and strategic site viability reports/developer contribution approach Green wedges/Strategic Green Infrastructure/BNG Possible three way engagement with O&WBC, HDC and Leicester CC 	<ul style="list-style-type: none"> Additional text will be included in the draft Local Plan by HDC regarding joint working between authorities. HDC to share relevant updated sections of the draft Plan for review and comment. Leicester CC to share the transport response to AECOM with HDC. HDC to engage with the Schools Team at Leicester CC. HDC to share the Green Wedge Assessment when this is available. 	Cross boundary sites/impact of potential strategic sites Highways and Transport Community Facilities (health, education, cultural infrastructure)
05 December 2024	Harborough District Council Oadby and Wigston Borough Council	Lisa Chevallereau, Peter Heath, Ed Morgan (Oadby & Wigston Borough Council) Jessica Dewar, Chris Colbourn (Harborough District Council) Asuka Onishi (DAC Planning - Harborough District Council)	<ul style="list-style-type: none"> Transport evidence Agenda for November/ December member sessions and presentations Updates on GIS mapping and revised policy maps for comment Green Wedge reviews and proposed boundary adjustments MOU and SoCG Timelines and evidence preparation for Local Plan consultations 	<ul style="list-style-type: none"> Finalise GW review by January 2025 and circulate drafts for input. Leicester to share their Green Wedge study to inform Harborough's review. Establish individual SOCGs and explore the feasibility of joint SOCGs. Continue refining policies for Local Plan consultation for site-specific GW changes. Coordinate with developers and stakeholders to resolve viability concerns. 	Highways and Transport Green Wedges
18 December 2024	Harborough District Council Oadby and Wigston Borough Council Leicester City Council	Lisa Chevallereau (Oadby & Wigston Borough Council) Chris Colbourn (Harborough District Council) Paul O'Neill (Leicester City Council) Louise Fitzgerald (TEP)	<ul style="list-style-type: none"> Update on the HDC Green Wedges Review undertaken by TEP Update on similar work being undertaken by other authorities 	<ul style="list-style-type: none"> Agreed that the draft Green Wedges Assessment report will be circulated for review following the meeting. 	Green Wedges
19 December 2024	Harborough District Council Oadby and Wigston Borough Council	Ed Morgan (Oadby & Wigston Borough Council) Jessica Dewar, Chris Colbourn (Harborough District Council) Asuka Onishi (DAC Planning - Harborough District Council)	<ul style="list-style-type: none"> Updates on the timetable Review policy changes and education provisions Consultation process for Reg 19 plan Check on cross-boundary collaboration 	<ul style="list-style-type: none"> JD/EM to update the draft Local Plan policy wording and send it to KN. Reg 19 consultation proposed 10th January. Decisions on submission by the 12th March deadline. Agreed to share IDP updates 	Strategic site allocations Education infrastructure

Harborough District Council Equality Impact Assessment

An Equality Impact Assessment is an on-going proactive process which requires us to consider the effect our decisions are likely to have on local communities, service users and employees, particularly those most vulnerable and at risk of disadvantage.

This document has been designed to assist in the collation of information and evidence required to support the 'Due Regard' process when introducing new policies/procedures/functions and services or reviewing existing ones.

Name of policy/procedure/function/service being assessed: Local Plan

Department and section: Strategic Planning

Name of lead officer: Sarah Driscoll

Other people involved (assisting or reviewing – including any service users or stakeholder groups etc.): Strategic Planning

Date assessment commenced: October 2024

Date assessment submitted for sign off: February 2025

Step 1: Defining the policy/procedure/function/service

After a review of the [Harborough Local Plan 2011-2031 \(adopted 30 April 2019\)](#) in July 2021, the Authority resolved to commence work on the new Local Plan. Preparation of the new Local Plan provides an opportunity for local people and other interested parties to help shape what the district will look like up to 2041.

The Local Plan will provide policies covering a very wide range of topics including housing, economic development, town centres including retail and leisure, infrastructure, climate change, blue and green assets, heritage and conservation, design, health and wellbeing, transport and accessibility, flood risk, drainage, sustainable construction, biodiversity and geodiversity, contamination, advertising, and telecommunications.

Once adopted the new Local Plan will:

- Provide the main policies that will be used to make development decisions and determine planning applications
- Identify the designation that will protect the districts most important environmental assets, town centres and infrastructure
- Support the delivery of key infrastructure, such as transport, education and utilities
- Set the framework for Neighbourhood Plans

Before adoption, the preparation of the Local Plan must follow strict procedures and consult with the public and statutory consultees at the various stages in accordance with the Statement of Community Involvement that sets out how the Council will consult and involve the public and statutory consultees in planning matters, including making copies of consultation document available in alternative formats e.g., large print, audio or alternative language on request. Full details of the current adopted Statement of Community Involvement can be viewed in the [Statement of Community Involvement \(SCI\) \(2020\) | Harborough District Council](#)

It is expected that the Proposed Submission Draft Local Plan alongside other supporting documents will be published for consultation, if approved at the Cabinet and Council in early 2025. It should be noted that the Local Plan is at draft stage and as such there is scope to adapt and modify any policies which are identified as having a negative impact on protected characteristics as the Local Plan evolves.

The Equality Act (2010) identifies nine ‘protected characteristics’ that seek to protect people from discrimination on the basis of these characteristics. They are:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex (Gender)
- Sexual Orientation

As a Public Authority, the Equality Act 2010 and associated Public Sector Equality Duty, places a legal responsibility on the Authority to pay ‘due regard’ when making decisions which affect people with ‘protected characteristics’. The purpose of the Equalities Impact Assessment (EqIA) is to assess the likely impact of the planning policies in the Proposed Submission Draft Local Plan on the nine protected characteristics of the Equality Act. If any potential for adverse or unique effects on protected and other vulnerable groups are identified, the Council will need to potentially take action or make adjustments to address this likely impact or provide a justification for its actions.

Proposed Submission Draft Harborough Local Plan

Step 2: Data collection & evidence

The following data and evidence has been collected as part of preparing the Proposed Submission Draft Local Plan:

- An EqIA prepared in December 2023 on the issues and options for the Harborough Local Plan
- Extensive Local Plan evidence base covering the economy and retailing, future assessments of housing need, which includes an assessment of the housing needs of specific groups of the population, and transport and environmental matters.
- The responses from the issues and options consultation that took place for 6 weeks between 16 January and 27 February 2024 are summarised in the Statement of Consultation
- The Local Plan has been subject to Sustainability Appraisal at each stage of the Local Plan preparation, which assesses the social, economic and environmental impact of the development strategy and individual policies.

The process for producing a Local Plan places great weight on the quality of the evidence supporting policy decisions. The evidence base will be tested through public examination by a Planning Inspector before the Local Plan can be adopted.

Step 3: Consultation

The [Issues and Options for the Harborough Local Plan 2020-2041](#) was the first stage of the consultation process that invited views on a range of planning issues and potential options for the future development of the district. This consultation was carried out for six weeks between 16 January and 27 February 2024. Generic and specific questions were asked in relation to six chapters on Spatial Strategy, Environment and Sustainability, Health and Well-being, Housing Needs, Town Centres, Retailing, Leisure and Tourism, Transport, Local Services and Infrastructure. A Sustainability Appraisal was published alongside the [Issues and Options consultation document](#).

A series of staffed drop-in events were held across the district to provide interested parties with more information on the consultation documents and associated evidence base, how to respond and an understanding of what happens next. These were advertised in the local press, social media and mentioned at meetings held before and during the consultation. In total, around 300 people visited the drop-in events which were held at Market Harborough, Scraptoft, Lutterworth, Broughton Astley and Kibworth.

In total 3,449 individual representations were received from 236 respondents during the consultation. After the consultation event a Statement of Consultation was prepared summarising the process, feedback and how the Council has taken the responses into account to inform the Proposed Submission Draft Harborough Local Plan. This document and subsequent changes will be considered for member approval at the Cabinet and Council in early 2025. Extracts of the comments received during the consultation for some of the topics are summarised below:

Scale of growth

- A vast majority of site promoters/developers supported high levels of growth whilst most parish councils supported a medium level of growth.

Affordable Housing

- Generally, there is support from the public for developers to provide 40% of the dwellings on a site as affordable houses, subject to supporting evidence and a viability assessment.

Mix of Housing

- General support for mix of housing on larger sites
- The mix of housing on small to medium sites should be flexible and considered on a site-by-site basis based on up-to-date evidence to support the delivery of development over the plan period
- There was general support that bungalows should be encouraged, but remain flexible

Older Person and Specialist Housing

- Generally, most respondents were in support of specific site allocations for specialist housing that are near or with access to existing services.

Accessible and adaptable and wheelchair user dwellings

- The Homes Builder Federation, site promoters and developers broadly disagreed with the requirement for all dwellings to meet the M4(2) standard (accessible and adaptable dwellings) and 10%-25% of dwellings to meet the M4(3) standard (wheelchair user dwellings). The reason given was that these standards are set out in the Building Regulations therefore they consider it is not necessary to repeat within the local plan.
- These requirements were supported by several neighbouring parish councils/neighbourhood plan forums

Self-build and custom housing

- Site promoters and parish councils agree that any provision for self-build must be based on local evidence of identified need, including the self-build register.
- Site promoters would like to see flexibility that any plots not sold within 12 months would return to market housing.

Accommodation for Gypsies and Travellers

- There was not a clear preference among the four options identified in the [issues and options consultation document](#), with each receiving a similar level of support.
- Leicestershire County Council highlighted that transit need is not mentioned. They added there is a huge need for local authority managed transit sites in Leicestershire.
- Leicestershire County Council also noted the possibility of converting existing housing stock into single Gypsy and Traveller pitches, where the property becomes the amenity block and the garden/driveway is large enough to accommodate a caravan, which they

say would enable Gypsy and Travellers to live in appropriate accommodation without the need to allocate land specifically for the purpose.

- Most comments suggest sites capable of accommodating up to 10 pitches would be appropriate. Leicestershire County Council noted that small family sites tend to be 2-6 pitches, with sites of 5 and above being more financially viable, also noting that sites of 10-15 pitches are manageable, but more costly to run.

Local services Infrastructure provision

- Members of the public and Parish Councils were concerned over the lack of local services, facilities and other community infrastructure. They were keen to ensure that increased service capacity is delivered alongside new development.
- Responses emphasised the importance of delivering infrastructure at the earliest stage of any development and before any sites come forward, whose development will impact on existing infrastructure capacities.

Consultation on the Proposed Submission Draft Local Plan will be carried out in accordance with the Statement of Community Involvement and statutory requirements under Regulation 19 of the Town and Country Planning (Local Planning) (England) 2012 Regulations.

Step 4: Potential impact/ Mitigating and assessing the impact

The impact of all the Local Plan policies on the nine protected characteristics of the Equalities Act has been considered and presented in table 1.

Table 1: Assessment of the planning policies on the protected characteristics

Planning Policy	Impact on protected characteristics
Policy DS01 Development Strategy: Delivering Homes	<p>Providing good quality, affordable and accessible housing within the district will benefit those residents who are seeking housing or currently homeless. This will positively impact young people, those who live on their own and people on low income who are disproportionately represented on our housing register as well as people with disabilities and people from ethnic minority backgrounds.</p> <p>With an ageing population and knowledge that statistically incidence of disability increases with age delivering accessible housing and appropriate housing will have a positive impact for residents with these characteristics.</p>

Policy DS02 Development Strategy: Creating Jobs and Diversifying the Economy	Creating jobs and diversifying the economy in the district is positive for all groups within the community but by providing opportunity to increase the number of jobs available there will be a positive impact for those people who are currently unemployed or have a low income.
Policy DS03 Development Strategy: Tackling Climate Change and Enhancing the Natural Environment	<p>Enhancing the natural environment improves the health of the whole community. Air pollution impacts children, older people and those with pre-existing health conditions who can be particularly sensitive to the effects of poor air quality. The aim of this policy is to contribute towards lower emissions and reducing car dependency by promoting active travel such as walking and cycling.</p> <p>Mental health conditions are increasing - they are the largest single cause of disability in the UK, and can be caused or affected by pollution, flooding and climate change. Green and blue infrastructure could help improve physical and mental health in the community.</p>
Policy DS04 Development Strategy: Preserving and Enhancing Our Heritage and Rural Character	Whilst it is positive to retain and celebrate heritage, it is important to be mindful of the potential impact of historical context on groups where people may have experienced exploitation or discrimination for example links to slavery, criminalisation of the LGBT+ community or reduced rights for women
Policy DS05 Development Strategy: Supporting Strategic Infrastructure	Delivery of new and improved infrastructure that includes improvements to sustainable transport modes as well as improved accessibility has a positive impact on socially excluded groups, young people, people with disabilities and the elderly
Policy SA01 Site Allocations	<p>New housing proposed has criteria to ensure that new houses to be delivered will support younger people to get on the housing ladder, whilst at the same time catering for people with disabilities and the ageing population.</p> <p>Allocated employment areas will provide the opportunity to increase the number of jobs therefore this will have a positive impact for those people who are currently unemployed or have a low income.</p> <p>Delivery of new and improved infrastructure on these sites that includes improvements to sustainable transport modes as well as improved accessibility has a positive impact on socially excluded groups, young people, people with disabilities and the elderly</p>
Policy SA02 Land South of Gartree Road Strategic Development Area	The provision of an older persons housing to include retirement housing, extra care and/ or residential care housing will benefit the ageing population of the district. Seeking to increase the affordable housing supply in the district for those unable to afford market housing will have

	<p>improved opportunities to acquire a home for sale or rent. This policy also includes the delivery of a mix of housing types, sizes and tenures for housing.</p> <p>The provision of community infrastructure including a local district centre, health services, leisure and sport facilities as well as education facilities will have a positive impact on young people, families, people who are elderly, people with disabilities and those on low incomes.</p> <p>As a protected group, the Gypsy and Travellers and Travelling Showpeople will benefit from the development of this area with new sites being proposed. The improvement in community infrastructure will benefit the young, socially excluded and ageing members of the district.</p>
Policy SA03 North of Market Harborough	<p>The provision of an older person's housing in the form of retirement housing, extra care or residential care housing will benefit the ageing population of the district.</p> <p>The provision of community infrastructure including new or extended health services, sports and recreational facilities as well as education facilities will have a positive impact on young people, families, people who are elderly, people with disabilities and those on low incomes.</p>
Policy SA04 Scraptoft East	The provision of schools will benefit the children in the district. The improvement in community infrastructure will benefit the young and ageing members of the district.
Policy HN01 Housing Need: Affordable Homes	Seeking to increase the affordable housing supply in the district for those unable to afford market housing will have improved opportunities to acquire a home for sale or rent. This policy should have a positive impact on young people, families, people who are elderly, people with disabilities and those on low incomes.
Policy HN02 Housing Need: Mix of New Homes	The adaptable and wheelchair accessibility criteria will help meet the needs of the ageing population and those with disabilities in Harborough District but also to address changing needs of the population. This can have a positive impact for those people who are elderly or who have a disability.
Policy HN03 Housing Need: Housing Type and Density	More compact development can make infrastructure and services easier to deliver and access through walking or cycling for the whole community.
Policy HN04 Housing Need: Supported and Specialist Housing	Specialist housing provides positive impacts for populations with identified needs, including older people and residents with disabilities as well as residents with lower socio-economic income requiring community housing arrangements. Wheelchair access and walking proximity to local services, public spaces and transport networks ensures the inclusivity and equal access for residents.

Policy HN05 Housing Need: Self and Custom Build Housing	The Council recognises the potential benefits of self and custom build development including increasing housing choices and adding to the character of neighbourhoods, fostering a sense of individuality and community pride
Policy HN06 Housing Need: Gypsy and Traveller and Travelling Showpeople accommodation	This policy will allocate sites dependent on housing need identified for Gypsy, Traveller and Travelling Showpeople communities. This will ensure suitable space is assigned to accommodate housing needs of these communities.
Policy AP01: Development in Settlements	The policy is designed to meet housing, and community needs while maintaining the rural character and infrastructure capacity of the district. It guides development within established settlements. Whether in the Leicester Urban Area, Market Towns, Large Villages, Medium Villages, or Small Villages – where there are sufficient services – with the intention to ensure new development is well integrated. Ensuring that it is appropriate in scale and respects the character of the area is essential to avoid significantly changing the character of a settlement or overwhelming services. The safeguards set out in this policy support the creation of sustainable communities that reflect the size and service provision of each settlement. This policy also permits some residential development in areas adjoining sustainable settlements, provided it meets specific criteria. This is intended to help meet the housing and employment needs.
Policy AP02: Development in Town, District and Local Centres	This policy focuses on supporting vibrant town, district and local centres by permitting development that reflects the scale and role of each centre. It prioritises "Main Town Centre" uses in these centres. "Main town centre uses," as defined in national policy include a variety of activities typically found in town centres, such as retail development, leisure and entertainment facilities like cinemas, restaurants, and bars, offices, and cultural or tourist attractions like museums and theatres. These uses are encouraged to be located within town centres to enhance their vitality, reduce the need for travel, and support sustainable development. This policy should have a positive impact on young people, families, people who are elderly, people with disabilities and those on low incomes.
Policy AP03: Development in the countryside (Residential)	Seeking to increase the affordable housing supply in the rural part of the districts for those unable to afford market housing will have improved opportunities to acquire a home for sale or rent. This policy should have a positive impact on young people and families, and those on low incomes.
Policy AP04: Development in the countryside (Commercial/Non-Residential)	This policy supports the rural economy and enables businesses to foster local job creation by permitting certain types of non-residential development in the countryside, such as agriculture, outdoor recreation, and tourism, while protecting the character of these areas. Support for small scale employment in rural settings should have a positive impact with

	potential to improve access to employment and create opportunities for skills development and training for those of younger ages and those living in rural poverty and isolation.
Policy AP05: Locating Renewable and Low-Carbon Energy Development	This policy supports renewable energy to address climate change whilst safeguarding the districts landscapes. It is understood that those at socio-economic disadvantage are more likely to be negatively impacted by the effects of climate change. Neutral Impact.
Policy DM01: High Quality Inclusive Design	The policy emphasises safety, accessibility, and connectivity, which are crucial for creating sustainable, inclusive communities. Features such as natural surveillance, safe access for all users, and well-integrated green spaces contribute to safer, healthier environments where people feel welcome and engaged. Enhancing the public realm through high-quality open spaces and promoting active travel options like walking and cycling encourages healthier lifestyles and reduces reliance on cars. This not only supports the wellbeing of residents but also reduces environmental impacts, contributing to meeting our climate change and the natural environment objectives. This policy could have a positive impact on the changing needs of an ageing population in the district as well as people with a disability.
Policy DM02: Amenity and Wellbeing	This policy is crucial for ensuring that new developments offer a high-quality environment and do not negatively impact existing communities. By setting clear requirements for design quality and mitigating potential nuisances like noise, odour and light pollution, the policy helps create healthy and safer environments for occupants of new development and their neighbours. It promotes thoughtful design that considers both the interior and exterior aspects of buildings, ensuring they are accessible, comfortable, and easy to use for everyone. This policy could have a positive impact on the changing needs of an ageing population in the district as well as people with a disability.
Policy DM03: Heritage Asset Conservation and Design Standards	This policy is important because it ensures that development in areas with high heritage value respects and enhances the historic character of our places. It also provides clear criteria for assessing the impact of development on heritage assets, ensuring that their significance, character, and setting are carefully considered and protected. This approach supports the sensitive integration of new developments, helping to maintain the visual and cultural integrity of conservation areas, listed buildings, and other historic sites. Neutral impact
Policy DM04: Landscape Character and Sensitivity	The policy's emphasis on safeguarding important public views, skylines, and landmarks protects the visual integrity of our landscapes, ensuring that these features remain a source of pride and enjoyment for residents and visitors alike. Neutral impact
Policy DM05: Green and Blue Infrastructure and Open Space	This policy is vital for creating high-quality multi-functional green and blue infrastructure as part of new development. Strategic planting within green infrastructure can act as an effective pollution barrier, absorbing pollutants and reducing noise levels, which enhances air quality

	and contributes to a healthier environment. Access to shaded areas provided by trees and green spaces is also essential for adapting to climate change, offering natural cooling during extreme heat events and increasing community resilience. Through the creation and enhancement of green and blue spaces this policy should have a positive impact on the whole community but in particular young people, families, people who are elderly, people with disabilities.
Policy DM06: Transport and accessibility	The policy seeks to encourage the use of active travel and public transport, specifically encouraging the contribution towards the transport needs of the elderly and those with disabilities for all major developments
Policy DM07: Managing Flood Risk	The policy minimises the risk of flooding to people and property and ensures that land most vulnerable to flooding is preserved for uses that are less susceptible to damage. Neutral impact
Policy DM08: Sustainable Urban Drainage	This policy addresses surface water flooding and requires all developments to adopt integrated water management practices. Major developments must incorporate Sustainable Drainage Systems (SUDS) prioritising nature-based solutions. It requires long-term maintenance responsibilities agreed before development begins. Neutral impact
Policy DM09: Sustainable Construction and Climate Resilience	This policy ensures carbon emissions, resource efficiency, passive design, water use, and waste reduction are factored into all developments, with high environmental standards like BREEAM Excellence guiding residential and non-residential projects. Neutral impact
Policy DM10: Biodiversity and Geodiversity Protection and Enhancement	This policy requires development to protect and enhance biodiversity and geodiversity by safeguarding habitats, priority species, and green-blue corridors, promoting climate adaptation, and addressing impacts on designated sites. It also acknowledges the legal status of securing 10% biodiversity net gain (separate to and irrespective of the local plan). Neutral impact
Policy DM11: Managing Impacts on Land and Water Quality	This policy safeguards water resources by preventing pollution, managing contamination, and enhancing aquatic ecology. It prioritises development on lower-grade agricultural land, requiring assessments and mitigation for impacts on high-quality soils. Neutral impact
Policy DM12: Protection and Enhancement of Community Facilities	Community facilities such as community halls, village shops, pubs, and schools are essential for connecting people and supporting local life. Due to financial pressures, many need to diversify their uses, especially pubs facing challenges in the hospitality sector. This policy encourages developments that allow these spaces to adapt and remain vibrant community hubs.

	Protecting and enhancing community facilities will benefit residents who are most likely to use these facilities for support or to reduce isolation. Users who would benefit from accessible community facilities include people with all characteristics including parents/carers with pre-school aged children, older people who attend events such as luncheon clubs and activity sessions, people who require support and assistance through groups such as Parkinsons Support Group, Dementia Cafes, Neighbourhood Mental Health Cafe's, people of faith where there are no alternative places of worship available locally and Veterans support groups etc.
Policy DM13: Existing Business Uses-Retention and Redevelopment	By ensuring that sites currently in business or employment-generating use remain available, the policy helps to maintain a diverse and resilient local economy, providing jobs and supporting the economic wellbeing of the community. By retaining employment land this will potentially increase the number of available jobs for people that are currently out of employment or on low incomes
Policy DM14: Shopfront Design	The policy requires shopfronts to respect local character by preserving original features, using appropriate materials, ensuring cohesive designs, and integrating discreet security measures. Neutral impact
Policy DM15: Outdoor Advertising and Signage Design	The policy requires outdoor advertising to respect local character through proportionate designs, appropriate materials, and minimal clutter, especially in sensitive areas. Signs must complement shopfronts, limit projecting features, and use subtle, unobtrusive lighting. Neutral impact
Policy DM16: Telecommunications Infrastructure	This policy ensures that telecommunications infrastructure is developed responsibly and with minimal impact on communities and the environment. Neutral impact

In table 1 each policy in the Local Plan is assessed against each of the nine characteristics and the likely impact of each policy is considered. Some of the key planning policies and their likely impacts are discussed further below:

Policy DS01: Development Strategy: Delivering Homes
 Policy DS02: Development Strategy: Creating jobs and diversifying the economy
 Policy DS05: Development Strategy: Enabling Supporting Infrastructure
 Policy SA01: Site Allocations
 Policy HN01: Housing Need: Affordable Homes
 Policy HN02: Housing Need: Mix of New Homes
 Policy HN03: Housing Need: Housing type and density
 Policy HN04: Housing Need: Specialist Housing for older people
 Policy HN05: Housing Need: Self and Custom Build Housing

Policy HN06: Housing Need: Gypsy and Traveller and Travelling Showpeople
 Policy AP03: Development in the Countryside (Residential)
 Policy DM01: High Quality Inclusive Design
 Policy DM12: Protection and Enhancement of Community Facilities

The numbers of homes required in the district is set out in Policy DS01 whilst Policy DS02 focuses on creating jobs and diversifying the economy therefore this policy has a positive impact on the whole community. Furthermore, Policy DS02 sets out requirements for large-scale employment use to support training and apprenticeship programmes which will have a positive impact on those with age protected characteristics.

Policy DM12 aims to protect and enhance existing community facilities whilst Policy DS05 aims to secure the delivery of new and improved infrastructure to support new development in the district. Policy DS05 sets out criteria that requires details on the timing of infrastructure as well as improving sustainable modes of travel and improving access to health provision within the community. It is considered that these policies could have a positive impact on families, people in the district who are young and ageing, as well as those with disabilities. Additionally, it will attempt to address the concerns raised in the consultation about ensuring infrastructure is improved alongside development.

Policy SA01: Site Allocations focus growth in key sustainable areas across the district by allocating a range of housing and employment sites, including strategic housing/mixed uses sites and employment sites. These strategically planned sites have the benefit of providing homes, employment as well as facilities in close proximity thereby improving access to essential services and promoting active modes of travels.

Policy HN01 is designed to help provide more affordable housing to ensure that families and younger people can find a home they can afford. On sites with 10 or more dwellings 40% of the total must be affordable. The policy seeks to maximise the provision of affordable housing subject to viability and other policy considerations. The policy addresses the concerns raised in the consultation and will seek to help mitigate financial disadvantage for people with socioeconomic difficulties, therefore it is considered that this policy could have a positive impact on those with the age protected characteristics.

The needs of our population are evolving therefore alongside a strong demand for family homes, we anticipate a rise in single-person households, particularly among older residents in the district. Policy HN02 sets out the expectation for residential development to deliver an appropriate mix of housing types, tenures and size, aiming to address the changing needs something that was identified in the consultation responses. Furthermore, this is likely to have a positive impact on those with the age protected characteristics.

Policy HN02 also states that all homes will be expected to meet accessible and adaptable (M4(2) technical standards) subject to site suitability. Furthermore, all major residential developments will be expected to contribute to wheelchair accessibility as follows:

- A) A minimum of 5% of market homes must meet standard M4(3)A (wheelchair adaptable)); and
- B) Between 5% and 10% of affordable homes must meet standard M4(3)B (wheelchair accessible)

This policy aims to address these changing needs, ensuring that everyone has access to suitable and affordable housing. Although concern was raised by developers in the consultation about these standards the Leicester and Leicestershire Housing and Employment Needs Study and other evidence support policies on accessibility and space standards in the next iteration of the Local Plan. All policies must be assessed for their impact on viability in accordance with relevant guidance. Therefore, these policies are likely to have a positive impact on those with the age and disability protected characteristics.

Policy HN03 on housing density standards permits well designed higher densities with good access to public transport services and facilities. More compact densities can make infrastructure and services easier to deliver and access through walking or cycling therefore this could potentially help members of the community without access to a car, families and younger age groups. This policy is likely to have a positive impact on those with the age protected characteristics.

Approximately 22% of the population in Harborough is aged 65 and over, with 11% aged 75 and over. By 2041, the population aged 65+ is projected to increase by 59%, and the population aged over 75 is expected to almost double. Our assessment of the needs shows a particular requirement for housing with support in both the market and affordable sectors. Policy HN04 for specialist housing recognises the housing needs of our older residents. We want to make sure that these homes are not just available but also suitable for older people. Of the approximately 2,000 new specialist homes and 800 bedspaces required, various types of housing to support different levels of care and independence are needed. This means designing them with the specific needs of older residents in mind, ensuring they are safe, accessible, and comfortable. It is about creating homes that support the dignity, independence, and wellbeing of our older residents that was also support in the consultation responses. This policy is likely to have a positive impact on those in the age and disability protected characteristics.

Policy HN05 expects developers to provide at least 10% self and custom build housing on sites with over 40 dwellings (gross). To help meet this need, the policy sets out requirements for integration of self and custom build plots into larger housing developments as requested in the public consultation. This promotes diversity in housing types and allows self and custom housebuilders to benefit from the infrastructure and community amenities available in locations where larger development is supported by our strategy and which are more likely to be closer to public transport and other services. This policy is likely to have a positive impact on those with protected characteristics such as young families, first-time homebuyers, and disable people seeking personalised housing solutions to meet their individual needs.

There is a need for affordable housing in rural areas to support community diversity and allow residents to stay close to their roots. Policy AP03 restricts residential development in the countryside to specific needs, such as affordable housing and accommodation for rural

workers, ensuring that it supports local communities without compromising the rural environment. The policy prioritises such housing within or adjacent to existing settlements and caps market housing at 20% to ensure affordability. It also supports housing for rural workers linked to viable businesses. This policy is likely to have a positive impact on young people and those with a lower income.

Policy DM01 requires new development to have high quality and inclusive design ensuring that new development is not only functional but also contributes positively to the character and identity of our communities. This approach helps to maintain the visual coherence and heritage of our towns and villages, making them more attractive and vibrant places to live. Additionally, the policy emphasises safety, accessibility, and connectivity, which are crucial for creating sustainable, inclusive communities. Features such as natural surveillance, safe access for all users, and well-integrated green spaces contribute to safer, healthier environments where people feel welcome and engaged. Enhancing the public realm through high-quality open spaces and promoting active travel options like walking and cycling encourages healthier lifestyles and reduces reliance on cars. This not only supports the wellbeing of residents but also reduces environmental impacts, contributing to meeting our climate change and the natural environment objectives. Therefore, this policy is likely to have a positive impact on all the community but in particular with age and disability protected characteristics.

The Gypsy and Traveller communities have a long-standing presence in Harborough District. Policy HN06 is designed to meet the specific housing needs of these communities, ensuring they have safe and suitable places to live that respect their cultural and lifestyle needs. Based upon the Gypsy & Traveller and Travelling Showpeople site assessment, potential sites for allocation are put forward in the Local Plan and existing lawful Gypsy and Traveller and Travelling Showpeople sites are protected.

Step 5: mitigating and assessing the impact

The majority of the planning policies either have a positive or neutral impact on the nine protected characteristics, therefore at this stage no recommendations or mitigation is required. It should be recognised that where planning policies are judged to have a neutral impact, this is because the policy will have a positive impact on the community as a whole across all groups, rather than any particular group.

Step 6: Decision and Conclusion

The analysis has concluded that the Proposed Submission Draft Local Plan covers a wide range of policies that promote equality and identifies several positive impacts for the various protected characteristics.

It is expected that the Proposed Submission Draft Local Plan alongside other supporting documents including the EqIA will be considered for member approval at the Cabinet and Council in early 2025. Upon approval, after any necessary amendments, further public consultation will be carried out in accordance with Regulation 19 of The Town and Country Planning (Local Development) (England) 2012 Regulations.

After the consultation is completed, the Council will submit the Draft Local Plan and Policies Map together with any representation received, other procedural documents and the evidence base to the Secretary of State for an independent examination. It is currently anticipated that the Local Plan will be submitted in mid-2025 with adoption by December 2026.

Step 7: Monitoring, evaluation & review of your policy/procedure/service change

To ensure the Local Plan remains responsive and continues to meet its objectives, we will monitor social, economic and environment changes, development and infrastructure against the plan's vision, policies and targets. The Proposed Submission Draft Local Plan includes a monitoring framework in Appendix 3 to help us track the progress of policy implementation and assess how effective our strategies are. We will use key indicators and performance metrics to measure outcomes and identify any areas where adjustments might be needed. We will report on Local Plan implementation through an Annual Monitoring Report, which will be published on our website.

Equality Improvement Plan

Equality Objective :

Action:

Officer Responsible:

By when:

Equality Objective :

Action:

Officer Responsible:

By when:

Equality Objective :

Action:

Officer Responsible:

By when:

Signed off by: T.Nelson

Date: 6.2.2025

Once signed off, please forward a copy for publication to Julie Clarke, Equality and Diversity Officer e-mail: j.clarke@harborough.gov.uk



**Harbours District Authority Monitoring
Report 2022-23
~ 1 April 2022 to 31 March 2023 ~**

Published February 2025

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1. Introduction

- 1.1 Monitoring is an important part of the planning process. The plan-led system requires the Development Plan to be the starting point for the consideration of planning applications. Through a plan, monitor, manage approach, the Council can evidence how the plan is being delivered and identify any issues where further action may be needed. The Authority Monitoring Report (AMR) is the principal way we monitor the delivery of the adopted Development Plan.
- 1.2 Production of an AMR is a requirement of the Planning and Compulsory Purchase Order Act 2004 (as amended by the 2011 Localism Act) and The Town and Country Planning (Local Planning) (England) Regulations 2012. The monitoring of housing targets set in the Local Plan is also identified as a Key Activity in the Council's Corporate Plan, which sets out the key work priorities of the Council. This AMR also reports on the implementation of the Local Development Scheme (LDS) which sets out the timetable for plan-making in the district.
- 1.3 This AMR presents the findings of monitoring the 2011-2031 Harborough Local Plan. The AMR sets out progress against various policies within the plan in accordance with the monitoring framework set out in Appendix K of the Local Plan. There are some data gaps, but these will be filled as more information becomes available over time to be able to allow analysis.

2. Changes to Development Plan

- 2.1 This AMR reports on the 2022/23 period from 1 April 2022 to 31 March 2023. The Development Plan consists of District Council level planning documents, County Council Mineral and Waste Planning Documents and any made Neighbourhood Plans.
- 2.2 The Harborough Local Plan 2011-2031 was adopted on 30 April 2019. The County Council formally adopted the Leicestershire Minerals and Waste Local Plan up to 2031 on 25 September 2019.
- 2.3 Made Neighbourhood Plans were in place for Arnesby, Broughton Astley, Billesdon, Burton Overy, Great Bowden, Great Easton, Great Glen, Houghton on the Hill, Hungarton, the Kibworths, Lubenham, Medbourne, North Kilworth, Saddington, Scraptoft, Shearsby, South Kilworth, Swinford and Tur Langton. Reviews of the already made Foxton, Saddington (minor) and Hungarton (minor) Neighbourhood Plans were undertaken.
- 2.4 During the 2022/23 period reviews were undertaken of the already made. The East Langton Review Plan was made on 2 November 2022 after referendum. In addition to the above, the following new Neighbourhood Plans were made in 2022/23. These were:
 - Leire (16 May 2022); and
 - Tugby and Keythorpe (3 November 2022)

3. Local Development Scheme (LDS) and the Duty to Co-operate

- 1.1 An LDS sets out the project plan for the preparation of development plan documents, including the Local Plan.
- 1.2 The Council resolved to undertake a full update of the Local Plan in July 2021, given the implications of the increase in housing numbers for Leicester City Council and the resultant unmet need of 1,169 dwellings per annum to be met within the wider Leicestershire region.
- 1.3 A resolution to update the Local Plan an updated LDS was published in September 2021 and further updated in July 2022 and more recently in November 2023 (post this AMR period).

4. Housing Monitoring and Affordable Delivery

- 4.1 The monitoring of the delivery of open market and affordable homes is an important part of Local Plan monitoring. Commitments and completions can then be compared to the Local Plan Housing Trajectory, ensuring housing delivery remains on track.
- 4.2 During the 2022/23 monitoring period 9,29 new dwellings were completed, of which 191 were Affordable Homes: 106 Social Rented and Affordable Rented and 85 Shared Ownership.
- 4.3 Figure 1 below illustrates annual net additional dwellings from 2011/12 (the base date for the Local Plan) to 2022/23; housing supply has been encouragingly buoyant since the Harborough Local Plan 2011-31 was adopted in April 2019.



Figure 1: A bar and line graph to show annual new housing completions since 2011 (shown as columns / bars) and the minimum annual housing requirement of 557 dwellings per annum (the line), as set out in the adopted local plan to meet local housing needs.

5. Five- Year Housing Land Supply

- 5.1 The National Planning Policy Framework (NPPF) stipulates that Local Planning Authorities (LPAs) should provide an indication of whether there are sufficient development sites available to meet the housing needs in their area in the form of a '5 Year Housing Land Supply'.
- 5.2 Full details of this assessment are detailed in the 5 Year Housing Land Supply report, which is published on the Council's website. This can be viewed [here](#).
- 5.3 **Housing requirement, shortfall and buffer:** The adopted Harborough Local Plan 2011-2031 sets a housing requirement of 557 dwellings per annum (dpa). The shortfall to add to the 5-year housing requirement is the difference between the total housing requirement (2011 to date), and actual housing completions (2011 to date).
- 5.4 The District's housing delivery from the start of the plan period (1 April 2011) to 31 March 2023 has exceeded the required 557 dwellings per annum. We have delivered a cumulative total of 958 dwellings over the required annual provision between 2011 and 2023. On this basis, there is no housing shortfall to add to the housing requirement for the five-year period from 1 April 2023 to 31 March 2028.
- 5.5 The National Planning Policy Framework (Dec 2023) (paragraph 79) specifies that an appropriate buffer should be added to the 5-year housing land supply calculation, if there is evidence of persistent undersupply, i.e. when the Housing Delivery Test result for the Local Planning Authority is 85% or less (paragraph 77, footnote 43 of the framework). Therefore, it is not necessary to add a buffer to Harborough District's housing requirement figure at the current time.
- 5.6 **Projected supply:** This is comprised of housing supply from a range of development sites across the District including allocated sites, the Market Harborough Strategic Development Area (SDA), Neighbourhood Plan allocated sites, major sites with planning permission (for 10 or more dwellings) and projected supply from small sites (up to 9 dwellings) with planning permission.
- 5.7 In the absence of national planning guidance regarding the treatment of oversupply in five-year housing land supply calculations, the Council has employed both established methodologies when considering how to treat oversupply. The Council can demonstrate more than 5 years housing land supply using either methodology (Table 1 below). However, whilst updated guidance is awaited the Council's preference is to take a cautious approach by application of the Liverpool method, therefore, the Harborough District

Local Planning Authority could demonstrate for the period 1 April 2022 to 31 March 2023, a five-year supply of 2,699 new dwellings. This equates to sufficient supply for 6.17 years of housing.

Table 1 Harborough District Council's Five-Year Housing and Land Supply calculation method and position outcome, as of 31 March 2023

Row	Part 1: Housing Requirement	Total	Calculation
A	Housing Requirement for Harborough District 2011-2031	11,140	n/a
B	Less dwellings completed between 01/04/2011 and 31/03/2023	7,642	n/a
C	Leaves a residual requirement of	3,498	A - B
D	Annual requirement (for remaining plan period 01/04/2023 to 31/03/2031 (8 years)	437	C / 8
E	Total Five-Year Housing Requirement	2,186	= D x 5 years
Row	Part 2: Supply of Sites 1 April 2023 to 31 March 2028	Total	Calculation
F	Projected delivery from Local Plan Allocated sites	521	n/a
G	Projected delivery from Market Harborough SDA	718	n/a
H	Projected delivery from Neighbourhood Plan Allocated Sites	241	n/a
I	Projected delivery from Major sites with planning permission	677	n/a
J	Projected delivery from sites with planning permission, pending a Section 106 Agreement	-	n/a
K	Projected delivery from small sites with planning permission	542	n/a
L	Five-Year Supply of deliverable sites	2,699	= F + G + H + I + J + K
Row	Part 3: Five Year Assessment calculation	Total	Calculation
M	Assessed annual requirement	437	D
N	Assessed Five-Year Supply of Deliverable Dwellings	2,699	L
O	Supply of Land as a percentage of the requirement	123.5%	N - E
P	Years Supply of Land	6.17	N / M

Table 2 5-year supply summary showing results of Liverpool and Sedgfield methods

	Sedgfield Method	Liverpool Method	Reported Range
--	------------------	------------------	----------------

Annual Housing Requirement, less oversupply to date of 958 dwellings	365 dwellings per annum (dpa)	437 dpa	365 to 437 dpa
5-Year Housing Land Supply Requirement	1,827 dwellings	2,186 dwellings	1,827 to 2,186 dwellings
Total Completions 01 Apr 2022 to 31 Mar 2023	929 dwellings	929 dwellings	929 dwellings
Projected Housing Supply 01 Apr 2023 to 31 Mar 2028	2,699 dwellings	2,699 dwellings	2,699 dwellings
5 Year Housing Land Supply 01 Apr 2023 to 31 Mar 2028	7.39 years	6.17 years	6.17 to 7.39 years

6. Housing Delivery Test

6.1 The Housing Delivery Test (HDT) is a compulsory calculation undertaken by Government. It assesses the performance of Local Planning Authorities in delivering housing and its purpose is two-fold:

- **Planning application decisions:** the HDT result can trigger the presumption in favour of sustainable development when the HDT is 75% or lower (paragraph 79 of the National Planning Policy Framework (NPPF)).
- **Five-year housing land supply (5YS):** the better the HDT result, the smaller the buffer that local authorities are obliged to add to their housing requirement figures in the 5YS calculation. Sanctions are set out in paragraph 79 and footnote 8 of the framework and are summarised below:

Table 3 Consequences of Housing Delivery Test results as set out in the Framework.

HDT Result	Consequence
≤95%	The authority should prepare an action plan
≤85%	20% buffer and duty bound to produce an Action Plan
≤75%	20% buffer, duty bound to produce and Action Plan and triggers the presumption in favour of sustainable development

6.2 In terms of setting the housing requirement figure for each year of the calculation, the HDT Rulebook stipulates that the housing requirement figure should be the lower of:

- the adopted housing requirement figure including any agreed unmet need (557 dpa for Harborough District);
- the local housing need figure (516 dpa),

6.3 The MHCLG published official results on 19 December 2023, for the period 1 April 2021 to 31 March 2022; based on the previous three years of housing delivery. Based on the housing requirements set out above, the Housing Delivery Test score for Harborough District Council is 216%.

7. Custom and Self-Build Monitoring

- 7.1 Under the Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) the Council has a legal duty to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land within the District to bring forward self-build and custom housebuilding projects. As a local planning authority, the Council must give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area arising in each base period and is also required to have regard to the register when carrying out its planning, housing, land disposal and regeneration functions.
- 7.2 The Harborough Local Plan, which was adopted in 2019, sets out the Council's approach to supporting self-build and custom housebuilding. Policy H5 Housing standards, mix and standards supports the delivery of self-build plots and custom housebuilding in any location that is suitable for housing. The policy also encourages self-build/custom housing on strategic allocations capable of accommodating 250 dwellings or more (as part of an appropriate mix of dwellings) where there is evidence of demand. Policies L1 East of Lutterworth Strategic Development Area and SC1 Scraptoft North Strategic Development Area specify that the provision of serviced plots for self-build and custom housebuilding should form part of a suitable mix of housing types within these areas.
- 7.3 Table 4 below sets out the number of entries on the Self-Build and Custom Housebuilding Register for each completed Base Period (31 October – 30 October) as of the end of March 2023.

Table 4 A table to show the number of entries on the Self Build and Custom Housebuilding Register for each completed base period as at 31 March 2023

Base Period	Individuals	Associations	Plots required
1 (launch - 30/10/16)	7	0	7
2 (31/10/16 - 30/10/17)	14	0	14
3 (31/10/17 - 30/10/18)	10	0	10
4 (31/10/18 - 30/10/19)	17	0	17
5 (31/10/19 – 30/10/20)	39	0	39
6 (31/10/20 – 30/10/21)	35	0	35
7 (31/10/21 – 30/10/22)	28	0	30
Totals	150	0	152

7.4 Of those on the register as of 31 March 2023:

- More than three quarters of entrants are seeking to build properties with 4 or more bedrooms;
- The size of plot required is fairly equally split between over 500sqm, 300-500sqm and 150-300sqm;
- Almost all are seeking a plot for a detached house;
- While about a quarter of entrants identify up to 5 of the sustainable settlements (listed on the application form) as their preferred location for a self-build plot, a third of entrants are much less specific, selecting 10 or more preferred locations.

7.5 The Council has 3 years to grant planning permissions for plots equivalent to entries on the register for a base period. As of March 2023, there were 48 entries on the district's self-build register for the base periods 1 (launch to 30 October 2016), 2 (31 October 2016 to 30 October 2017), 3 (31 October 2017 to 30 October 2018) and 4 (31 October 2018 to 30 October 2019). As at 31st March 2023, the following permissions had been granted for 29 self and custom build plots.

Table 5 Permissions granted for self and custom build to 31st March 2023

Base period permission granted	Planning permission reference	Decision date	Settlement	Number of plots 1.1
3	18/01006/OUT	31/08/2018	Great Glen	5
4	16/00034/OUT 18/00058/REM 18/02144/REM	12/02/2019	Shangton	11
5	20/00496/OUT	28/05/2020	Broughton Astley	1
6	20/01893/FUL	07/07/2021	Hungarton	2
7	19/00250/OUT	15/05/2022	Lutterworth	0
7	21/01090/FUL	08/09/2022	Walton	1
8	21/00826/OUT	29/11/2022	Sutton in the Elms	9
				Total 29

7.6 A further 15 self-build plots as part of the outline planning permission for the East of Lutterworth Strategic Development Area (19/00250/OUT) have not been included in the totals as they are not yet available.

7.7 Information about the Council's approach to promoting self-build and custom housebuilding and to meeting its legislative duties is set out in its [Self-build and Custom Housebuilding Corporate Policy](#) document. This was endorsed by the Council's Cabinet on 6 July 2020.

7.8 Further details about the register and applying to join the register through the online form are available on the Council's [website](#).

8. Gypsy, Traveller and Travelling Showpeople Monitoring

- 8.1 The Council is required to plan for all housing needs including those of the Gypsy and Traveller and Travelling Showpeople communities.
- 8.2 In December 2023, the Government published an updated version of the Planning Policy for Traveller Sites. In Annex 1, the document revised the definition of gypsies and travellers, and travelling showpeople to include those who have ceased to travel temporarily or permanently. As a result of this change, those who did not meet the definition when the Gypsy and Traveller Accommodation Assessment for Leicester and Leicestershire (GTAA) was prepared in 2017 have now been included into the calculations of five-year land supply for gypsies and travellers, and for travelling showpeople.

Gypsy and Traveller Pitches

- 8.3 The GTAA provides the evidence base for the adopted Local Plan.
- 8.4 The GTAA sites found a requirement for a total of 5 pitches over the whole plan period (2011-2031):
- 3 new pitches by March 2021
 - 1 further pitch by March 2026
 - 1 further pitch March 2031
- 8.5 As with other housing requirements, this is a minimum, not a maximum target.
- 8.6 Policy H6: Gypsy, Traveller and Travelling Showpeople in the adopted Local Plan sets out both how the planning authority will be both proactive and reactive on this issue.
- 8.7 The policy identifies how the pitch requirement will be addressed through the allocation of sites at Claybrooke Parva (3 pitches), Smithfields, Dunton Bassett (2 additional pitches existing boundary) and a reserve site at Bonham's Lane for 10 pitches.
- 8.8 The policy protects existing sites from non-Gypsy and Traveller development. It also sets out how any other applications for new Gypsy and Traveller pitches would be considered.

Calculating Gypsy and Traveller pitch requirements

- 8.9 The Local Plan includes an identified pitch requirement for 29 new pitches over the whole plan period (2016-2031). This equates to an annual

requirement of 1.93 pitches per year. A 5% buffer has been added to the annual housing requirement figure 'to ensure choice and competition in the market for land', conforming to paragraph 73(a) of the 2019 National Planning Policy Framework. Previous shortfall of delivery has also been added. This brings the annual requirement to 4.84 pitches per year for the next 5 years, a total 5-year requirement of 24.22 pitches.

8.10 During the 2022/23 AMR period, the council noted no new pitch completions. The assessed supply for 22/23 onwards is 5 pitches, which equates to 1.03 years' worth of supply, as set out in Table 6.

8.11 The Local Plan has therefore planned for and delivered the 4 pitches required to meet the known Gypsy and Traveller need for 2016-2026; a minimum of 1 additional pitch needs to be completed by 2031 to meet the requirement for the plan period. Table 6 shows the land supply position for Gypsy and Traveller pitches as of 31 March 23.

Table 6 The five-year supply of gypsy and traveller pitches as of 31 March 2023

Row	Harborough District Gypsy and Traveller Pitch Requirements 2016-2031	Total	Calculation
A	Pitch requirement for Harborough District 2016-2031	5	n/a
B	Adopted estimation of Gypsy & Traveller pitch requirement for those who do not meet the PPTS definition, for Harborough District 2016-2031	24	
C	Total requirement for Harborough District 2016-2031	29	A + B
D	Annual Pitch requirement	1.93	C / 15 years
E	5-year Pitch requirement	9.67	D * 5 years
F	Pitch requirement to date (1 Apr 2016 to 31 March 2023)	13.53	D * 7 years
G	Recorded pitch completions 1 Apr 2016 to 31 March 2023	4	n/a
H	Shortfall to add to the next 5 years requirement	9.53	F - G
I	Annual pitch requirement including Shortfall, before buffer	4.61	F + H / 5
J	Additional 5% buffer	0.23	I * 0.05
K	Annual requirement for the next 5 years, including 5% buffer	4.84	I + J
L	Total Five Year Pitch Requirement	24.22	K * 5
	Supply of sites: 1 April 2016 to 31 March 2022		
M	18/01350/FUL - Spinney View Farm, Claybrooke Parva Permission Issued: 26.09.2018. Status: Commenced	3	n/a
N	Local Plan Allocation H6 - Smithfields, Lutterworth Rd, Dunton Bassett	2	n/a
O	Five-Year Supply of deliverable sites	5	M + N

	Five Year Assessment Calculation, 1 Apr 2023 – 31 March 2028		
P	Annual requirement plus 5% buffer	4.84	<i>K</i>
Q	Assessed five-year supply of deliverable pitches	5	<i>O</i>
R	Supply of pitches as a percentage of the requirement	20.64%	$Q / L * 100$
S	Years supply of Pitches	1.03	<i>Q / P</i>

Unidentified Gypsy and Traveller Needs

8.12 Need arising from those who do not meet the planning definition, or unknown needs has been recognised in the Local Plan. Policy H6 includes a reserve site at Boneham's Lane, Gilmorton "to meet future accommodation needs due to either i) an increase in the need of pitches arising from a change to the Planning Policy Traveller Sites (PPTS) definition; and/or sufficient evidence is provided that the identified 'unknown' Gypsy and Traveller population does meet the PPTS definition of Gypsy and Traveller. The policy also sets out how any other applications for Gypsy and Traveller Pitches will be considered.

8.13 An assessed supply position including this reserve site has also been calculated. The 5-year supply position including this site is 3.10 years as set out below.

Table 7 The five-year requirement of gypsy and traveller pitches as of 31 March 2023

Row	Harborough District Gypsy and Traveller Pitch Requirements 2016-2031	Total	Calculation
A	Pitch requirement for Harborough District 2016-2031	5	<i>n/a</i>
B	Adopted estimation of Gypsy & Traveller pitch requirement for those who do not meet the PPTS definition, for Harborough District 2016-2031	24	
C	Total requirement for Harborough District 2016-2031	29	<i>A + B</i>
D	Annual Pitch requirement	1.93	<i>C / 15 years</i>
E	5-year Pitch requirement	9.67	<i>D * 5 years</i>
F	Pitch requirement to date (1 Apr 2016 to 31 March 2023)	13.53	<i>D * 7 years</i>
G	Recorded pitch completions 1 Apr 2016 to 31 March 2022	4	<i>n/a</i>
H	Shortfall to add to the next 5 years requirement	9.53	<i>F - G</i>
I	Annual pitch requirement including Shortfall, before buffer	4.61	<i>F + H / 5</i>
J	Additional 5% buffer	0.23	<i>I * 0.05</i>
K	Annual requirement for the next 5 years, including 5% buffer	4.84	<i>I + J</i>
L	Total Five Year Pitch Requirement	24.22	<i>K * 5</i>
	Supply of sites: 1 April 2016 to 31 March 2022		
M	18/01350/FUL - Spinney View Farm, Claybrooke Parva Permission Issued: 26.09.2018. Status: Commenced	3	<i>n/a</i>

N	Local Plan Allocation H6 - Smithfields, Lutterworth Rd, Dunton Bassett	2	<i>n/a</i>
O	Local Plan reserve site for evidenced need arising from the identified 'unknown' population and/or changes to the PPTS definition: Land at Boneham's Lane, Gilmorton	10	<i>n/a</i>
P	Five-Year Supply of deliverable sites	15	<i>M + N + O</i>
	Five Year Assessment Calculation, 1 Apr 2022 – 31 March 2027		
Q	Annual requirement plus 5% buffer	4.84	<i>K</i>
R	Assessed five-year supply of deliverable pitches	15	<i>P</i>
S	Supply of pitches as a percentage of the requirement	61.93%	<i>R / L * 100</i>
T	Years supply of Pitches	3.10	<i>R / Q</i>

Travelling Showpeople Plots

8.14 There are no known sites for future supply at present, until new sites come forward for planning permission. Table 8 shows the land supply position for Travelling Showpeople plots as of 31 March 2023 which is 0 years supply of plots.

Table 8 The Five-Year Supply of Travelling Show People plots as of 31 March 2023

Row	Harborough District Travelling Showpeople Pitch Requirements 2016-2031	Total	Calculation
A	Plot requirement for Harborough District 2016-2031	30	<i>n/a</i>
B	Adopted estimation of Travelling Showpeople plot requirement for those who do not meet the PPTS definition, for Harborough District 2016-2031	4	
C	Total requirement for Harborough District 2016-2031	34	<i>A + B</i>
D	Annual Plot requirement	2.27	<i>C / 15 years</i>
E	5-year Plot requirement	11.33	<i>D * 5 years</i>
F	Plot requirement to date (1 Apr 2016 to 31 March 2023)	15.87	<i>D * 7 years</i>
G	Recorded plot completions 1 Apr 2016 to 31 March 2023 17/01357/FUL - 18 plots, Land at Moorbarns Lane Lutterworth	18	<i>n/a</i>
H	Shortfall to add to the next 5 years requirement	0.00	<i>F - G</i>
I	Annual plot requirement including Shortfall, before buffer	3.17	<i>F + H / 5</i>
J	Additional 5% buffer	0.16	<i>I * 0.05</i>
K	Annual requirement for the next 5 years, including 5% buffer	3.33	<i>I + J</i>
L	Total Five Year Plot Requirement	16.66	<i>K * 5</i>
	Supply of sites: 1 April 2016 to 31 March 2023		

M	None	0	n/a
O	Five-Year Supply of deliverable sites	0	M + N
	Five Year Assessment Calculation, 1 Apr 2023 – 31 March 2028		
P	Annual requirement plus 5% buffer	3.33	K
Q	Assessed five-year supply of deliverable plots	0	O
R	Supply of plots as a percentage of the requirement	0.00%	Q / L * 100
S	Years supply of plots	0.00	Q / P

9. Employment Land Monitoring

Completions

9.1 During the 2022/23 monitoring period 63.5ha of employment land was completed in the district and 0.4ha of employment land was lost to alternative uses, giving a net employment land completions figure of 63ha for the year. Table 9 provides a breakdown of Net Completions by employment type and states equivalent floorspace (sqm). Table 10 shows the quantity of net completions on allocated sites.

Table 9 Completions by employment type

Employment Monitoring 2022/23 (by category)	Net Completions 2022/23 (hectares)	Net Completions 2022/23 (floorspace equivalent sqm)
<i>Office</i>	0	262
<i>Industrial</i>	-0.1	-254
<i>Non Strategic Storage & Distribution</i>	0.5	2,153
<i>Strategic Storage & Distribution</i>	62.5	197,127
<i>Total</i>	63	199,288

Table 10 Net completions on allocated sites

Employment completions 2022/23 by type	Allocated sites (net)	Other sites (net)	Net completions 2022/23
Office (ha)	0	0	0
Industrial (ha)	0.3	-0.07	0.23
Non-strategic Storage & Distribution (ha)	0.25	0.46	0.71
Strategic Storage & Distribution (ha)	19.54	043.1	62.64
Total ha	20.09	43.5	63.5

Equivalent floorspace Total sq.m	104,398	94,890	199,288
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Commitments/Supply

9.2 Table 11 & 12 gives an overview of the district's employment land supply on 1 April 2023 which totals 242.9Ha. Supply exists for all types of employment: office, industrial and warehousing. Overall, the largest element of supply is for strategic warehousing. This comprises 2 extensions (1 allocated, 1 other) to Magna Park near Lutterworth, marketed as Magna Park North and Magna Park South.

Table 11 Overview of total employment land supply (ha) on 1 April 2023

Employment Supply at 01/04/23 by type (ha)	Net Commitments 2022/23)	Net Commitments Previous Years	Grand Total-Supply
Office	0.1	17.1	17.2
Industrial	0.3	20.8	21.1
Non-Strategic Storage & Distribution	1.1	23.1	24.2
Strategic Storage & Distribution	0	179.9	179.9
Total	1.5	240.9	242.4

Table 12 Overview of total employment land supply (sqm) on 1 April 2023

Employment Supply at 01/04/23 Floorspace Equivalent (sqm)	Net Commitments 2022/23)	Net Commitments Previous Years	Grand Total-Supply
Office	562	70,338	70,900
Industrial	1020	69,894	70,914
Non-Strategic Storage & Distribution	2460	84,282	86,742
Strategic Storage & Distribution	0	265,322	265,322
Total	4042	489,836	493,878

Table 13 Net commitments on allocated sites

1.2 Employment Supply at 01/04/23 (by type)	Net Commitments (Allocated Sites)	Net Commitments (Other sites)	Grand Total- Supply
Office	18.3	-1.1	17.2
Industrial	19.8	1.3	21.1
Non-Strategic Storage & Distribution	22.9	1.3	24.2

Strategic Storage & Distribution	159.8	20.1	179.9
Total (ha)	220.8	21.6	242.3
1.3 Total equivalent floorspace (sqm)	422,614	71,264	493,878

9.3 Most of the district's employment supply is on allocated sites (Table 13).

These sites are expected to be developed gradually, potentially in phases, delivering completed unit/s periodically throughout the remainder of the plan period to 2031. The pace of delivery will depend on the strength of the wider economy, local market conditions and any ongoing implications of Brexit and the Covid-19 pandemic, as in the past delivery is likely to vary from year to year.

9.4 Of the 12 allocated employment sites, 5 are partially developed and 3 have extant consent, 2 in outline and 1 with reserved matters approved for Phase 1. Outline permission for another 2 was lapsed on 31 March 2022 although these remain as commitments due to their allocation status. The remaining 2 allocations had planning applications pending on 31 March 2022.

10. Monitoring the Employment Key Indicators of The Harborough Local Plan 2011-2031 Monitoring Framework (Appendix K)

- 10.1 The Harborough Local Plan 2011-2031 Monitoring Framework (Appendix K) contains several Key Indicators related to employment policies and the delivery of land for business and employment. Performance against these Key Indicators is set out in Appendix 1.

11. Employment Trends

11.1 Table 14 shows the trend in net employment land completions in the district annually over the Plan period 2011/12 to 2022/23.

Table 14 Annual Net Completions

Year	Total (Hectares)
2011/12	1.6
2012/13	1.4
2013/14	2.3
2014/15	-4
2015/16	7.2
2016/17	1.4
2017/18	5.9
2018/19	0.3
2019/20	58.7
2020/21	26
2021/22	7.1
2022/23	63
Total all years	171

11.2 The data shows that the net completion figure for 2022/23 is 63Ha substantially higher than all previous years except 2019/20. Completions in 2022/23 are up compared to the previous 2 years, due to the construction of further new units at Magna Park North and South during the year which were begun in the previous monitoring year. Figure 3 shows the trend for employment land completions by B class use over the period 2011/12 to 2022/23.

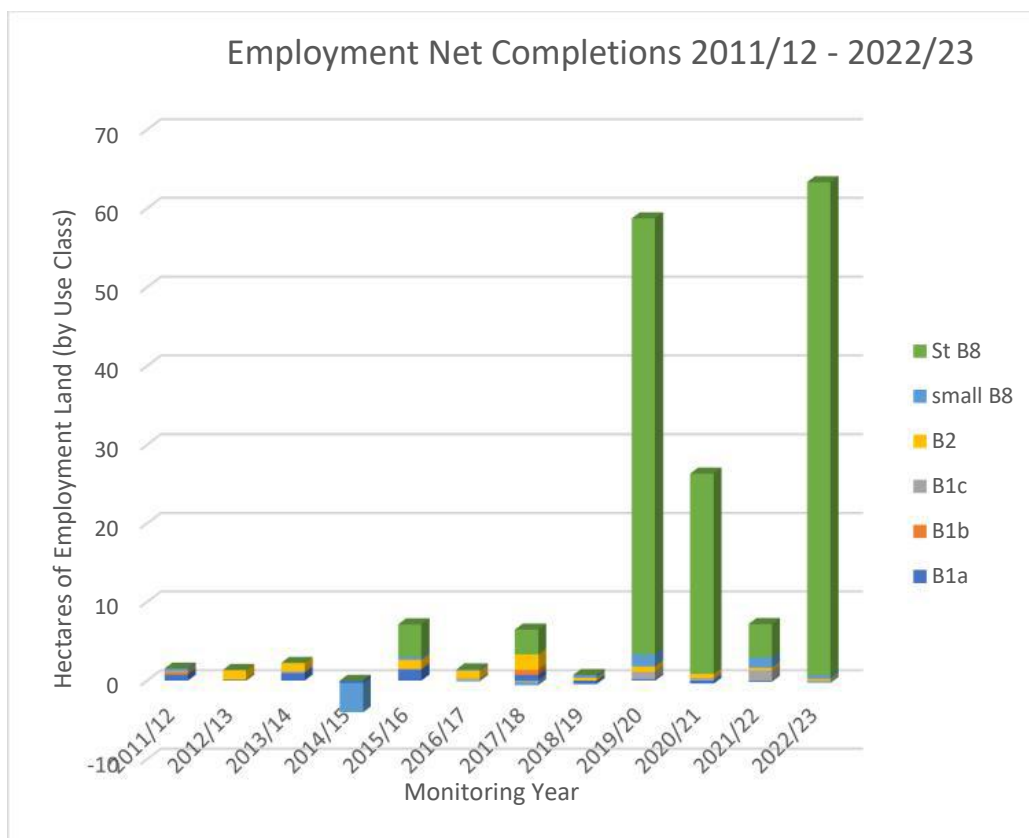


Figure 2 Employment Net Completion by use 2011-2023

12.Retail Monitoring

- 12.1 Retail monitoring data is currently unavailable and will be updated once it is available.

13. Heritage and Conservation Areas

- 13.1 The Council has a heritage and conservation policy officer whose role is to review conservation areas across the district. A heritage champion has also been appointed by the Council. The heritage champion is currently Councillor Bateman. Their role is to support and promote the protection of the historic environment across Harborough District.
- 13.2 Within the Harborough District there are 1,284 Listed Buildings, 6 Historic Parks & Gardens, 65 Scheduled Monuments, 62 Conservation Areas with The Grand Union Canal designated separately as a Conservation Area.
- 13.3 A programme of work to review and re-appraise the conservation areas is now underway. A conservation area appraisal and management plan was adopted for Bitteswell in February 2023.
- 13.4 There are no conservation areas at risk. The Historic England Heritage at Risk Register 2022 records one building, eight places of worship and one archaeological site, eight places of worship and one archaeological site. Work on the Kibworth Harcourt Windmill has resulted in its removal from the register in 2022. Work is ongoing at Withcote Hall to facilitate its removal from the register.
- 13.5 In February 2023 the Council added 11 new entries to its 'Local List of Non-Designated Heritage Assets'. The full list can be found [here](#).

14. Community Infrastructure Levy (CIL)

14.1 Harborough District Council has not adopted CIL.

15. Neighbourhood Planning

15.1 Neighbourhood Planning is an important part of plan-making in Harborough. It is for the parish or town council, or a neighbourhood forum, to prepare the Neighbourhood Development Plan, if they choose to do so. The Council meets the requirements of paragraph 3 of Schedule 4B to the Town and Country Planning Act 1990 (as amended) to give assistance and advice to Neighbourhood Plan groups.

15.2 The Council can offer early advice about whether a Neighbourhood Development Plan is the most appropriate planning document for a community given the local needs and aspirations and whether any wider strategic planning policies are relevant to the area.

15.3 HDC has undertaken to:

- be proactive in providing information and data to communities about neighbourhood planning when required.
- fulfil its duties and take decisions as soon as possible, and within statutory time periods where these apply.
- set out a clear and transparent decision-making timetable and share this with those wishing to prepare a neighbourhood plan or an Order.
- constructively engage with the Qualifying Body throughout the process including when considering the recommendations of the independent examiner of a neighbourhood development plan or Order proposal.

15.4 HDC is obliged to:

- designate the neighbourhood area.
- designate a neighbourhood forum.
- issue the decision by the local planning authority on whether to put a neighbourhood plan or order proposal to referendum following receipt of the report of the independent examiner.
- issue details of time periods for a local planning authority to seek further representations and make a final decision, where they propose to make a decision which differs from that recommended by the examiner.
- adhere to the time period within which the referendum must be held, following the decision that the plan or Order proposal should be put to referendum;
- adhere to the time period for a local planning authority to make a neighbourhood plan or Order after it has been approved in each applicable referendum.

- adhere to the time period for a local planning authority to make a modified neighbourhood plan following receipt of the report of the independent examiner, where the modifications do not change the nature of the plan.

15.5 HDC is also required to check proposed Neighbourhood Development Plans to ensure that it meets all the relevant legislation and regulations, and generally conforms to the strategic elements of the Local Plan. Paragraph 1.6.6 of the adopted Local Plan identifies policies that are not strategic and with the exception of these policies, neighbourhood plans should be in general conformity with all policies in the Local Plan. Once a draft Neighbourhood Development Plan has been prepared correctly, the Council arranges for an independent examination. If the Neighbourhood Development Plan passes the examination, the Council is responsible for arranging a local referendum concerning support for the plan. The costs incurred by the examination and the referendum will be met by the Council. If the referendum supports the Neighbourhood Development Plan, then the Neighbourhood Plan is 'made' and becomes part of the overall development plan (which includes the Local Plan and associated documents).

15.6 During the 2022/23 period reviews were undertaken of the already made. East Langton Neighbourhood Plan. The East Langton Review Plan was made on 2 November 2022 after referendum.

15.7 There were two new Neighbourhood Plans were made in 2022/23:

- Leire (16 May 2022); and
- Tugby and Keythorpe (3 November 2022)

16. Duty to Cooperate Activity

- 16.1 The Duty to Cooperate (DtC) was introduced through the Localism Act 2011 and is a legal duty for local planning authorities, county councils and public bodies to engage constructively, actively and on an ongoing basis on strategic cross boundary matters when preparing local plans. The Duty to Cooperate is not a duty to agree but local planning authorities should make every effort to secure the necessary cooperation on strategic cross boundary matters.
- 16.2 Harborough District forms part of the Leicester and Leicestershire (L&L) Housing Market Area (HMA) and Functional Economic Market Area (FEMA). The Council has developed a particularly strong working relationship with the L&L authorities. There is a long history of cooperation and working on joint evidence documents and strategic matters. This includes the preparation of the non-statutory Strategic Growth Plan (2018) which sets out vision and strategy for Leicester and Leicestershire to 2050.
- 16.3 In terms of governance, joint strategic planning work over the monitoring year has continued to be overseen by the Members' Advisory Group (MAG). The MAG comprises a councillor from each of the authorities, plus an observer from the Leicester and Leicestershire Enterprise Partnership (LLEP) and it meets on a regular basis, currently every two months. Any proposals or recommendations of the MAG pertaining to key strategic planning issues are subject to ratification by individual local authorities.
- 16.4 MAG is supported by a Strategic Planning Group (SPG) made up of senior officer representatives responsible for overseeing strategic planning in each of the constituent authorities. SPG meets on a regular basis, currently monthly. The SPG is itself supported by further officer groups including the Planning Officers' Forum (POF), which is a formal meeting of Chief Officers responsible for planning and transport services across Leicester and Leicestershire. The Forum provides professional advice to the SPG and is supported by joint officer level meetings, which includes managers responsible for planning and transportation policy within Leicester and Leicestershire.
- 16.5 During the 2022/23 monitoring period, the focus of DtC between the L&L authorities has been housing and employment needs and addressing the issue of Leicester's unmet need for housing and employment land. This has involved collaborative working on several joint evidence studies, some of which are still ongoing, and the preparation of a Statement of Common Ground (SoCG) on the apportionment of the unmet need across the Leicestershire authorities.

16.6 The monitoring year 22/23 saw the completion and publication of:

- **L&L Housing and Economic Needs Assessment (HENA, 2022):** confirms Leicester and Leicestershire as the Housing Market Area (HMA) and the Functional Economic Market Area (FEMA) and sets out recommendations in relation to the level of housing and employment needs. Alongside this work the following were also published:
 - **L&L Housing and Economic Needs Assessment Housing Distribution Paper (June 2022):** sets out and applies the redistribution process to give a proposed distribution of Leicester's unmet housing need across Leicestershire; and
 - **L&L Housing and Economic Needs Assessment Employment Distribution Paper (June 2022):** Sets out advice on how Leicester's unmet employment land need to 2036 should be met.
- **L&L Authorities - Statement of Common Ground relating to Housing and Employment Needs (June 2022):** sets out how the L&L authorities have addressed the DtC; housing and employment needs to 2036; unmet need to 2036; and the apportionment of unmet need to 20236 and includes confirmation that:
 - the authorities have continuously engaged on strategic matters through established governance mechanisms; joint evidence preparation; previous statements; and the adoption of a non-statutory Strategic Growth Plan;
 - the Housing and Economic Needs Assessment and accompanying Sustainability Appraisal (June 2022) are complete and have informed the statement;
 - the Strategic Transport Assessment and Strategic Growth Options and Constraints Mapping will be completed later;
 - the authorities agree their respective local housing need and the theoretical capacity of the area;
 - the authorities agree their respective employment land need;
 - the authorities agree Leicester City has an unmet housing and employment need and how this could be apportioned; and
 - Hinckley and Bosworth Borough Council disagree with the proposed apportionment of unmet need for housing

16.7 **Neighbouring authority consultations:** during the 2022/23 monitoring year, the following responses were submitted to neighbouring local authorities' local plan consultations:

- Leicester City Regulation 19 Local Plan Publication Draft (February 2023)
- North Northamptonshire Strategic Plan Scope and Issues Consultation (May 2022)
- Northampton Local Plan Part 2 Proposed Modifications (July 2022)

17. Local Plan policy IMR1-Monitoring and review of the Local Plan

- 17.1 Policy IMR1 of the Local Plan sets out criteria for a full or partial update of the plan, including publication of a Local Plan for Leicester City that includes satisfactory evidence of an unmet local housing need, in the absence of an adopted MOU or Statement of Common Ground. The trigger to commence a full or partial review of the Local Plan was activated as a consequence of Leicester City Council publishing a Regulation 19 on 16 January 2023.

18. Policy Omissions

18.1 During the monitoring period of 1 April 2022 to 31 March 2023, the following Appeals challenged new development decisions based on various Local Plan policies. Appeal outcomes have not contravened the adopted Local Plan.

- None to report.

18.2 During the monitoring period of 1 April 2022 to 31 March 2023, the following planning applications were approved, contrary to the adopted Development Plan:

- 21/01600/OUT
- 21/02148/FUL
- 22/01318/FUL
- 22/01104/OUT

19. Appendix 1

Objective 1: Housing

Key Policies	Key indicators	Target	Trigger	Previous Yr (2021/22)	2022/23	Commentary
SS1, H1	Amount of housing delivered.	Delivery of housing in accordance with housing trajectory.	Any significant fall below delivery of annual target.		-35	The housing trajectory (October 2022) predicted completions of 993 dwellings in 2022/23. The actual number of completions was 958 dwellings.

Objective 2: Employment

Key Policies	Key indicators	Target	Previous Yr	Current MY	Total @ 31/03/23	Commentary
SS1 BE1 BE2	Net additional floorspace provided	At least min. floorspace required per use class met in plan period				Targets relate to completions at LP allocation sites only (2018/19 – 2030/31: Total 59Ha) as per Policy BE1.
	Office	18.6 Ha	0.65Ha	0 Ha	0.65 Ha	A total of 0.55 Ha of land (equivalent to 1,128 sq.m of additional floorspace) has been completed in 2022/23. Trigger: Year 3 of monitoring against

						policy target. Trigger considered for first time in 2022/23 (3 full yrs post LP adoption) - Cumulative position at 31/3/23 is -15.3Ha, this shortfall is greater than 20% of the target (i.e. 20% of 59Ha=11.8Ha) therefore the trigger is ACTIVATED
	Industrial	18.9 Ha	1.46Ha	0.3 Ha	1.76 Ha	A total of 0.55 Ha of land (equivalent to 1,128 sq.m of additional foorspace) has been completed in 2022/23. Trigger: Year 3 of monitoring against policy target. Trigger considered for first time in 2022/23 (3 full yrs post LP adoption) - Cumulative position at 31/3/23 is -15.3Ha, this shortfall is greater than 20% of the target (i.e. 20% of 59Ha=11.8Ha) therefore the trigger is ACTIVATED
	Non-Strategic S&D	21 Ha	0.74 Ha	0.25 Ha	0.99 Ha	A total of 0.55 Ha of land (equivalent to 1,128 sq.m of additional foorspace) has been completed in 2022/23. Trigger: Year 3 of monitoring against policy target. Trigger considered for first time in 2022/23 (3 full yrs post LP adoption) - Cumulative position at 31/3/23 is -15.3Ha, this shortfall is greater than 20% of the target (i.e. 20% of 59Ha=11.8Ha) therefore the trigger is ACTIVATED

	Strategic S&D	700,000 sq.m	236,060 sq.m	197,127sq.m	433,187 sq.m	<p>Target relates to completions at the 2 sites identified in Policy BE2.</p> <p>A total of 197,127sq.m of additional floorspace (approx. 62.6Ha) has been completed in 2022/23 at Magna Park North and Magna Park South.</p> <p>No permissions have been granted contrary to Policy BE2 (2).</p> <p>Trigger: Year 3 of monitoring against policy target. Trigger considered for first time in 2022/23 (3 full yrs post LP adoption) - Cumulative position at 31/3/23 is +161,687sqm (Trigger:20% of 700,000=-140,000) as there is a surplus the trigger is NOT ACTIVATED.</p>
BE2	Empl. & training strategy secured for each proposal.	Minimum of 25% of total new jobs created filled by Harborough residents	No data	No data	No data	<p>Obligation for a 'Construction Job and Business Employment Strategy'(CJBES) secured via S106 for 15/00919/FUL (Magna Park North Unit G), completed in 2019/20.</p> <p>CJBES to be monitored in future years. Data (subject to developer co-operation) may not be available until after the completion of each development phase.</p>

Objective 3: Location of Development

Key Policies	Key indicators	Target	Previous Yr (2019/20)	2020/21	Total @ 31/03/23	Commentary
SS1 BE1	Provision of commercial development in MH, Lutt, Fleckney	None stated	n/a	n/a	n/a	Geographical distribution of employment completions (Ha) monitored from 2019/20 onwards only. BA added to KI due to NP allocations.
SS1 BE1	Provision of commercial development in MH, Lutt, Fleckney	Market Harborough	4.6 Ha	0 Ha	4.6 Ha	Geographical distribution of employment completions monitored from 2019/20 onwards only BA added to KI due to NP allocations.
SS1 BE1	Provision of commercial development in MH, Lutt, Fleckney	Lutterworth (<i>excl. Magna Park</i>)	1.04 Ha	0.35 Ha	1.04 Ha	Geographical distribution of employment completions monitored from 2019/20 onwards only BA added to KI due to NP allocations.
SS1 BE1	Provision of commercial development in MH, Lutt, Fleckney	Broughton Astley	0.65 Ha	0.55 Ha	1.2 Ha	Geographical distribution of employment completions monitored from 2019/20 onwards only BA added to KI due to NP allocations.
SS1 BE1	Provision of commercial development in MH, Lutt, Fleckney	Fleckney	0 Ha	0 Ha	0 Ha	Geographical distribution of employment completions monitored from 2019/20 onwards only BA added to KI due to NP allocations.

SS1 BE1	Provision of commercial development in MH, Lutt, Fleckney	Kibworth	0.92 Ha	0.27 Ha	1.19 Ha	Geographical distribution of employment completions monitored from 2019/20 onwards only BA added to KI due to NP allocations.
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Harborough District Council



Report to the Cabinet 20 February 2025

Title:	Local Development Scheme Update
Status:	Public
Key Decision:	No
Report Author:	Terry Begley, Principal Planner Local Plans
Portfolio Holder:	Cllr Galton (Portfolio Holder) – Planning
Appendices:	Appendix A: Revised Local Development Scheme

Summary

- i) The Council is required to keep under review the key milestones in the local plan timetable.
- ii) The latest Local Development Scheme (LDS) for the new Local Plan was approved on 18th December 2023.
- iii) Update to the LDS is required following the publication of a revised National Planning Policy Framework (NPPF) in December 2024 and to provide a response to the Written Ministerial Statement that requires the Council to provide an updated timetable by 6th March 2025.

Recommendations

1. To approve the update to the Local Development Scheme set out in Appendix A

Reasons for Recommendations

The LDS enables the local community, neighbouring authorities, infrastructure providers, developers and other interested parties, to find out what local plan documents are proposed and the timetable for their preparation.

This LDS update is to ensure that the timetable for local plan preparation remains up to date.

The Minister of State for Housing and Planning has requested this update to the LDS, in response to recent changes to the national planning policy.

1 Purpose of Report

- 1.1 The Council has a duty to prepare, publish and maintain an LDS for the district. The purpose of this report is to seek approval for an update to the LDS.

2 Background

- 2.1 The LDS sets out the timetable for the preparation of the new Local Plan. The timetable identifies key dates and public consultation stages as well as outlining the subject matter and geographical extent of the plan.
- 2.2 By preparing and publishing the LDS, key stakeholders such as the local community, neighbouring authorities, infrastructure providers, developers and other interested parties can contribute to planning policies for the district. The LDS is also an opportunity to provide information on any Supplementary Planning Documents.
- 2.3 The Council is required to keep under review the key milestones in the timetable within the LDS; some changes in context, especially at sub-regional and national level, may be driven by circumstances beyond the authority's control.

3 Details

- 3.1 In July 2021, Cabinet made the decision to start work on the preparation of a new Local Plan. An integral part of the preparation of a new local plan is the formulation of an LDS. The most recent LDS for this plan preparation was agreed and approved on 18th December 2023 but is now in need of an update.
- 3.2 Work on the Local Plan has progressed in line with the LDS including public consultation on the Issues and Options (Regulation 18) between January and February 2024. A significant number of technical evidence studies has been prepared and discussions have been ongoing with stakeholders.
- 3.3 The Government published the new NPPF on 12th December 2024 and issued a Written Ministerial Statement¹ that requires all Local Planning Authorities to prepare and submit an up-to-date LDS within 12 weeks of its publication.
- 3.4 Among other matters the NPPF confirmed the transitional date for Local Plans to reach Regulation 19 on or before 12 March 2025 to proceed under the current plan making system. In light of the updated national planning policy, the LDS amends the programme for the production of the Local Plan. The key amendments are:

Local Plan stage	Current LDS Dec 2023	Updated LDS Feb 2025
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Reg 19 & 20 Proposed Submission Local Plan Consultation	Between January and March 2025	Between March and May 2025
Reg 22 Submission of the Local Plan for examination	Between May and June 2025	September/October 2025
Reg 22 Local Plan adoption*	Between May and December 2026	Between October and December 2026

* *Indicative only at this stage as dependent on detailed arrangements for Examination by the Planning Inspectorate and decisions/recommendations by the Inspector including the need for and scope of any main modifications arising out of the Examination.*

3.5 Subject to consideration of the report elsewhere on this agenda and the decision by Council, consultation on the Proposed Submission Draft Harborough Local Plan 2020-2041 in accordance with Regulation 19 is now taking place between March and May 2025. This ensures that the Plan will be examined in accordance with the previous NPPF and allows for an extended period of public consultation to enable members of the public additional time to consider the extensive range of evidence base documents. The Local Plan timetable also allows adoption by December 2026 in line with the Government's transitional arrangements for plans to be prepared under the current planning system.

3.6 Other changes to the LDS are more minor and include the following:

- The list of neighbourhood plans in paragraph 3.2 in the local plan has been reordered alphabetically and updated to include neighbourhood plans successfully made part of the development plan since December 2024.
- The section on supplementary planning documents has been deleted and the relevant content assimilated elsewhere within the document.
- Reference to the Community Infrastructure Levy has been added to the section on factors affecting Local Plan preparation.
- Paragraph 7.6 on changes to national planning policy and legislative framework has been updated to reflect current circumstances; and
- A glossary of planning terms has been added to help understand the abbreviated words and terms.

4 Implications of Decisions

Corporate Priorities

4.1 The LDS will support delivery of a new Local Plan which in turn will support all four priorities in Corporate Plan 2022-2031:

- Place and Community: Leading across the local community to create a sense of pride and belonging. CO1, CO2, CO3, CO5.
- Healthy Lives: Promoting health and wellbeing, encouraging healthy life choices. CO6, CO7, CO8.
- Environment and sustainability: Creating a sustainable environment to protect future generations. CO11, CO12, CO14, CO16.
- Economy: Supporting businesses and residents to deliver a prosperous local economy. CO17, CO18, CO23

Consultation

- 4.2 Consultation and engagement are a key element of the plan making. Consultation already undertaken on the Issues and Options, in accordance with the Statement of Community Involvement, that will inform the Proposed Submission Draft Local Plan. There is no requirement for public consultation on the LDS. The LDS will be published on the Council's website.

Financial

- 4.3 Updates to the LDS do not incur a specific cost, beyond officer time required to update the timetable. This resource is funded from existing budgets.

Legal

- 4.4 The requirement to publish and keep under review the LDS is set out in Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended).

Environmental Implications

- 4.5 The LDS will support delivery of the Local Plan. The new Local Plan will have implications in relation to the spatial planning of the district. The wider environmental implications of the scale and distribution of development and associated supporting infrastructure will be assessed through the Sustainability Appraisal of the Local Plan, which incorporates the requirements of the Strategic Environmental Assessment Directive (2001/42/EC), or SEA Directive.

Risk Management

- 4.6 Providing an updated timetable for the new Local Plan ensures that the Council complies with the national requirement to keep the Local Plan timetable up to date.
- 4.7 The updated LDS is an important step in the preparation of the new local plan. The LDS helps the Council to manage the risks associated with preparing a new local plan. Detailed risks are identified in Section 7 of the updated LDS. Appropriate risk management practices will be carried out as an integral part of the Plan's project management to keep all these risks under review as the plan progresses.

Equalities Impact

- 4.8 The LDS will support delivery of the Local Plan. The Equalities Impact Assessment has considered the impact of the full suite of policies set out within the Proposed Submission Draft Local Plan.
- 4.9 All published documentation related to the new Local Plan will meet public sector accessibility requirements under The Public Sector Bodies (Websites and Mobile Applications) (No. 2) Accessibility Regulations 2018.

Data Protection

- 4.10 The LDS will support delivery of the Local Plan. All new Local Plan consultations will be carried out in compliance with the provisions of the UK General Data Protection Regulations and the Data Protection Act 2018.

5 Alternative Options Considered

- 5.1 It is a statutory obligation for the Council to publish and maintain an up-to-date LDS, and an update has been requested by the Minister of State and therefore no other options have been considered.

6 Recommendations

- 6.1 That Council approves the update to the Local Development Scheme, set out at Appendix A.

7 Background papers

- Local Development Scheme Update: Council on Monday 18th December 2023 (adjourned from 11th December 2023): [Document.ashx](#)
- National Planning Policy Framework (December 2024): [National Planning Policy Framework](#)



HARBOROUGH DISTRICT LOCAL DEVELOPMENT SCHEME

Harborough District Council

February 2025

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Local Development Scheme (February 2025)

1. Introduction

- 1.1 The Council has a duty to prepare, publish and maintain a Local Development Scheme (LDS) for the district. This LDS replaces the November 2023 version.
- 1.2 The LDS sets out the timetable for the preparation of the new Local Plan, specifying key production and public consultation stages as well as outlining the subject matter and geographical extent. It also enables the local community to find out about planning policies for their area by setting out the documents which currently form the development plan for Harborough District. The LDS is also an opportunity to provide information on any Supplementary Planning Documents which have been adopted by the Council.
- 1.3 The LDS is published on the Council's website at www.harborough.gov.uk/local-development-scheme. The Authority's Monitoring Report will document the plan making activity and progress against the LDS to keep communities and interested parties informed.
- 1.4 Although every attempt has been made to avoid technical terminology there are occasions where terms are used in planning legislation, therefore definitions of planning terms used throughout the document are provided in the glossary.

2. The planning system

- 2.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework, which must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions, emphasises that 'the planning system should be genuinely plan-led'. It advocates succinct local and neighbourhood plans, which should be kept up to date, and be based on joint working and co-operation.
- 2.2 As set out in Section 3 below, the Harborough Local Plan 2011-2031 is a fundamental part of the 'plan-led' system. It was adopted in April 2019 meaning it is now more than 5 years old. The National Planning Policy Framework states that a local plan review should take place every 5 years

or when policies need updating. On 5th July 2021 Cabinet took the decision to begin preparation of a new Local Plan as a full update to the adopted Harborough Local Plan 2011-2031 (the Cabinet report and Local Plan Review are available [here](#)).

- 2.3 In order to keep local communities and other stakeholders informed of local planning activity, the Council is required to prepare an LDS under Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended). In relation to the new Local Plan the LDS must specify:
- the subject matter of the document to be prepared and the geographical extent to which it relates;
 - whether the document will be prepared jointly with one or more other local authority; and
 - the timetable for the preparation of document.
- 2.4 The LDS must be publicised and kept up to date. Planning Practice Guidance (PPG) states that an LDS is expected to be reviewed and updated at least annually but it may need updating more frequently if there are any significant changes to the plan or the timescales.

3. Current development plan

- 3.1 The development plan is at the heart of the planning system with a requirement in law that planning decisions must be taken in line with the development plan unless material considerations indicate otherwise. As such it is essential that plans are in place and kept up to date.
- 3.2 The current development plan for Harborough District comprises:
- [Harborough Local Plan 2011-2031](#) (adopted 30th April 2019)
 - [Leicestershire Minerals and Waste Local Plan to 2031](#) (adopted 25th September 2019)
 - [Arnesby Review Neighbourhood Plan](#) (made on 30th January 2025)
 - [Billesdon Neighbourhood Plan](#) (made on 10th June 2024)
 - [Broughton Astley Neighbourhood Plan](#) (made on 20th January 2014)
 - [Burton Overy Neighbourhood Plan](#) (made on 17th January 2019)
 - [Dunton Bassett Neighbourhood Plan](#) (made 4th July 2023)
 - [East Langton Neighbourhood Plan Review](#) (made on 2nd November 2022)
 - [Fleckney Neighbourhood Plan](#) (made 27th May 2021)
 - [Foxton Neighbourhood Plan Review](#) (made 2nd November 2021)

- [Gilmorton Neighbourhood Plan](#) (made on 24th January 2022)
- [Great Bowden Neighbourhood Plan Review](#) (made on 26th June 2018, reviewed (minor amendments) 5th October 2020)
- [Great Easton Neighbourhood Plan](#) (made on 25th January 2018)
- [Great Glen Neighbourhood Plan Review](#) (made on 25th January 2020)
- [Hallaton Neighbourhood Plan](#) (made 11th June 2021)
- [High Leicestershire Neighbourhood Plan](#) (made 30th January 2025)
- [Houghton on the Hill Neighbourhood Plan](#) (made on 5th April 2018)
- [Hungarton Neighbourhood Plan Review](#) (made 20th July 2017, reviewed (minor amendments) 19th July 2021)
- [Husbands Bosworth Neighbourhood Plan](#) (made 27th May 2021)
- [Kibworths Neighbourhood Plan Review](#) (made 31st May 2023)
- [Leire Neighbourhood Plan](#) (made on 16th May 2022)
- [Lubenham Neighbourhood Plan](#) (made on 20th July 2017)
- [Medbourne Neighbourhood Plan](#) (made on 4th July 2018 and reviewed with minor (non-material) modifications July 2023)
- [Misterton with Walcote](#) (made 11th June 2021)
- [North Kilworth Neighbourhood Plan](#) (made on 20th July 2017)
- [Saddington Neighbourhood Plan Review](#) (made 17th January 2019, reviewed (minor amendments) 4th June 2021)
- [Scraptoft Neighbourhood Plan](#) (made on 24th February 2016)
- [Shearsby Neighbourhood Plan](#) (made on 17th January 2019)
- [South Kilworth Neighbourhood Plan](#) (made on 17th January 2019)
- [Swinford Neighbourhood Plan](#) (made on 10th October 2018)
- [Tugby and Keythorpe Neighbourhood Plan](#) (made on 2nd November 2022)
- [Tur Langton Neighbourhood Plan](#) (made on 1st July 2019, reviewed (minor amendments) 3rd February 2025)

3.3 [Harborough Local Plan 2011-2031](#). The Local Plan was adopted on 30th April 2019 and sets out the vision and strategic objectives for the district to 2031. It includes site allocations to meet identified development needs, and a range of development management policies used to determine planning applications. The Local Plan is accompanied by a Policies Map which identify the areas different planning policies apply within the district.

3.4 [Leicestershire Minerals and Waste Local Plan \(LMWLP\) up to 2031](#). The County Council formally adopted the Minerals and Waste Local Plan on 25th September 2019. It includes a spatial vision, strategic objectives, and core policies to guide the future extraction of minerals and the form of waste management development in the County.

- 3.5 [Neighbourhood Plans](#) In addition to the ‘made’ neighbourhood plans listed in paragraph 3.2, above, which form part of the Development Plan for Harborough District, several other neighbourhood plans are in the process of being prepared or reviewed. The up-to-date position in relation to the preparation and adoption of neighbourhood plans is available on the Council’s [website](#). Once neighbourhood plans are ‘made’ (adopted) by the Council, they form part of the development plan for the district and must be taken into account in the determination of planning applications.
- 3.6 [Supplementary Planning Documents \(SPD\)](#) Supplementary Planning Documents (SPDs) provide additional guidance, explanation and information on planning policies and proposals in the adopted local plan. They are a material consideration in the determination of planning applications; however, they are not part of the Development Plan. The Council is not required to include them in the LDS, but they are included here for information purposes.
- 3.7 The [Development Management SPD](#) was adopted on 13th December 2021 and replaces the previous Supplementary Planning Guidance Notes. This document provides further detail on the interpretation and implementation of Local Plan Policies.
- 3.8 The [Planning Obligations SPD](#) was adopted on 20th June 2022 replacing the Planning Obligations Supplementary Planning Guidance (SPG) (2017). It informs developers, landowners, infrastructure providers and local communities about the approach of the Council to securing community infrastructure and affordable housing through planning obligations.

4. New Local Plan

- 4.1 Central to the planning system is the preparation of a Local Plan which is consistent with the National Planning Policy Framework.
- 4.2 The Council has previously taken the decision to prepare a new Local Plan to replace the adopted Harborough Local Plan 2011-2031 which became 5 years old in April 2024, following adoption in April 2019.
- 4.3 An update to the LDS is necessary to reflect amendments to the timetable for preparation of the Harborough Local Plan 2020-2041 following the publication of the revised National Planning Policy Framework in December 2024. The amendment to the timetable enables the Local Plan to be progressed in accordance with the transitional arrangements set out

in Annex 1 of the National Planning Policy Framework that plans should reach Regulation 19 on or before 12 March 2025.

New Local Plan	
Role and Subject:	<p>The New Local Plan will provide the strategic planning framework for the district for at least 15 years from its adoption. The current Local Plan spatial strategy will be updated by a new strategy to deliver the required scale of development in appropriate and sustainable locations. Current Development Management policies will be reviewed and updated as necessary.</p> <p>In line with NPPF (September 2023) paragraphs 20-23, strategic policies in the New Local Plan will set out the overall strategy for the pattern, scale and design quality of places and make sufficient provision for development needs and supporting infrastructure. It will also provide for the conservation and enhancement of the district's natural, built and historic environment as well as planning measures to address climate change mitigation and adaptation.</p> <p>Where appropriate, the New Local Plan will also set out non-strategic, more detailed policies for specific areas, neighbourhoods or types of development in line with NPPF (September 2023) paragraphs 28-30. Such policies can also be set out in neighbourhood plans.</p> <p>The Local Plan will support the continued preparation of neighbourhood plans across the district by providing a clear strategic policy framework. It will identify which policies are strategic and provide the policy context for the preparation or review of neighbourhood plans prepared by Parish Councils or neighbourhood forums on behalf of their local communities.</p>
Geographical Area:	District wide
Status:	Development Plan Document
Chain of Conformity:	National Planning Policy Framework
Joint Production?	No but there is a 'duty to cooperate' on planning issues that cross administrative boundaries, particularly those relating to strategic priorities. National planning policy is clear that in order to demonstrate effective and on-going joint working, strategic policy making authorities should prepare and maintain one or more Statements of Common Ground (SoCG), documenting the cross-boundary matters being addressed and progress in cooperating to address these. The Council will continue to prepare joint evidence across the Housing Market

	Area (Leicester and Leicestershire) or other geographical area, as appropriate, and to address cross-boundary strategic issues through the preparation of SoCGs as appropriate.
Timetable – Key Stages	
Reg 18 Issues and Options Consultation	January and February 2024
Reg 19 & 20 Proposed Submission Local Plan Consultation	Between March and May 2025
Reg 22 Submission of Local Plan for Examination	September/October 2025
Reg 26 Local Plan Adoption*	October- December 2026*

**Indicative only at this stage as dependent on detailed arrangements for Examination by the Planning Inspectorate and decisions/recommendations by the Inspector including the need for and scope of any main modifications arising out of the Examination.*

5. Other documents

- 5.1 **Policies Map:** The Local Plan Policies Map will be revised as appropriate as part of the new Local Plan. The Policies Map will identify policy designations, proposals and sites allocate for particular uses.
- 5.2 **Sustainability Appraisal (incorporating Strategic Environmental Assessment):** A Sustainability Appraisal be undertaken for the new Local Plan and for Supplementary Planning Documents where required. The main aim of this process, which runs in parallel with the preparation of plans, is to ensure that the social, economic and environmental effects of emerging policies are understood and taken into account. The process will follow guidance at the time.
- 5.2 **Appropriate Assessment:** An Appropriate Assessment is prepared at each published stage of a Development Plan to show whether the policies will have significant effects on sites subject to the constraints of the Habitats Regulations Assessment of European Importance.
- 5.3 **Authority Monitoring Report:** Local planning authorities are required to publish an annual report that monitors the progress and implementation of each document set out in the LDS. It must specify whether adopted policies are meeting their stated objectives. In addition, it must include:
- Details of any neighbourhood development order or a neighbourhood development plan made by the Council;

- Any Community Infrastructure Levy related receipts and expenditure; and
- Details on where the Council has worked with other authorities in accordance with the 'Duty to Cooperate'.

The latest Council monitoring report is available [here](#).

- 5.4 **Statement of Community Involvement (SCI):** This document explains how parties with an interest in planning issues in the district can engage with the planning system. Essentially it sets out who, when and how the authority will consult when developing new planning policy and processing planning applications. The latest version of the SCI was adopted by the Council in February 2020 and is available [here](#). The Council is keen to encourage the use of the [Strategic Planning Consultation Portal](#) as a means of engaging stakeholders and the public and this is reflected in the Statement of Community Involvement.

6. Other factors impacting on Local Plan preparation

- 6.1 **Evidence Base:** A number of studies were prepared to support the production of the current Local Plan. Updated and additional evidence will be prepared to inform the preparation of the new Local Plan. This is published on the Council's website on the [supporting evidence](#) webpage wherever possible.
- 6.2 **Duty to Cooperate:** Given the importance attached to the 'Duty to Cooperate', the Council is putting procedures into place to ensure effective collaboration with neighbouring local authorities, other local authorities within the Leicester and Leicestershire Housing Market Area and other public bodies, particularly on strategic planning issues that span district council boundaries. Both member and officer groups are established to facilitate this process.
- 6.3 **Community Infrastructure Levy (CIL):** The Community Infrastructure Levy (CIL) applies where local authorities have adopted a CIL Charging Schedule and is essentially a fixed financial contribution based on the size of development proposed. Unlike S106 agreements, money received through CIL is not tied to a particular development and can be spent more flexibly on new and enhanced infrastructure across the area. As part of the plan making process the Council has not pursued the introduction of a CIL Charging Schedule. Circumstances may change at a later date therefore

based upon evidence the Council may consider pursuing this course of action.

6.4 **Council Procedure and Reporting:** The preparation of the Local Plan will be informed, monitored and approved as appropriate by Harborough District Council through:

- Member engagement, including the Planning Portfolio Holder and Chair of Planning Committee and other councillors;
- The Council's Cabinet; and
- The Council

6.5 **Equality Impact Assessment:** An Equality Impact Assessment has been undertaken in conjunction with the preparation of the Local Plan to consider the likely effects of planning policies on people with protected characteristics. This will help the Council to ensure that the needs of people are taken into account when developing and implementing the Local Plan.

7.0 Risk Assessment

7.1 It is important that the risks associated with delivery of the Local Plan are acknowledged and mitigating measures put in place to avoid adverse impact on the delivery of the LDS. The main risks to delivery have been identified together with proposed mitigation measures:

7.2 **Resources:** The following officers of Harborough District Council will be involved, to varying degrees, in preparing the Local Plan:

- Director of Planning
- Head of Strategic and Local Planning
- Principal Planning Policy Officer
- Local Plan Project Officer (0.6 FTE)
- Senior Planning Policy Officer (2.3 FTE)
- Planning Policy Officer (0.5 FTE)
- Planning Policy Assistant
- Neighbourhood and Green Spaces Officer
- Heritage and Conservation Officer
- Additional external support as necessary.

The need for additional staff resources may occur through sickness, staff turnover or volume of work.

Mitigation measures: succession planning, continual professional development through appraisals, liaison with Local Planning Advisory Panel, liaison with Director of Planning over recruitment, secondment arrangements, temporary cover arrangements, additional external resources.

- 7.3 **Evidence:** Delay to Plan progress if relevant evidence at Leicestershire-wide level is postponed.

Mitigation measures: Full involvement in process, timely provision of information/comments for consultants, close monitoring of adherence to project timescales, ensure project group are aware of Local Plan deadlines. Should a significant delay be experienced in the preparation of evidence, which the Local Plan relies upon, an amendment to the LDS will be prepared and presented for consideration.

- 7.4 **Political Decision-making:** Politically contentious issues may require unforeseen circumstances to resolve.

Mitigation measures: Internal process arrangements provide a number of opportunities for district councillors to meet and discuss emerging policies and proposals with officers including Portfolio Holder meetings, Member engagement in Local Plan preparation, all-Member workshops and briefings, the formal approval of documents at Cabinet and Council meetings.

- 7.5 **Duty to Cooperate:** Local planning authorities must demonstrate how they have complied with the Duty to Cooperate at the independent examination of their local plan. If a local planning authority cannot demonstrate to the examination inspector that it has complied with the Duty, then the local plan will not be able to proceed further in the examination process. In preparing local plans, local planning authorities have to bear in mind that cooperation should produce effective and deliverable policies on strategic cross boundary matters

Mitigation measures: Ensure a good understanding of the requirements of the duty to cooperate at an early stage through clarity on the legislative framework, accompanying guidance and lessons from inspectors' reports. This then needs to be translated into officer and member involvement in appropriate structures for evidence gathering and agreement on strategic issues. Appropriate ongoing engagement with partners on identified Duty to Cooperate issues will take place involving one to one engagement

where appropriate, stakeholder meetings and workshops. The preparation of SoCG with relevant partners will identify strategic cross boundary issues and identify the mechanisms to address such issues, including the preparation of joint evidence.

- 7.6 Changes to National Planning Policy and legislative framework:** The government is in the process of publishing multiple new policy, legislation and guidance which will be relevant to planning in the future. For example, over the course of December 2024, the government published a new National Planning Policy Framework on 12th December setting out new national planning rules; and the 'English Devolution White Paper' was published on 16th December, outlining an approach to introduce a regional level of local government; and a new Planning and Infrastructure Bill, anticipated to include a framework for producing Local Plans, is expected March 2025.

Mitigation measures: Closely monitor new policy and practice guidance, anticipate changes to national policy and its implications at the Housing Market Area level, build flexibility into the plan and work closely with neighbouring local authorities in respect of the Duty to Cooperate on strategic priorities. Should changes to Government policy or legislative framework impose additional requirements and therefore additional time to resolve, an amendment to the LDS will be prepared and presented for consideration.

- 7.7 Financial Resources:** Undertaking evidence gathering projects, public consultation events and the formal Examination of the final new Local Plan require significant financial resources. Any additional unforeseen costs would place a further burden on the budget.

Mitigation measures: Close monitoring of the new Local Plan preparation budget and likely future commitments.

8. Timetable for new Local Plan

- 8.1** The timetable overleaf sets out the key stages in the preparation of the new Local Plan for Harborough District.

Local Development Scheme: New Local Plan timetable (February 2025)

	2023					2024												2025												2026												
Stage	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
Evidence gathering																																										
Consultation on issues and options (Reg 18)																																										
Consultation on Proposed Submission Local Plan (Regulation 19)																																										
Submission to Secretary of State																																										
Examination																																										
Inspectors report																																										
Adoption of Local Plan*																																										

Figure 1: An illustration of the timeline for local plan preparation, with key project milestones indicated on a calendar; Issues and Options consultation (Jan-Feb 2024), Proposed Submission consultation (March-May 2025), Submission for Examination (September-October 2025), and Adoption October/December 2026.

*Estimated to be 12 months from Submission for Examination (the current Local Plan was adopted 11 months after Submission for Examination), i.e. the Local Plan Adoption Date is indicative only at this stage – it is dependent on detailed arrangements for Examination by the Planning Inspectorate and decisions/ recommendations by the Inspector including the need for and scope of any main modifications arising out of the Examination.

9. Glossary of planning terms

Authority Monitoring Report (AMR) (formerly the Annual Monitoring Report) An annual document that reports the progress made on plan preparation compared to the Local Development Scheme and the delivery of local plan policies including housing and employment.

Community Infrastructure Levy (CIL)

The Community Infrastructure Levy is a charge placed on certain developments, to be paid by developers to provide necessary infrastructure.

Development Plan

A set of adopted documents which, together, are the main consideration in deciding planning applications. The Development Plan sets out the Local Planning Authority's objectives in relation to the development and use of land in their area, and their general policies for the implementation of those objectives. The Development Plan for the District includes the Local Plan, minerals and waste plan and Neighbourhood Development Plans.

Development Plan Document (DPD)

Statutory documents prepared by the local planning authority with community involvement and consultation. They are subject to an examination in public by an independent Planning Inspector appointed by the Secretary of State.

Habitat Regulation Assessments (HRA)

An assessment, in this case of the Local Plan, to determine whether proposals are likely to have a significant effect on protected sites of European importance for nature conservation, and if so what the implications are for those sites in view of their conservation objectives.

Local Plan

The plan for the development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004.

Local Development Scheme (LDS)

The Local Development Scheme is a document which sets out the Local Planning Authority's programme for the production of Local Development Documents.

Neighbourhood Development Plan

The Regulatory title for a planning document which may be initiated and prepared by Parish and Town Councils or Neighbourhood Forums. Following robust consultation, independent examination and a local referendum they become 'made' (essentially adopted) by the Council

as part of the statutory development plan. They are generally referred to as Neighbourhood Plans and must be prepared in general conformity with the Local Plan.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out Government's planning policies for England and how these are expected to be applied.

Planning Practice Guidance

A set of detailed and regularly updated Government advice on how the National Planning Policy Framework should be interpreted

Policies Map

This will illustrate on an Ordnance Survey Base Map all the policies and proposals contained in the Local Plan.

Planning Practice Guidance (PPG)

The National Planning Practice Guidance adds further context to the NPPF on specific issues.

Statement of Community Involvement (SCI)

A document outlining the approach of the authority to involving the community in preparing planning policy and considering planning applications.

Supplementary Planning Document (SPD)

A document that provides guidance on how to use and interpret planning policies when developing proposals or making decisions

Sustainability Appraisal

A process by which the economic, social and significant environmental impacts of a project, strategy or plan are assessed. The aim of the appraisal process is to avoid or mitigate significant adverse impacts.

Strategic Environmental Assessment (SEA) Directive

A European directive requiring public plans and programmes to undergo an assessment of the likely significant effects on the environment of the plan and reasonable alternatives. It also requires public consultation on the assessment, and monitoring of the significant environmental effects of the plan's implementation.

