

**Strategic Allocation Options Appraisal**

<b>Contents</b>	<b>Page</b>
Residential Options	
Option A	3
Option B	8
Option C	13
Option D	18
Employment Options	
Option F	23
Option G	26
Summary Table	29

**Scoring System**

**Scoring system: Positive = 2pts, Neutral = 1pt, Negative = 0pts**  
**Higher scoring sites are more sustainable than lower scoring sites**

BLANK

## Strategic Allocation Options Appraisal

[Option A – Airfield Farm 1000 dwellings]

<b>SOCIAL IMPACTS</b>					
<b>INDICATOR</b>	<b>POSITIVE</b>	<b>NEUTRAL</b>	<b>NEGATIVE</b>	<b>COMMENTS</b>	<b>SCORE</b>
Stakeholder Support	2			Some stakeholder support	2
Community Support	2 (x2)			This option received by far the greatest level of community support. Community support is recognised as a significant factor in this exercise and to ensure this is reflected in the scoring the results have been increased by a factor of 2.	4
Primary School	2			Provision expected with proposal of this size, LCC to confirm but site reserved.	2
Health Centre			0	A Health Centre is unlikely to be necessary to be provided on site. Therefore no wider community benefit. Likely needs can be met off site.	0
Leisure and open space facilities	2			Open space proposed adjacent to canal	2

Connectivity with Town	2			The proposed southern access over the canal (precise location to be confirmed) will provide connectivity with the town.	2
Local Retail	2			Provision for local retail expected with development of this scale	2
Affordable Housing Contribution		1		Although we would aim to achieve a target of 30% affordable housing, this is unlikely to be achieved in this option due to other competing infrastructure costs affecting viability.	1
<b>Sub – Total</b>					<b>15</b>
<b>ENVIRONMENTAL IMPACTS</b>					
<b>INDICATOR</b>	<b>POSITIVE</b>	<b>NEUTRAL</b>	<b>NEGATIVE</b>	<b>COMMENTS</b>	<b>SCORE</b>
Landscape		1		Proposes development closest to site boundaries adjacent to open countryside, however would not require a link onto the A4304 over the ridge to Lubenham.	1
Ecology		1		Element of compensation proposed with additional open space provision	1

Archaeology		1		The impact on archaeology needs to be further assessed. However indications are that there is unlikely to be any adverse affect that could not be properly addressed as part of the planning process.	1
Historic Heritage			0	Proposed new southern access over the canal would likely have an adverse impact on the conservation area.	0
Vehicular Access Points		1		Although site has access, all access points have a negative environmental impact. However in this case there is no proposed access to the A4304 over the ridge to Lubenham.	1
Scope for design innovation	2			Sufficient critical mass of development to ensure significant design standards including sustainability, renewable energy etc	2
Traffic generation		1		Smaller development likely to generate less traffic.	1
<b>Sub – Total</b>					<b>7</b>

<b>ECONOMIC IMPACTS</b>					
<b>INDICATOR</b>	<b>POSITIVE</b>	<b>NEUTRAL</b>	<b>NEGATIVE</b>	<b>COMMENTS</b>	<b>SCORE</b>
Creation of jobs	2			Services and facilities on site	2
Retail impact		1		Expect a reasonable level of local services to make development sustainable without impacting on viability of town centre	1
Construction opportunities		1		Local construction opportunities may require workforce from outside area	1
Inward investment		1		In conjunction with employment options, the development would attract further investment to town and area	1
Farming		1		No loss of high grade agricultural land Grade 2a and above	1
<b>Sub – Total</b>					<b>6</b>
<b>OTHER IMPACTS</b>					
<b>INDICATOR</b>	<b>POSITIVE</b>	<b>NEUTRAL</b>	<b>NEGATIVE</b>	<b>COMMENTS</b>	<b>SCORE</b>
Medium to long terms needs		1		Whilst proposal will meet short to medium term needs, it is of insufficient scale to provide long term perspective.	1
Short to medium term needs	2			Meets minimum SDA requirements of 1000 dwellings	2

Road Link		1		Whilst this proposal would not deliver a link road it is acknowledged that I would not prejudice a future link road.	1
Impacts on other parts of the district		1		Falls short of meeting a significant proportion of the future housing requirements of the town as a result of which other strategic allocations would need to be identified.	1
Relationship to town		1		Site is physically isolated from the rest of the town, poor physical relationship and fragmented development, although site could be self contained.	1
Connectivity		1		Potential to ensure site has good internal connectivity to different land uses	1
Separation	2			Current location will not impact on separation between Market Harborough and Lubenham	2
<b>Sub – Total</b>					<b>9</b>
<b>Grand Total</b>					<b>36</b>

## Strategic Allocation Options Appraisal

[Option B – Developers Composite 1739 dwellings]

<b>SOCIAL IMPACTS</b>					
<b>INDICATOR</b>	<b>POSITIVE</b>	<b>NEUTRAL</b>	<b>NEGATIVE</b>	<b>COMMENTS</b>	<b>SCORE</b>
Stakeholder Support			0	Very limited support for option	0
Community Support			0	Very limited support for option	0
Primary School	2			Provision expected with proposal of this size, LCC to confirm but site reserved.	2
Health Centre		1		Increased population may require element of on site provision	1
Leisure and open space facilities	2			linear park adjacent to existing town plus additional green space on far side of development	2
Connectivity with Town	2			The proposed southern access over the canal (precise location to be confirmed) will provide connectivity with the town. Even if the new crossing is for public transport and footpath/cycling only it will enhance connectivity.	2
Local Retail	2			Likely significant local retail on site due to numbers of dwellings to be provided	2



Affordable Housing Contribution	2			The target of 30% is likely to be met due to the increased number of housing which will strengthen this issue with regards to viability.	2
<b>Sub – Total</b>					<b>11</b>
<b>ENVIRONMENTAL IMPACTS</b>					
<b>INDICATOR</b>	<b>POSITIVE</b>	<b>NEUTRAL</b>	<b>NEGATIVE</b>	<b>COMMENTS</b>	<b>SCORE</b>
Landscape		1		Development has potential to be screened from the west for entire length of development and works in harmony with topography, however it would require a new access onto the A4304 over the ridge to Lubenham which would be intrusive.	1
Ecology		1		Although larger potential area to create habitat the precise benefits, need to be further explored.	1
Archaeology		1		The impact on archaeology needs to be further assessed. However indications are that there is unlikely to be any adverse affect that could not be properly addressed as part of the planning process.	1

Historic Heritage			0	Proposed new southern access over the canal would likely have an adverse impact on the conservation area.	0
Vehicular Access Points			0	Although site has access, all access points have a negative environmental impact	0
Scope for design innovation	2			Sufficient critical mass of development to ensure significant design standards including sustainability, renewable energy etc	2
Traffic generation			0	Additional housing generating additional traffic.	0
<b>Sub – Total</b>					<b>5</b>
<b>ECONOMIC IMPACTS</b>					
<b>INDICATOR</b>	<b>POSITIVE</b>	<b>NEUTRAL</b>	<b>NEGATIVE</b>	<b>COMMENTS</b>	<b>SCORE</b>
Creation of jobs	2			Services and facilities on site	2
Retail impact		1		Expect a reasonable level of local services to make development sustainable without impacting on viability of town centre	1
Construction opportunities		1		Local construction opportunities may require workforce from outside area	1

Inward investment		1		In conjunction with employment options, the development would attract further investment to town and area	1
Farming		1		No loss of high grade agricultural land Grade 2a and above	1
<b>Sub – Total</b>					<b>6</b>
<b>OTHER IMPACTS</b>					
<b>INDICATOR</b>	<b>POSITIVE</b>	<b>NEUTRAL</b>	<b>NEGATIVE</b>	<b>COMMENTS</b>	<b>SCORE</b>
Medium to long terms needs	2			Development meets current and some future needs of the Core Strategy for the town	2
Short to medium term needs	2			Meets minimum SDA requirements of 1000 dwellings	2
Road Link	2			This proposal delivers a link road	2
Impacts on other parts of the district	2			This proposal potentially accommodates a significant proportion of the towns long term requirements and would reduce pressure on other sites thus helping to preserve the towns historic character	2
Relationship to town	2			Closer physical relationship to the town	2
Connectivity		1		Potential to ensure site has good internal connectivity to different land uses	1

Separation		1		Topography and landscaping will help aid the visual separation between Harborough and Lubenham.	1
<b>Sub – Total</b>					<b>12</b>
<b>Grand Total</b>					<b>34</b>

## Strategic Allocation Options Appraisal

[Option C – Development Options Workshop 1800 dwellings]

<b>SOCIAL IMPACTS</b>					
<b>INDICATOR</b>	<b>POSITIVE</b>	<b>NEUTRAL</b>	<b>NEGATIVE</b>	<b>COMMENTS</b>	<b>SCORE</b>
Stakeholder Support		1		There is some stakeholder support for option from Foxton PC & Medical Centre	1
Community Support		1 (x2)		Community support is recognised as a significant factor in this exercise and to ensure this is reflected in the scoring the results have been increased by a factor of 2.	2
Primary School	2			Provision expected with proposal of this size, LCC to confirm but site reserved.	2
Health Centre		1		Increased population may require element of on site provision	1
Leisure and open space facilities	2			More comprehensive linear park adjacent to existing town plus additional green space on far side of development	2

Connectivity with Town			0	This proposal does not include an access over the canal and therefore would have poor connectivity with the town.	0
Local Retail	2			Likely significant local retail on site due to numbers of dwellings to be provided	2
Affordable Housing Contribution	2			The target of 30% is likely to be met due to the increased number of housing which will strengthen this issue with regards to viability.	2
<b>Sub – Total</b>					<b>12</b>
<b>ENVIRONMENTAL IMPACTS</b>					
<b>INDICATOR</b>	<b>POSITIVE</b>	<b>NEUTRAL</b>	<b>NEGATIVE</b>	<b>COMMENTS</b>	<b>SCORE</b>
Landscape		1		Development has potential to be screened from the west for entire length of development and works in harmony with topography, however it would require a new access onto the A4304 over the ridge to Lubenham which would be intrusive.	1
Ecology		1		Although larger potential area to create habitat the precise benefits, need to be further explored.	1

Archaeology		1		The impact on archaeology needs to be further assessed. However indications are that there is unlikely to be any adverse affect that could not be properly addressed as part of the planning process.	1
Historic Heritage	2			No impact on canal conservation area through additional access.	2
Vehicular Access Points			0	Although site has access, all access points have a negative environmental impact	0
Scope for design innovation	2			Sufficient critical mass of development to ensure significant design standards including sustainability, renewable energy etc	2
Traffic generation			0	Additional housing generating additional traffic.	0
<b>Sub – Total</b>					<b>7</b>
<b>ECONOMIC IMPACTS</b>					
<b>INDICATOR</b>	<b>POSITIVE</b>	<b>NEUTRAL</b>	<b>NEGATIVE</b>	<b>COMMENTS</b>	<b>SCORE</b>
Creation of jobs	2			Services and facilities on site	2
Retail impact		1		Expect a reasonable level of local services to make development sustainable without impacting on viability of town centre	1

Construction opportunities		1		Local construction opportunities may require workforce from outside area	1
Inward investment		1		In conjunction with employment options, the development would attract further investment to town and area	1
Farming		1		No loss of high grade agricultural land Grade 2a and above	1
<b>Sub – Total</b>					<b>6</b>
<b>OTHER IMPACTS</b>					
<b>INDICATOR</b>	<b>POSITIVE</b>	<b>NEUTRAL</b>	<b>NEGATIVE</b>	<b>COMMENTS</b>	<b>SCORE</b>
Medium to long terms needs	2			Development meets current and some future needs of the Core Strategy for the town	2
Short to medium term needs	2			Meets minimum SDA requirements of 1000 dwellings	2
Road Link	2			This proposal delivers a link road	2
Impacts on other parts of the district	2			This proposal potentially accommodates a significant proportion of the towns long term requirements and would reduce pressure on other sites thus helping to preserve the towns historic character	2
Relationship to town	2			Closer physical relationship to the town	2



Connectivity		1		Potential to ensure site has good internal connectivity to different land uses	1
Separation		1		Topography and landscaping will help aid the visual separation between Harborough and Lubenham	1
<b>Sub – Total</b>					<b>12</b>
<b>Grand Total</b>					<b>37</b>

## Strategic Allocation Options Appraisal

[Option D – Landscape Assessment “Area suitable for development” 1500 dwellings]

<b>SOCIAL IMPACTS</b>					
<b>INDICATOR</b>	<b>POSITIVE</b>	<b>NEUTRAL</b>	<b>NEGATIVE</b>	<b>COMMENTS</b>	<b>SCORE</b>
Stakeholder Support			0	Very limited support for option	0
Community Support			0	Very limited support for option	0
Primary School	2			Provision expected with proposal of this size, LCC to confirm but site reserved.	2
Health Centre		1		Increased population may require element of on site provision	1
Leisure and open space facilities	2			linear park adjacent to existing town plus additional green space on far side of development	2
Connectivity with Town	2			The proposed southern access over the canal (precise location to be confirmed) will provide connectivity with the town. Even if the new crossing is for public transport and footpath/cycling only it will enhance connectivity.	2
Local Retail	2			Likely significant local retail on site due to numbers of dwellings to be provided	2

Affordable Housing Contribution		1		The target of 30% is likely to be met due to the increased number of housing which will strengthen this issue with regards to viability.	1
<b>Sub – Total</b>					<b>10</b>
<b>ENVIRONMENTAL IMPACTS</b>					
<b>INDICATOR</b>	<b>POSITIVE</b>	<b>NEUTRAL</b>	<b>NEGATIVE</b>	<b>COMMENTS</b>	<b>SCORE</b>
Landscape		1		Development has potential to be screened from the west for entire length of development and works in harmony with topography, however it would require a new access onto the A4304 over the ridge to Lubenham which would be intrusive.	1
Ecology		1		Although larger potential area to create habitat the precise benefits, need to be further explored.	1
Archaeology		1		The impact on archaeology needs to be further assessed. However indications are that there is unlikely to be any adverse affect that could not be properly addressed as part of the planning process.	1

Historic Heritage			0	Proposed new southern access over the canal would likely have an adverse impact on the conservation area.	0
Vehicular Access Points			0	Although site has access, all access points have a negative environmental impact	0
Scope for design innovation	2			Sufficient critical mass of development to ensure significant design standards including sustainability, renewable energy etc	2
Traffic generation			0	Additional housing generating additional traffic.	0
<b>Sub – Total</b>					<b>5</b>
<b>ECONOMIC IMPACTS</b>					
<b>INDICATOR</b>	<b>POSITIVE</b>	<b>NEUTRAL</b>	<b>NEGATIVE</b>	<b>COMMENTS</b>	<b>SCORE</b>
Creation of jobs	2			Services and facilities on site	2
Retail impact		1		Expect a reasonable level of local services to make development sustainable without impacting on viability of town centre	1
Construction opportunities		1		Local construction opportunities may require workforce from outside area	1

Inward investment		1		In conjunction with employment options, the development would attract further investment to town and area	1
Farming		1		No loss of high grade agricultural land Grade 2a and above	1
<b>Sub – Total</b>					<b>6</b>
<b>OTHER IMPACTS</b>					
<b>INDICATOR</b>	<b>POSITIVE</b>	<b>NEUTRAL</b>	<b>NEGATIVE</b>	<b>COMMENTS</b>	<b>SCORE</b>
Medium to long terms needs	2			Development meets current and some future needs of the Core Strategy for the town	2
Short to medium term needs	2			Meets minimum SDA requirements of 1000 dwellings	2
Road Link	2			This proposal delivers a link road	2
Impacts on other parts of the district	2			This proposal potentially accommodates a significant proportion of the towns long term requirements and would reduce pressure on other sites thus helping to preserve the towns historic character	2
Relationship to town	2			Closer physical relationship to the town	2
Connectivity		1		Potential to ensure site has good internal connectivity to different land uses	1

Separation		1		Topography and landscaping will help aid the visual separation between Harborough and Lubenham	1
<b>Sub – Total</b>					<b>12</b>
<b>Grand Total</b>					<b>33</b>

## Strategic Allocation Options Appraisal – Employment Sites

[Option F – Employment Site – Hallam Land/William Davis Land 10ha]

<b>SOCIAL IMPACTS</b>					
<b>INDICATOR</b>	<b>POSITIVE</b>	<b>NEUTRAL</b>	<b>NEGATIVE</b>	<b>COMMENTS</b>	<b>SCORE</b>
Community Support		1		Some support received for option	1
Potential to provide leisure facilities	2			The site has potential to delivery a range of leisure facilities	2
Connectivity with the preferred option		1		The site is easily accessible from the north of the preferred option but not from the south of the site	1
Connectivity with the Town			0	The site isolated from the rest of town	0
Neighbouring land uses			0	May negate delivery of approved adjoining showground	0
<b>Sub – Total</b>					<b>4</b>
<b>ENVIRONMENTAL IMPACTS</b>					
<b>INDICATOR</b>	<b>POSITIVE</b>	<b>NEUTRAL</b>	<b>NEGATIVE</b>	<b>COMMENTS</b>	<b>SCORE</b>
Landscape		1		Has minimal impact on surrounding landscape, already partially developed	1
Ecology		1		Some impact on biodiversity inevitable	1

Historic Heritage		1		Site will not impact on heritage assets	1
Vehicular Access		1		Likely to use existing roundabout due to possible closure of Gallowfield Road	1
Scope for design innovation	2			Potential for high design and energy efficiency standards	2
Traffic generation			0	Development will generate additional traffic movements	0
<b>Sub – Total</b>					<b>6</b>
<b>ECONOMIC IMPACTS</b>					
<b>INDICATOR</b>	<b>POSITIVE</b>	<b>NEUTRAL</b>	<b>NEGATIVE</b>	<b>COMMENTS</b>	<b>SCORE</b>
Creation of jobs	2			Extent of job creation will depend upon mix of uses	2
Inward investment	2			Site development will attract inward investment into town	2
Construction opportunities		1		Local construction opportunities may require workforce from outside area	1
Farming		1		No loss of high grade agricultural land Grade 2a and above	1
Range of employment uses	2			Site is capable of delivering a range of employment and commercial activities including leisure facilities	2
<b>Sub – Total</b>					<b>8</b>



<b>OTHER IMPACTS</b>					
<b>INDICATOR</b>	<b>POSITIVE</b>	<b>NEUTRAL</b>	<b>NEGATIVE</b>	<b>COMMENTS</b>	<b>SCORE</b>
Medium to long terms needs	2			Sites has potential to contribute to any future shortfall in employment land provision	2
Short to medium term needs	2			Site is capable of delivering a range of employment and commercial activities including leisure facilities	2
Road Link			0	The proposal does not provide a link road	0
Impacts on other parts of the district	2			Any future loss of unsuitable employment land in the town could be compensated by the development of the site	2
Legal constraints			0	Impact upon approved showground proposal	0
<b>Sub – Total</b>					<b>6</b>
<b>Grand Total</b>					<b>24</b>

## Strategic Allocation Options Appraisal – Employment Sites

[Option G – Employment Site – Harrison Land 13.4ha]

<b>SOCIAL IMPACTS</b>					
<b>INDICATOR</b>	<b>POSITIVE</b>	<b>NEUTRAL</b>	<b>NEGATIVE</b>	<b>COMMENTS</b>	<b>SCORE</b>
Community Support	2			Significant support received for option	2
Potential to provide leisure facilities	2			The site has potential to delivery a range of leisure facilities	2
Connectivity with the preferred option		1		The site is easily accessible from the north of the preferred option but not from the south of the site	1
Connectivity with the Town			0	The site isolated from the rest of town	0
Neighbouring land uses	2			Complements showground and current employment area, will not have large impact on housing proposed	2
<b>Sub – Total</b>					<b>7</b>
<b>ENVIRONMENTAL IMPACTS</b>					
<b>INDICATOR</b>	<b>POSITIVE</b>	<b>NEUTRAL</b>	<b>NEGATIVE</b>	<b>COMMENTS</b>	<b>SCORE</b>
Landscape		1		Has minimal impact on surrounding landscape, already partially developed	1

Ecology		1		Some impact on biodiversity inevitable	1
Historic Heritage		1		Site will not impact on heritage assets	1
Vehicular Access		1		Likely to use existing roundabout due to possible closure of Gallowfield Road	1
Scope for design innovation	2			Potential for high design and energy efficiency standards	2
Traffic generation			0	Development will generate additional traffic movements	0
<b>Sub – Total</b>					<b>6</b>
<b>ECONOMIC IMPACTS</b>					
<b>INDICATOR</b>	<b>POSITIVE</b>	<b>NEUTRAL</b>	<b>NEGATIVE</b>	<b>COMMENTS</b>	<b>SCORE</b>
Creation of jobs	2			Extent of job creation will depend upon mix of uses	2
Inward investment	2			Site development will attract inward investment into town	2
Construction opportunities		1		Local construction opportunities may require workforce from outside area	1
Farming		1		No loss of high grade agricultural land Grade 2a and above	1
Range of employment uses	2			Site is capable of delivering a range of employment and commercial activities including leisure facilities	2

<b>Sub – Total</b>					<b>8</b>
<b>OTHER IMPACTS</b>					
<b>INDICATOR</b>	<b>POSITIVE</b>	<b>NEUTRAL</b>	<b>NEGATIVE</b>	<b>COMMENTS</b>	<b>SCORE</b>
Medium to long terms needs	2			Sites has potential to contribute to any future shortfall in employment land provision	2
Short to medium term needs	2			Site is capable of delivering a range of employment and commercial activities including leisure facilities	2
Road Link			0	The proposal does not provide a link road	0
Impacts on other parts of the district	2			Any future loss of unsuitable employment land in the town could be compensated by the development of the site	2
Legal constraints		1		No legal constraints identified	1
<b>Sub – Total</b>					<b>7</b>
<b>Grand Total</b>					<b>28</b>

**SUMMARY OF OPTIONS**

Residential Options	Overall Score
Option A	36
Option B	34
Option C	37
Option D	33
Employment Options	
Option F	24
Option G	28