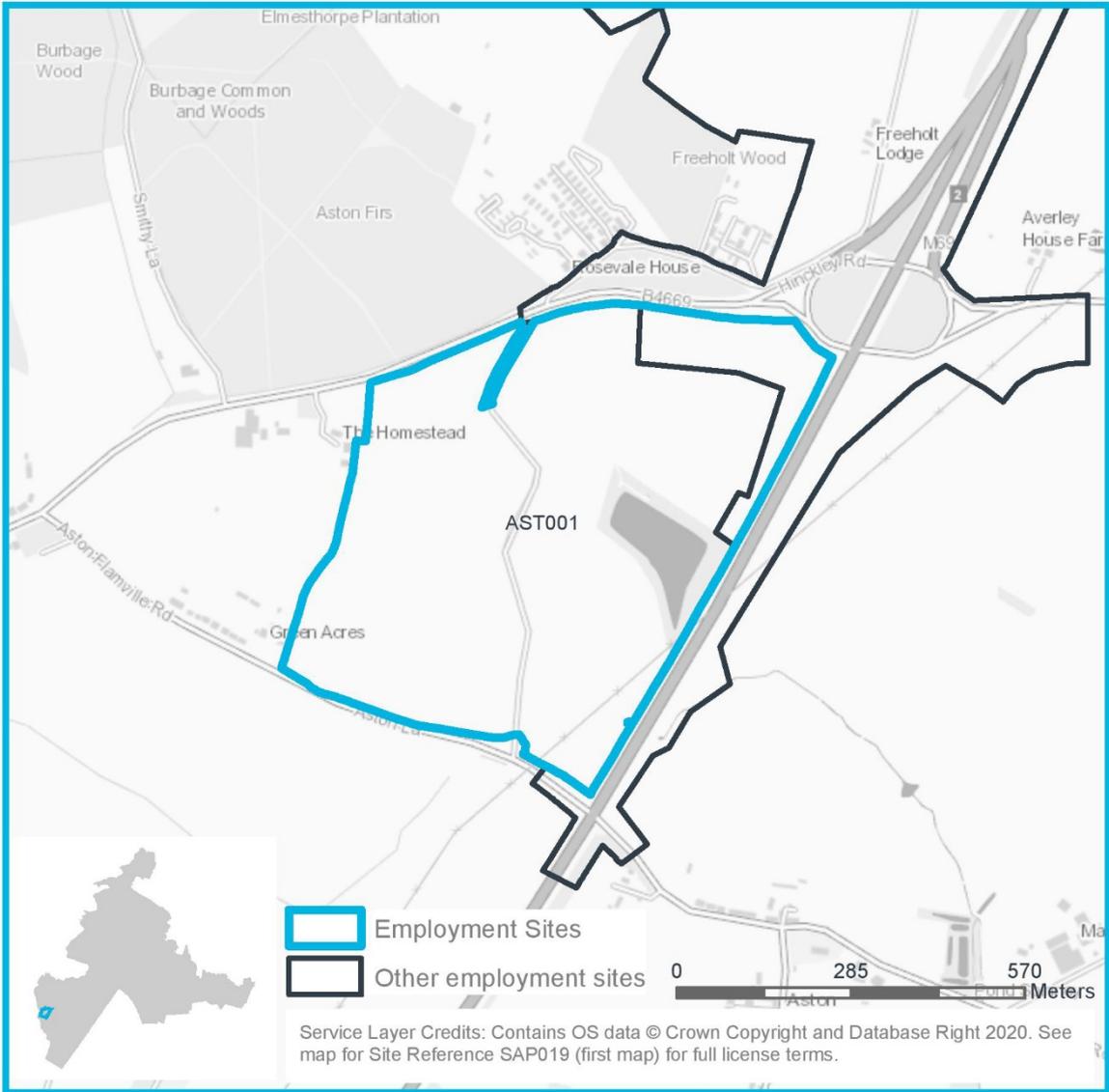


Appendix E - Employment Site Proformas

Site Reference: AST001 **Proposed Use:** Employment
Location: Land west of M69 J2 **Area (ha):** 44.4



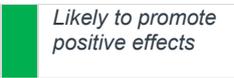
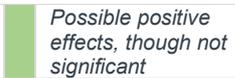
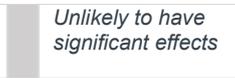
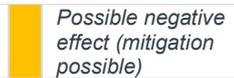
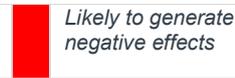
	Likely to promote positive effects		Possible positive effects, though not significant		Unlikely to have significant effects		Possible negative effect (mitigation possible)		Likely to generate negative effects
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Obj	SA Objectives and Site Assessment Criteria	Score
Site	AST001	
1	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups. <i>Not applicable to employment sites.</i>	/
2 / 3	Access to primary school <i>Not applicable to employment sites.</i>	/
2 / 3	Access to secondary school <i>Not applicable to employment sites.</i>	/
2 / 3	Access to health care <i>Not applicable to employment sites.</i>	/
2 / 3	Access to existing green space	/

Obj	SA Objectives and Site Assessment Criteria	Score
Site	AST001	
	Site is within 720m to 1 open space typology. The closest open space is 171m away and it is Burbage Common And Woods.	
2 / 3	Amenity	
	The site is: Under 100m to a Gypsy and Caravan site to the north at Aston Firs. The site has no obvious amenity issues.	
2 / 3	Health and safety constraints	
	The site is: 2860m to Landfill Site 3375m to High Pressure Gas Pipeline 3254m to Calor Gas Consultation Zone 155m to Contamination Point The site is within close proximity to a contamination point.	
4	Impacts on biodiversity	
	The site is: 274m from LNR Land at Glebe Farm 164m from LWS Whetstone Brook 2010m from SSSI Narborough Bog Site is likely to have low ecological effects.	
5	Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.	
	There are no heritage assets on or adjacent to the site.	
6	Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.	
	Site does not overlap with a Minerals Consultation Zone	
7	Minimise waste generation whilst supporting an increase in reuse, recycling and composting.	
	Site is not safeguarded for waste infrastructure. Neutral effects.	
8	Protect landscape and townscape character and distinctiveness throughout the district	
	Site is for large scale commercial and is 100% within the High Category.	
9	To conserve the Borough's soils and make efficient and effective use of land.	
	The site is 44.4ha of Grade 3 Agricultural Land	
10	Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.	
	Unable to determine effects.	
11	Air Quality	
	Site is 11488m to AQMA2 Site is 4939m to A Road A5	
12	Flood Risk	
	The site is within Flood Zone 1	
13	Low carbon economy	
	Reflected through other criteria	
14	Employment land	
	Creation of large scale commercial employment (44.4ha).	
14	Access to strategic transport routes	
	Site is 694m to strategic transport route.	
14	Regeneration opportunities	
	4743m from a top 20% deprived area.	
15	Access to public transport	
	910m to low frequency bus service (X55)	
15	Access to jobs/commuting distance	
	Not applicable to employment sites.	
15	Access to convenience store	
	Not applicable to employment sites.	

Site Reference: BLA002	Proposed Use: Employment	Area (ha):	3.4
Location: Land off Lutterworth Road			



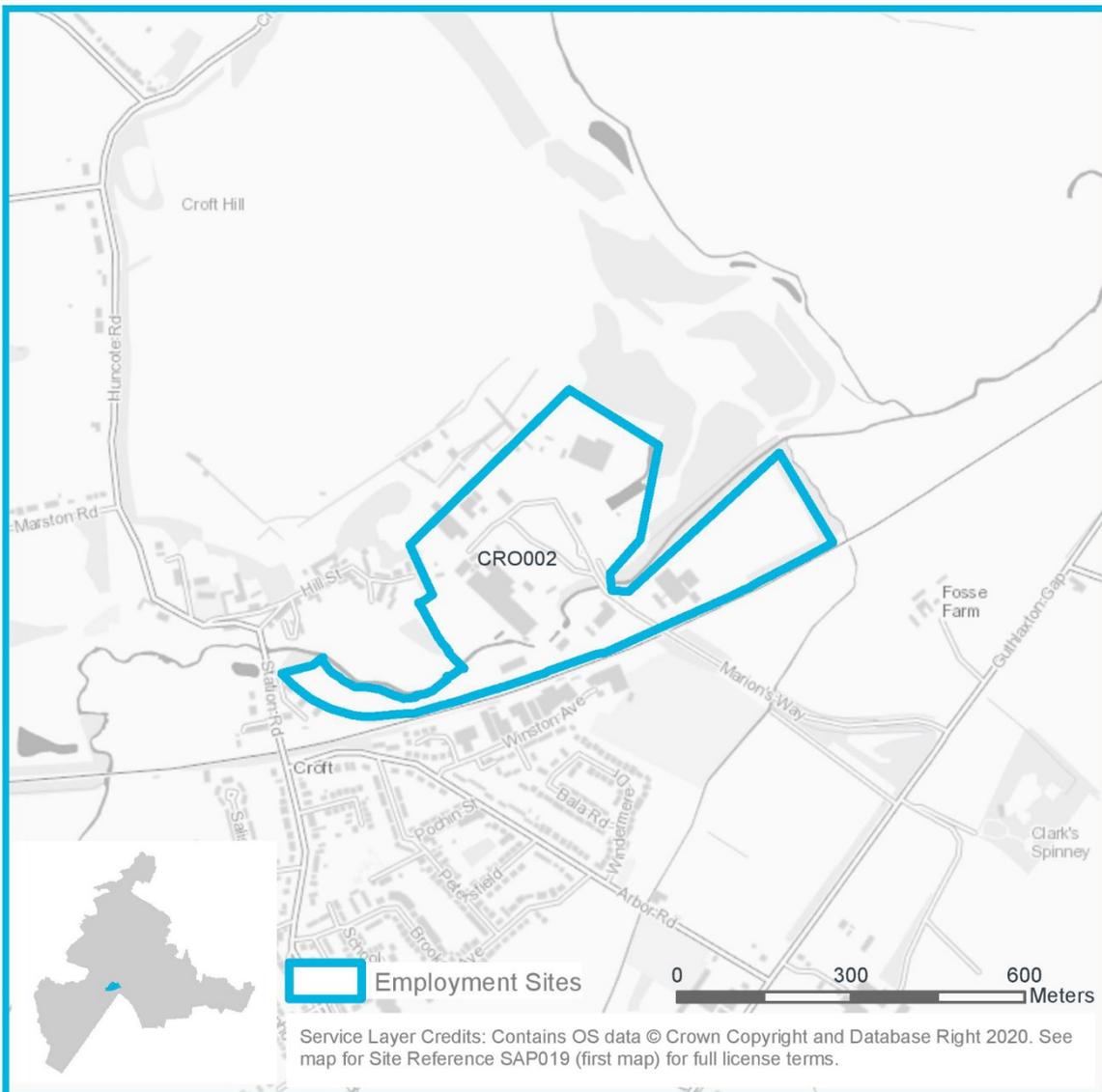
 Likely to promote positive effects	 Possible positive effects, though not significant	 Unlikely to have significant effects	 Possible negative effect (mitigation possible)	 Likely to generate negative effects
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Obj	SA Objectives and Site Assessment Criteria	Score
Site	BLA002	
1	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups. <i>Not applicable to employment sites.</i>	
2 / 3	Access to primary school <i>Not applicable to employment sites.</i>	
2 / 3	Access to secondary school <i>Not applicable to employment sites.</i>	
2 / 3	Access to health care <i>Not applicable to employment sites.</i>	

Obj	SA Objectives and Site Assessment Criteria	Score
Site	BLA002	
2 / 3	Access to existing green space <i>Site is within 720m to 1 open space typology. The closest open space is 501m away and is Oliver Park</i>	
2 / 3	Amenity <i>The site is: Less than 100 m of residential uses The site has no obvious additional amenity issues.</i>	
2 / 3	Health and safety constraints <i>The site is: 2478m to Landfill Site 1118m to High Pressure Gas Pipeline 6771m to Calor Gas Consultation Zone 34m to Contamination Point The site is within close proximity to a contamination point.</i>	
4	Impacts on biodiversity <i>The site is: 274m from LNR Land at Glebe Farm 164m from LWS Whetstone Brook 2010m from SSSI Narborough Bog Site is likely to have low ecological value based on its characteristics assessed through a desktop survey.</i>	
5	Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment. <i>There are no heritage assets on or adjacent to the site.</i>	
6	Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources. <i>The site is not within a Minerals Consultation Zone.</i>	
7	Minimise waste generation whilst supporting an increase in reuse, recycling and composting. <i>Site is not safeguarded for waste infrastructure. Neutral effects.</i>	
8	Protect landscape and townscape character and distinctiveness throughout the district <i>The site is for small scale commercial and is 100% within the moderate category.</i>	
9	To conserve the Borough's soils and make efficient and effective use of land. <i>Site is greenfield and is 3.4ha of Grade 3.</i>	
10	Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification. <i>Unable to determine effects.</i>	
11	Air Quality <i>1976m to AQMA 4B 0m to A Road A426</i>	
12	Flood Risk <i>Site is entirely within Flood Zone 1</i>	
13	Low carbon economy <i>Reflected through other criteria</i>	
14	Employment land <i>The site is a creation of small scale commercial employment land.</i>	
14	Access to strategic transport routes <i>Site is 0m to Strategic Road Network A426</i>	
14	Regeneration opportunities <i>3597m from a top 10% deprived area.</i>	
15	Access to public transport <i>400m to regular bus service (No. 84)</i>	

Obj	SA Objectives and Site Assessment Criteria	Score
Site	BLA002	
15	Access to jobs/commuting distance <i>Not applicable to employment sites.</i>	
15	Access to convenience store <i>Not applicable to employment sites.</i>	

Site Reference: CRO002	Proposed Use: Employment	Area (ha):	20.4
Location: Croft Quarry			



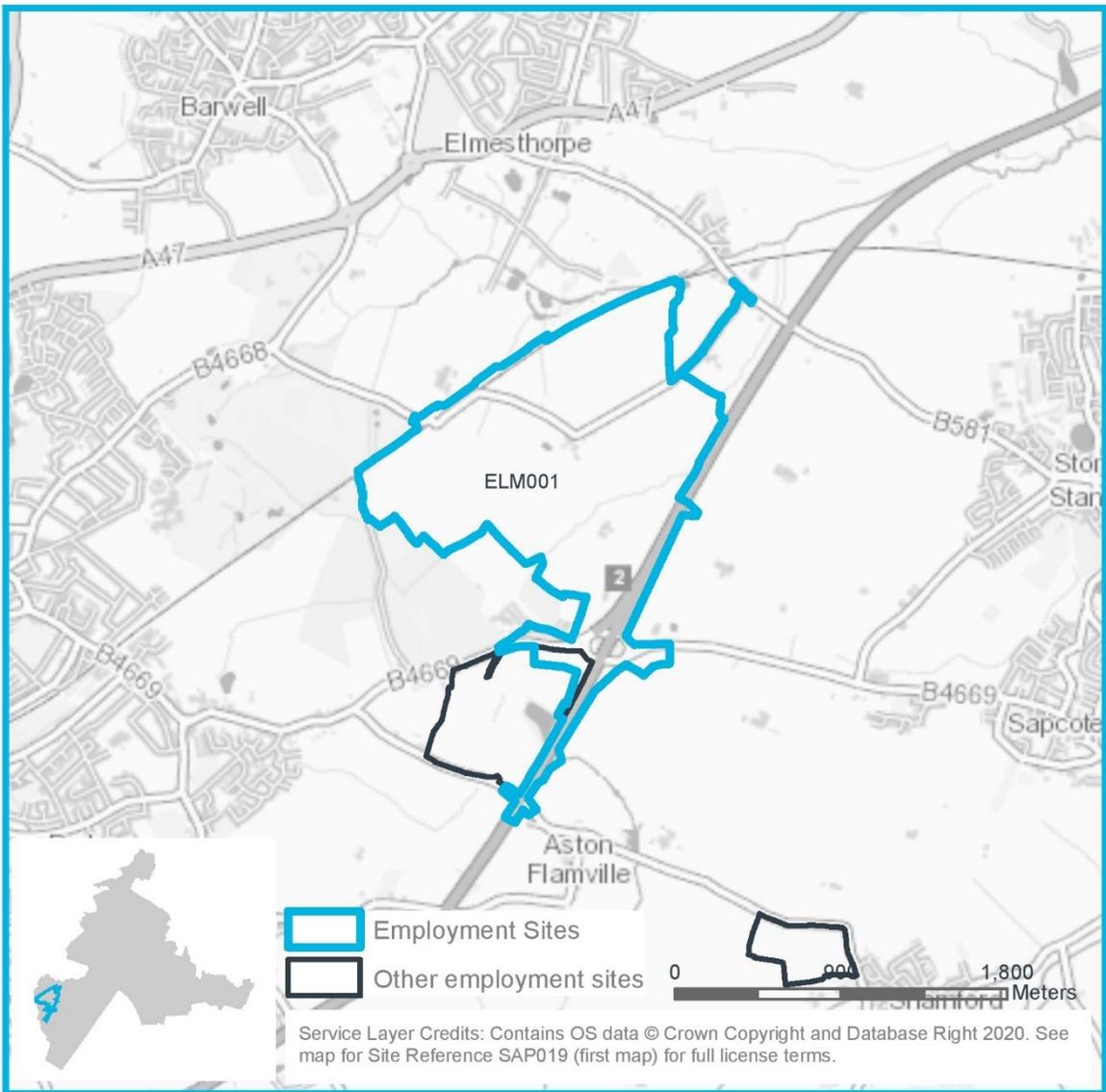
	Likely to promote positive effects		Possible positive effects, though not significant		Unlikely to have significant effects		Possible negative effect (mitigation possible)		Likely to generate negative effects
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Obj	SA Objectives and Site Assessment Criteria	Score
Site	CRO002	
1	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups. <i>Not applicable to employment sites.</i>	
2 / 3	Access to primary school	

Obj	SA Objectives and Site Assessment Criteria	Score
Site	CRO002	
	<i>Not applicable to employment sites.</i>	
2 / 3	Access to secondary school	
	<i>Not applicable to employment sites.</i>	
2 / 3	Access to health care	
	<i>Not applicable to employment sites.</i>	
2 / 3	Access to existing green space	
	<i>Site is within 720m to 2 open space typologies. The closest open space is 152m away and it is Croft Quarry Nature Trail</i>	
2 / 3	Amenity	
	<i>The site is: Under 100m to residential properties. The site has no obvious amenity issues.</i>	
2 / 3	Health and safety constraints	
	<i>The site is: 2310m to Landfill Site 922m to High Pressure Gas Pipeline 1661m to Calor Gas Consultation Zone 154m to Contamination Point The site is within close proximity to a contamination point.</i>	
4	Impacts on biodiversity	
	<i>The site is: 120m from LNR Land north of Hill Street and Station Road 164m from LWS River Soar and Mature Willows, Croft Quarry 27m from SSSI Croft Pastures Site is likely to have medium low ecological effects.</i>	
5	Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.	
	<i>There are no heritage assets on or adjacent to the site.</i>	
6	Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.	
	<i>The site is entirely within Igneous Rock mineral resources and is within the Croft Quarry geology site.</i>	
7	Minimise waste generation whilst supporting an increase in reuse, recycling and composting.	
	<i>Site is not safeguarded for waste infrastructure. Neutral effects.</i>	
8	Protect landscape and townscape character and distinctiveness throughout the district	
	<i>Site is for small-scale commercial and is 100% within the Moderate category.</i>	
9	To conserve the Borough's soils and make efficient and effective use of land.	
	<i>The site is 16.5ha of Grade 3 and 3.8ha of Grade 4 Agricultural Land.</i>	
10	Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.	
	<i>Unable to determine effects.</i>	
11	Air Quality	
	<i>2836m to AQMA 3 5411m to A Road</i>	
12	Flood Risk	
	<i>Part of the site is within Flood Zone 3.</i>	
13	Low carbon economy	
	<i>Reflected through other criteria</i>	
14	Employment land	
	<i>Site is for small-scale commercial employment.</i>	
14	Access to strategic transport routes	
	<i>5404m to strategic transport route</i>	

Obj	SA Objectives and Site Assessment Criteria	Score
Site	CRO002	
14	Regeneration opportunities <i>The site is 8331m from a top 20% deprived area.</i>	
15	Access to public transport <i>650m to a low frequency bus stop (X84)</i>	
15	Access to jobs/commuting distance <i>Not applicable to employment sites.</i>	
15	Access to convenience store <i>Not applicable to employment sites.</i>	

Site Reference: ELM001	Proposed Use: Employment
Location: Land north of Junction 2, M69 (Elmesthorpe parish)	Area (ha): 224

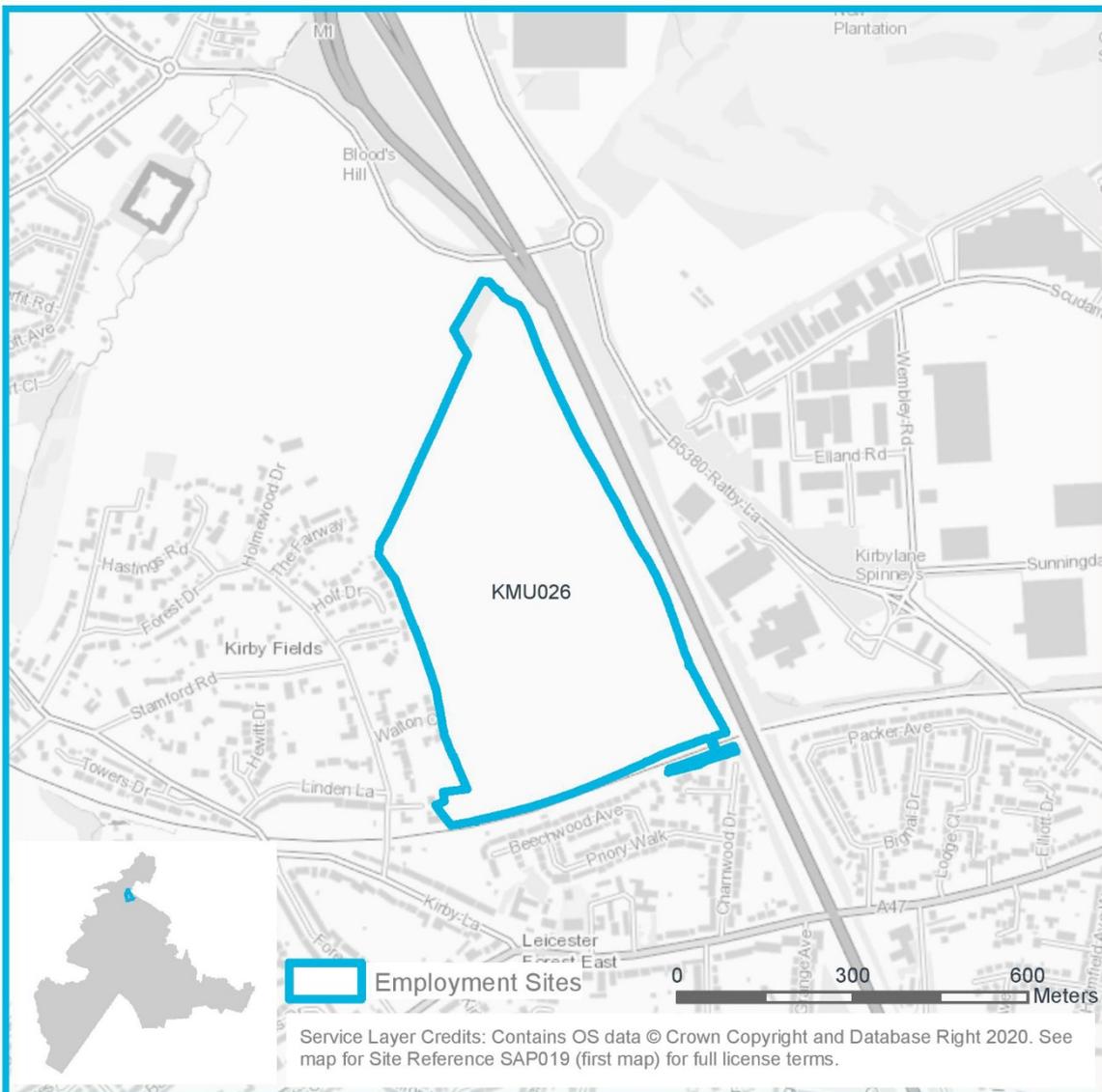


Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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Obj	SA Objectives and Site Assessment Criteria	Score
Site	ELM001	
1	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups. <i>Not applicable to employment sites.</i>	
2 / 3	Access to primary school <i>Not applicable to employment sites.</i>	
2 / 3	Access to secondary school <i>Not applicable to employment sites.</i>	
2 / 3	Access to health care <i>Not applicable to employment sites.</i>	
2 / 3	Access to existing green space <i>The site is located near 1 open space, the closest being Burbage Common And Woods greenspace which is 14m away</i>	
2 / 3	Amenity <i>The site adjoins Gypsy and Caravan sites to the south. There are no obvious surrounding additional amenity issues.</i>	
2 / 3	Health and safety constraints <i>The site is: 2859m to Landfill. 3374m to High Pressure Gas Pipeline. 3254m to Calor Gas Consultation Zone. 155m to Contamination Point.</i>	
4	Impacts on biodiversity <i>The site is: 160m from LNR Land west of Stoney Lane. 0m from LWS Aston Lane Verge. 19m from SSSI Burbage Wood and Ashton. There is likely to be medium ecological value on site.</i>	
5	Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment. <i>Classed as medium heritage risk for archaeology in the SHELAA 2019.</i>	
6	Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources. <i>Site does not intersect with any Mineral Consultation Zone.</i>	
7	Minimise waste generation whilst supporting an increase in reuse, recycling and composting. <i>Site is not safeguarded for waste infrastructure. Neutral effects.</i>	
8	Protect landscape and townscape character and distinctiveness throughout the district <i>Site is for large scale commercial and is 100% High category in Landscape and Settlement Character Assessment.</i>	
9	To conserve the Borough's soils and make efficient and effective use of land. <i>The site is approximately 224ha of Grade 3 agricultural land.</i>	
10	Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification. <i>Unable to determine effects.</i>	
11	Air Quality <i>The site is 11284m from AQMA 2. The site is 5748m from A Road A5.</i>	
12	Flood Risk <i>The site is entirely within Flood Zone 1.</i>	
13	Low carbon economy <i>Reflected through other criteria</i>	
14	Employment land	

Obj Site	SA Objectives and Site Assessment Criteria	Score
	Creation of strategic large scale employment opportunities (more than 100,000 sqft)	
14	Access to strategic transport routes The site is 0m from the M69 motorway.	
14	Regeneration opportunities The site is located 4624m from a top 20% most deprived area.	
15	Access to public transport The site is 910m of a low frequency bus service.	
15	Access to jobs/commuting distance Not applicable to employment sites.	
15	Access to convenience store Not applicable to employment sites.	

Site Reference: KMU026 **Proposed Use:** Employment
Location: Blood's Hill (south) **Area (ha):** 29.2

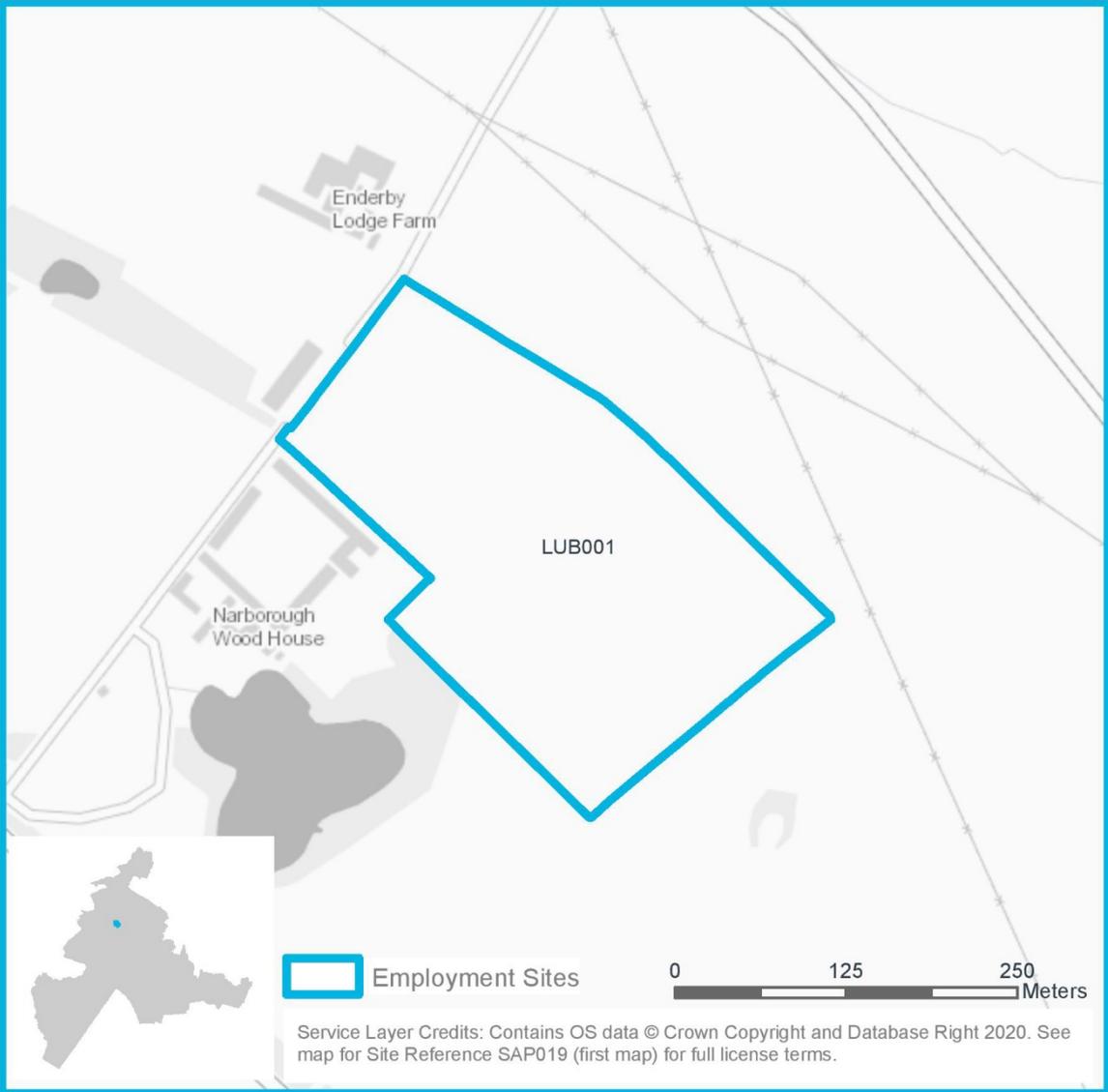


Likely to promote positive effects	Possible positive effects, though not significant	Unlikely to have significant effects	Possible negative effect (mitigation possible)	Likely to generate negative effects
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Obj	SA Objectives and Site Assessment Criteria	Score
Site	KMU026	
1	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups. <i>Not applicable to employment sites.</i>	
2 / 3	Access to primary school <i>Not applicable to employment sites.</i>	
2 / 3	Access to secondary school <i>Not applicable to employment sites.</i>	
2 / 3	Access to health care <i>Not applicable to employment sites.</i>	
2 / 3	Access to existing green space <i>The site is located near 0 open space typologies (within 720m), the closest being Thorpe Astley Recreation Ground-Parks and Recreation Grounds which is 1438 metres away</i>	
2 / 3	Amenity <i>The site is: Under 100m to residential uses. There are no obvious additional surrounding amenity issues.</i>	
2 / 3	Health and safety constraints <i>The site is: 2912.m to Gassing Landfill Site 6932m to High Pressure Gassing Pipeline 7853m to Calor Gas Consultation Zone 152m to Contamination Point The site is within close proximity to a contamination point.</i>	
4	Impacts on biodiversity <i>The site is: 899 m from LNR Kirby Frith 0 m from LWS Kirby Muxloe Wet Grassland 3608 m from an SSSI The site is likely to have Low ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site with tree/hedgerow field boundaries both on the outside of and internally across the site, retention possible</i>	
5	Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment. <i>Data taken from Blaby's 2019 SHLAA. "The site lies directly to the south of Kirby Muxloe Castle, a scheduled monument and Grade I listed building, and it also lies alongside the Kirby Fields Conservation Area on its western boundary. The site forms part of the setting of Kirby Muxloe Castle. Much of the southern section of this site (the plateau area) is identified as falling within the Kirby Muxloe Park (MLE207). The southern section of this site alongside the railway lies within the extensive Medieval Leicester Forest (MLE22664). The HER also indicates that a Neolithic/Bronze Age flint (MLE21701) was found to the east of Kirby Fields and a geophysical survey in 2014 recorded sub-circular features east of Holt Drive (MLE22151). Potential for highly significant below-ground archaeological features. Development on the land is likely to significantly modify the setting of the Castle. "</i>	
6	Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources. <i>Site does not overlap with Mineral Consultation Zone</i>	
7	Minimise waste generation whilst supporting an increase in reuse, recycling and composting.	

Obj	SA Objectives and Site Assessment Criteria	Score
Site	KMU026	
	Site is not safeguarded for waste infrastructure. Neutral effects.	
8	Protect landscape and townscape character and distinctiveness throughout the district	
	Site is for large – scale warehousing and distribution and is 100% within Moderate category.	
9	To conserve the Borough’s soils and make efficient and effective use of land.	
	Site is greenfield land and is 29ha of Grade 3 (65%) and Urban (35%) Agricultural Land	
10	Improve the water quality status of the watercourses running through the district; seeking to achieve ‘good’ overall status for WFD classification.	
	Unable to determine effects.	
11	Air Quality	
	11m to AQMA3 789m to A Road	
	Site is within close proximity to the AQMA 3.	
12	Flood Risk	
	Site is entirely within Flood Zone 1.	
13	Low carbon economy	
	Reflected through other criteria	
14	Employment land	
	Creation of large-scale employment development.	
14	Access to strategic transport routes	
	The site is 789m from a strategic road network.	
14	Regeneration opportunities	
	The site is located 2084m to the top 10% area of most deprivation.	
15	Access to public transport	
	820m to low frequency bus stop (No. 153)	
15	Access to jobs/commuting distance	
	Not applicable to employment sites.	
15	Access to convenience store	
	Not applicable to employment sites.	

Site Reference: LUB001	Proposed Use: Employment	Area (ha):	7.6
Location: Land east Of Narborough Wood Park			



	Likely to promote positive effects		Possible positive effects, though not significant		Unlikely to have significant effects		Possible negative effect (mitigation possible)		Likely to generate negative effects
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Obj	SA Objectives and Site Assessment Criteria	Score
Site	LUB001	
1	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups. <i>Not applicable to employment sites.</i>	/
2 / 3	Access to primary school <i>Not applicable to employment sites.</i>	/
2 / 3	Access to secondary school <i>Not applicable to employment sites.</i>	/
2 / 3	Access to health care <i>Not applicable to employment sites.</i>	/

Obj	SA Objectives and Site Assessment Criteria	Score
Site	LUB001	
2 / 3	Access to existing green space <i>Site is within 720m to 1 open space typology. The closest open space is 648m away and it is Lubbesthorpe.</i>	
2 / 3	Amenity <i>The site is:</i> <i>Under 100m to residential uses (Enderby Lodge Farm)..</i> <i>The site has no additional obvious amenity issues.</i>	
2 / 3	Health and safety constraints <i>The site is:</i> <i>1055m to Landfill Site</i> <i>4706m to High Pressure Gas Pipeline</i> <i>5295m to Calor Gas Consultation Zone</i> <i>1399m to Contamination Point</i>	
4	Impacts on biodiversity <i>The site is:</i> <i>274m from LNR Land at Glebe Farm</i> <i>164m from LWS Whetstone Brook</i> <i>2010m from SSSI Narborough Bog</i> <i>Site is likely to have low ecological effects.</i>	
5	Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment. <i>There are no heritage assets on or adjacent to the site.</i>	
6	Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources. <i>Site does not overlap with a Mineral Consultation Zone</i>	
7	Minimise waste generation whilst supporting an increase in reuse, recycling and composting. <i>Site is not safeguarded for waste infrastructure. Neutral effects.</i>	
8	Protect landscape and townscape character and distinctiveness throughout the district <i>Site has not been assessed.</i>	
9	To conserve the Borough's soils and make efficient and effective use of land. <i>The site is 7.6ha of Grade 3 Agricultural Land.</i>	
10	Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification. <i>Unable to determine effects.</i>	
11	Air Quality <i>2632m to AQMA 3</i> <i>1581m to A Road A47</i>	
12	Flood Risk <i>Site is entirely within Flood Zone 1</i>	
13	Low carbon economy <i>Reflected through other criteria</i>	
14	Employment land <i>Site is a small – scale commercial employment land.</i>	
14	Access to strategic transport routes <i>Site is 1572m to Strategic Transport Route</i>	
14	Regeneration opportunities <i>3861m from a top 10% deprived area.</i>	
15	Access to public transport <i>1920m to a low frequency bus service</i>	
15	Access to jobs/commuting distance <i>Not applicable to employment sites.</i>	
15	Access to convenience store	

Obj	SA Objectives and Site Assessment Criteria	Score
Site	LUB001	
	<i>Not applicable to employment sites.</i>	

Site Reference: SHA001	Proposed Use: Employment	Area (ha):	14.1
Location: Aston Lane, Sharnford			



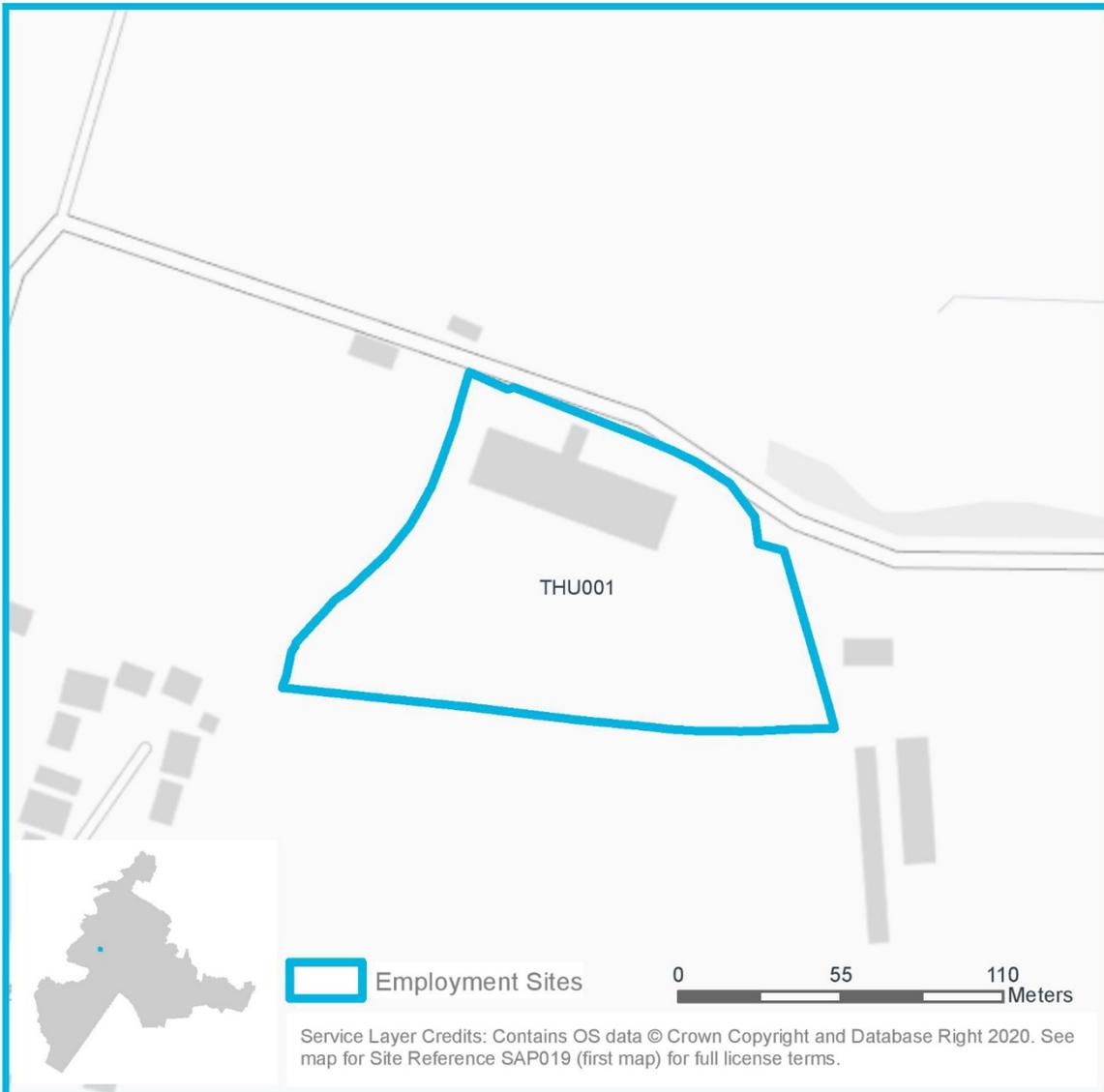
	Likely to promote positive effects		Possible positive effects, though not significant		Unlikely to have significant effects		Possible negative effect (mitigation possible)		Likely to generate negative effects
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Obj	SA Objectives and Site Assessment Criteria	Score
Site	SHA001	
1	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.	
	<i>Not applicable to employment sites.</i>	
2 / 3	Access to primary school	

Obj	SA Objectives and Site Assessment Criteria	Score
Site	SHA001	
	<i>Not applicable to employment sites.</i>	
2 / 3	Access to secondary school	
	<i>Not applicable to employment sites.</i>	
2 / 3	Access to health care	
	<i>Not applicable to employment sites.</i>	
2 / 3	Access to existing green space	
	<i>Site is within 720m to 0 open space typologies. The closest open space is 1203m away and it is Fosse Meadows Country Park</i>	
2 / 3	Amenity	
	<i>The site is:</i>	
	<i>Under 100m to residential uses.</i>	
	<i>The site has no obvious additional amenity issues.</i>	
2 / 3	Health and safety constraints	
	<i>The site is:</i>	
	<i>2905m to Landfill Site</i>	
	<i>3885m to High Pressure Gas Pipeline</i>	
	<i>3704m to Calor Gas Consultation Zone</i>	
	<i>722m to Contamination Point</i>	
4	Impacts on biodiversity	
	<i>The site is:</i>	
	<i>274m from LNR Land at Glebe Farm</i>	
	<i>164m from LWS Whetstone Brook</i>	
	<i>2010m from SSSI Narborough Bog</i>	
	<i>Site is likely to have low ecological effects.</i>	
5	Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.	
	<i>There are no heritage assets on or adjacent to the site.</i>	
6	Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.	
	<i>Site is entirely within Sand and Gravels Minerals consultation area.</i>	
7	Minimise waste generation whilst supporting an increase in reuse, recycling and composting.	
	<i>Site is not safeguarded for waste infrastructure. Neutral effects.</i>	
8	Protect landscape and townscape character and distinctiveness throughout the district	
	<i>Site is for small-scale commercial and is 100% in Moderate – High category.</i>	
9	To conserve the Borough's soils and make efficient and effective use of land.	
	<i>Site is 14ha of Grade 3 Agricultural Land.</i>	
10	Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.	
	<i>Unable to determine effects.</i>	
11	Air Quality	
	<i>10136m to AQMA 2.</i>	
12	Flood Risk	
	<i>Site is within Flood Zone 1.</i>	
13	Low carbon economy	
	<i>Reflected through other criteria</i>	
14	Employment land	
	<i>Site is for a small-scale commercial employment land.</i>	
14	Access to strategic transport routes	
	<i>3232m to strategic transport route</i>	
14	Regeneration opportunities	
	<i>The site is 6506m from a top 20% deprived area.</i>	

Obj	SA Objectives and Site Assessment Criteria	Score
Site	SHA001	
15	Access to public transport <i>290m to a low service bus stop (X55)</i>	
15	Access to jobs/commuting distance <i>Not applicable to employment sites.</i>	
15	Access to convenience store <i>Not applicable to employment sites.</i>	

Site Reference: THU001	Proposed Use: Employment
Location: Thurlaston Saw Mill	Area (ha): 1.4



 Likely to promote positive effects	 Possible positive effects, though not significant	 Unlikely to have significant effects	 Possible negative effect (mitigation possible)	 Likely to generate negative effects
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Obj	SA Objectives and Site Assessment Criteria	Score
Site	THU001	
1	Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups. <i>Not applicable to employment sites.</i>	
2 / 3	Access to primary school <i>Not applicable to employment sites.</i>	
2 / 3	Access to secondary school <i>Not applicable to employment sites.</i>	
2 / 3	Access to health care <i>Not applicable to employment sites.</i>	
2 / 3	Access to existing green space <i>There are no greenspace typologies within 720m. The nearest is 2804m away and it is Huncote Recreation Ground</i>	
2 / 3	Amenity <i>The site is: Under 100m to residential uses to the south. The site has no obvious additional amenity issues.</i>	
2 / 3	Health and safety constraints <i>The site is: 2565m to Landfill Site 1118m to High Pressure Gas Pipeline 2901m to Calor Gas Consultation Zone 909m to Contamination Point</i>	
4	Impacts on biodiversity <i>The site is: 315m from LNR Land East of Croft Road 260m from LWS All Saints Churchyards, Thurlaston 2213m from SSSI Croft and Huncote Quarry Site is likely to have low ecological effects.</i>	
5	Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment. <i>There are no heritage assets on or adjacent to the site.</i>	
6	Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources. <i>Site does not overlap with Minerals Consultation Zone</i>	
7	Minimise waste generation whilst supporting an increase in reuse, recycling and composting. <i>Site is not safeguarded for waste infrastructure. Neutral effects.</i>	
8	Protect landscape and townscape character and distinctiveness throughout the district <i>Site is for small scale commercial and has not been assessed.</i>	
9	To conserve the Borough's soils and make efficient and effective use of land. <i>The site is 1.39ha of Grade 3 Agricultural Land</i>	
10	Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification. <i>Unable to determine effects.</i>	
11	Air Quality <i>5097m to AQMA 2 2410m to A Road</i>	
12	Flood Risk <i>The site is entirely within Flood Zone 1</i>	
13	Low carbon economy <i>Reflected through other criteria</i>	
14	Employment land	

Obj	SA Objectives and Site Assessment Criteria	Score
Site	THU001	
	<i>The site is a creation of small scale commercial employment land.</i>	
14	Access to strategic transport routes	
	<i>Site is 2406m to Strategic Transport Route (A47)</i>	
14	Regeneration opportunities	
	<i>8176m from a top 20% most deprived area.</i>	
15	Access to public transport	
	<i>500m to low frequency bus service (X55)</i>	
15	Access to jobs/commuting distance	
	<i>Not applicable to employment sites.</i>	
15	Access to convenience store	
	<i>Not applicable to employment sites.</i>	