

BLABY DISTRICT COUNCIL

SITE SELECTION METHODOLOGY FOR HOUSING AND EMPLOYMENT SITE ALLOCATIONS

SEPTEMBER 2016

Contents

Introduction	2
Stage 1 – Initial Site Identification	2
Stage 2 – Sustainability Criteria	3
Stage 3 – Compliance with Core Strategy Locational Policies.....	3
Stage 4 – Sustainability Appraisal	5
Stage 5 – Site Appraisal Conclusions and Recommendations	6
Appendix 1 – Social, Environmental and Economic Assessment Factors and Related Sustainability Objectives	7
Appendix 2 – Social, Environmental and Economic Assessment Factors and Colour Coding	9
Appendix 3 – Sustainability Appraisal Objectives	15
Appendix 4 – Site Assessment Form	17
Appendix 5 – Changes to Methodology as a Result of Consultation.....	19

Introduction

1. Blaby District Council is preparing a Delivery Development Plan Document (Delivery DPD). This will form the second part of the District's Local Plan and include site allocations, designations and development management policies. It will build on the Core Strategy adopted in 2013.
2. One of the key elements of the Delivery DPD will be to identify site allocations for housing and employment development. This note sets out the methodology for assessing sites for inclusion in the Delivery DPD. It was subject to consultation with the Strategic Environmental Assessment Bodies (Natural England, Historic England and the Environment Agency).
3. The site assessment is primarily a desk based approach to provide a robust overview of the development potential of sites. In some instances, further detailed studies may be required to help inform the consideration of sites. For example, in terms of transport, flood risk, landscape and historic environment issues.
4. There are five stages to the site assessment:
 - I. Initial Site Identification
 - II. Sustainability Criteria
 - III. Compliance with Core Strategy Locational Policies
 - IV. Sustainability Appraisal
 - V. Site Appraisal Conclusions and Recommendations

Stage 1 – Initial Site Identification

5. The site assessment process considers sites that are developable (or part developable where it meets the site size threshold below) as assessed through the Strategic Housing Land Availability Assessment (SHLAA) or Economic Development Land Availability Assessment (EDLAA).
6. The SHLAA and EDLAA include sites:
 - Submitted through the 'Call for Sites'
 - Submitted as proposals through consultations on the Local Plan
 - Previously included in the SHLAA and /or EDLAA.
7. A developable site is one that is in a suitable location for housing or employment and there is a reasonable prospect that the site is available and could be viably developed at the point envisaged.
8. The SHLAA and EDLAA use the following site size thresholds:
 - 0.2 hectares (or 5 dwellings) for housing sites.
 - 0.25 hectares (or 500m² floorspace) for employment sites.

Stage 2 – Sustainability Criteria

9. For each developable site, a detailed assessment to consider a range of social, environmental and economic factors is undertaken. The factors, as set out in Table 1, are devised to link to the Sustainability Appraisal objectives. Each factor is colour coded depending on the likely impact. There are guidelines for colour coding the individual factors to ensure a consistent approach.

Table 1 – Sustainability Criteria

SOCIAL	ENVIRONMENTAL	ECONOMIC
Housing provision	Biodiversity and geodiversity	Available, deliverable and viable
Proximity to local services.	Green Infrastructure	Provision of employment growth and jobs
Proximity to primary school	Townscape and landscape	Efficient and sustainable transport infrastructure
Proximity to secondary school	Historic and cultural assets	Utility infrastructure availability
Proximity to local employment	Soil resources	
Access to public transport	Previously developed land	
Healthy lifestyles	Flood risk	
Rights of way	Land and water contamination	
Community safety, anti social behaviour and crime	Environmental quality	
	Mineral and waste	
	Renewable energy	

10. Details of how the social, environmental and economic factors link to the sustainability appraisal objectives are set out in Appendix 1. Details of the colour coding approach used to assess individual sites in a consistent way are set out in Appendix 2.
11. The colour coding approach allows a visual comparison between the sites in terms of the factors assessed. For each site, a site assessment matrix and a summary are completed.

Stage 3 – Compliance with Core Strategy Locational Policies

12. The Core Strategy includes a number of policies that give locational or other guidance in terms of housing or employment land development. These are used to filter out sites that do not comply with the policies.

Core Strategy Policy CS1

13. This policy directs most new development to the Principal Area (PUA) of Leicester. Outside the PUA, development will be focussed on Blaby and the 'Larger Central Villages' of Enderby, Narborough, Whetstone and Countesthorpe. Lower levels of growth will be allowed in the Rural Centre, Medium Central Villages and Smaller

Villages where the scale of development will reflect the settlement's range of services and facilities and public transport alternatives.

14. The policy indicates that development should be considered within and adjoining settlements.

15. The policy also encourages the use of previously developed land and under used land and buildings.

Core Strategy Policy CS5

16. This policy provides for the distribution of housing by settlement and gives details of the requirement figure for each settlement or group of settlements.

Core Strategy Policy CS6

17. This policy sets out the approach to deliver sufficient employment land and premises to meet strategic needs. This includes the provision of a Strategic Employment Site at Enderby adjoining the proposed Sustainable Urban Extension (SUE), the provision of office space associated with the District Centre at the SUE and supporting the approved Strategic Employment Site at Glenfield Park. It also seeks to enable development of smaller scale employment uses in other settlements. The scale and type of development will be determined by the needs of the area and the ability to accommodate employment growth in the light of physical policy or other constraints. The policy indicates that smaller scale employment proposals will be considered in the 'Larger' and 'Medium' Central Villages and Rural Centre informed by their ability to accommodate employment growth and five criteria.

Core Strategy Policy CS7

18. This policy indicates that the Council will seek a minimum of 25% of the total number of dwellings as affordable housing on all developments over 15 or more dwellings.

Core Strategy Policy CS16

19. This policy indicates that Green Wedges will be maintained in a number of locations. The need to retain Green Wedges will be balanced against the need for development in the most sustainable locations.

Core Strategy Policy CS17

20. This policy indicates that Areas of Separation are areas of open land designated to specifically maintain the character and identity of individual settlements through preventing their coalescence. Three general locations are specified. The need to retain Areas of Separation will be balanced against the need for development in the most sustainable locations.

Core Strategy Policy CS18

21. This policy indicates that within the Countryside, planning permission will not be granted for built development, or other development which could have a significantly adverse effect on the appearance or character of the landscape. The need to retain Countryside will be balanced against the need for development in the most sustainable locations.

22. Based on the Core Strategy policies, sites are assessed against the Core Strategy Locational Compliance criteria as set out in Table 2.

Table 2 - Core Strategy Locational Compliance Criteria

Policy	Criteria
CS1 Strategy for Locating new development	Is the site previously developed land?
	Is the site within or adjoining a settlement identified in the settlement hierarchy?
CS5 Housing Distribution	Is the site within or adjoining a settlement where there is a shortfall in supply against the requirement as set out in CS5?
CS6 Employment	Is the site within or adjoining the Principal Urban Area?
	Is the site within or adjacent to the settlement of Blaby?
	Is the site for smaller scale development and within or adjoining 'Larger' and 'Medium' Central Villages and Rural Centre?
CS6 Assessment criteria:	Without significant harm to amenity
	Commercially attractive for the market
	Can be satisfactorily accessed by commercial vehicles
	Accessible by sustainable modes of transport
	Not out of scale with host community in terms of additional employment land and scale of new buildings
CS7 Affordable Housing	Does the site have the potential to deliver affordable housing?, i.e. sites of 15 dwellings or more.
CS16 Green Wedges	Where there are not sufficient options within the existing boundary of the settlements, the preference for sites will need to be balanced against the sustainability of the site options and the need to maintain the integrity of the designation.
CS17 Areas of Separation	
CS18 Countryside	

Stage 4 – Sustainability Appraisal

23. A Sustainability Appraisal is undertaken for each site to assess the likely significant effects on the sustainability objectives identified in the Sustainability Appraisal Scoping Report. This allows comparison between the sites in terms of the potential impact on these objectives.

24. The Sustainability Appraisal will be informed by the site assessment process set out in this note, which examines the suitability of each site in terms of a range of social, environmental and economic factors.

25. In carrying out the Sustainability Appraisal, it is intended that the sites will be grouped by settlement to allow comparison of sites within settlements.
26. The findings of the Sustainability Appraisal and the site assessment process will inform the selection of the most appropriate sites for inclusion in the Delivery DPD.

Stage 5 – Site Appraisal Conclusions and Recommendations

27. The final stage of the process is to draw conclusions and to make recommendations about the suitability of the site for inclusion in the Delivery DPD. These will be based on professional judgement and take account of:
 - Sustainability Criteria
 - Core Strategy Locational Compliance Criteria
 - Sustainability Appraisal
 - Any other relevant factors.
28. A site assessment matrix, as set out in Appendix 4, will be prepared for each site. The conclusions will set out whether or not a site is recommended for inclusion as a site allocation in the Delivery DPD. It will also set out the main reasons to explain why a site is included or not.

Appendix 1 – Social, Environmental and Economic Assessment Factors and Related Sustainability Objectives

Category	Related SA Objectives
SOCIAL	
1. Housing provision	1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.
2. Proximity to local services.	2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services. 5 To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people. 22 To improve access to services, particularly for those without a car and for disabled, elderly and deprived people.
3. Proximity to primary school	17 To improve access to education and training for children, young people and adult learners.
4. Proximity to secondary school	17 To improve access to education and training for children, young people and adult learners.
5. Proximity to local employment	18 To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local people.
6. Access to public transport.	14 To reduce greenhouse gas emissions to mitigate the rate of climate change. 22 To improve access to services, particularly for those without a car and for disabled, elderly and deprived people. 23 To encourage and develop the use of public transport, cycling and walking.
7. Healthy lifestyles.	2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.
8. Rights of Way.	2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.
9. Community safety, anti social behaviour and crime.	4 To improve community safety, reduce anti-social behaviour and the fear of crime.
ENVIRONMENTAL	
10. Biodiversity and geodiversity.	6 To protect and enhance the natural environment (species, habitats and green infrastructure) whilst contributing to the achievement of BAP targets.
11. Green Infrastructure	
12. Townscape and landscape.	7 To conserve and enhance the character, diversity and local distinctiveness of towns and villages in Blaby District. 8 To conserve and enhance the historic environment, heritage assets and their settings. 9 To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the District.
13. Historic and cultural assets.	3 To provide better opportunities for people to

Category	Related SA Objectives
	access and understand local heritage and participate in cultural and recreational activities. 8 To conserve and enhance the historic environment, heritage assets and their settings.
14. Soil resources	12 To manage prudently mineral resources and avoid / reduce pollution of land.
15. Previously developed land	19 To optimise the use of previously developed land, buildings and existing infrastructure.
16. Flood risk.	14 To reduce greenhouse gas emissions to mitigate the rate of climate change. 15 To avoid development in the floodplain and reduce the impacts of climate change.
17. Land and Water Contamination	10 To manage prudently water resources and to improve water quality.
18. Environmental quality.	11 To improve air quality particularly through reducing transport related pollutants. 14 To reduce greenhouse gas emissions to mitigate the rate of climate change. 16 To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.
19. Mineral and waste	12 To manage prudently mineral resources and avoid / reduce pollution of land. 21 To minimise waste and to increase the re-use and recycling of waste materials.
20. Renewable energy	13 To minimise energy use and develop renewable energy resources.
ECONOMIC	
21. Available, deliverable and viable	
22. Provision of employment growth and jobs	18 To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local people.
23. Efficient and sustainable transport infrastructure.	
24. Utility infrastructure availability	10 To manage prudently water resources and to improve water quality. 19 To optimise the use of previously developed land, buildings and existing infrastructure.

Appendix 2 – Social, Environmental and Economic Assessment Factors and Colour Coding

Factors	Colour Coding Rules	Notes	Source of local data
SOCIAL			
1. Housing provision	The site will provide housing The site will not provide housing		SHLAA
2. Proximity to local services.	The site is within 800m walking distance of local services The site is within 800-1200m walking distance of local services The site is more than 1200m from local services	Distance to two out of three of: shops, post office, doctors surgery. Manual for Streets indicates 'walkable neighbourhoods' typically have a range of facilities within a 10 minute (about 800m) walk. The CIHT indicate acceptable and preferred maximum walking distances for commuting and schools of 500, 1000 and 2000m and for elsewhere of 400, 800 and 1200m.	SHLAA or EDLAA
3. Proximity to primary school	The site is within 500m walking distance of a primary school. The site is within 500-1000m walking distance of a primary school. The site is more than 1000m from a primary school.	The CIHT indicate acceptable and preferred maximum walking distances for commuting and schools of 500, 1000 and 2000m. Not assessed for employment sites.	SHLAA
4. Proximity to secondary school	The site is within 1000m walking distance of a secondary school The site is within 1000-2000m walking distance of a secondary school The site is more than 2000m from a secondary school	The CIHT indicate acceptable and preferred maximum walking distances for commuting and schools of 500, 1000 and 2000m. Not assessed for employment sites.	SHLAA
5. Proximity to local employment	The site is within 1000m walking distance of local employment The site is within 1000-2000m walking distance of local employment The site is more than 2000m from local	Distance to key employment sites, town, district and local centres as well as other major employment sites. The CIHT indicate acceptable and preferred maximum walking distances for	Local information

Factors	Colour Coding Rules	Notes	Source of local data
	employment	commuting and schools of 500, 1000 and 2000m	
6. Access to public transport.	<p>The site is within 800m of a regular bus route or rail station. The site is within 400m of a low frequency bus route</p> <p>The site is within 800-1200m of a regular bus route or rail station. The site is within 400-800m of a low frequency bus route</p> <p>The site is more than 1200m from a regular bus route or train station. The site is more than 800m of a low frequency bus route</p>	<p>Proximity to bus routes and rail stations</p> <p>Regular bus routes are those serviced 3 times in one hour and a low frequency bus routes are those serviced less than 3 times in one hour.</p> <p>The CIHT indicate acceptable and preferred maximum walking distances for commuting and schools of 500, 1000 and 2000m and for elsewhere of 400, 800 and 1200m.</p>	SHLAA or EDLAA
7. Healthy lifestyles.	<p>The site is within 800m walking distance of open space</p> <p>The site is within 800-1200m walking distance of open space</p> <p>The site is more than 1200m from open space</p>	<p>Access to open space</p> <p>Manual for Streets indicates 'walkable neighbourhoods' typically have a range of facilities within a 10 minute (about 800m) walk.</p> <p>The CIHT indicate acceptable and preferred maximum walking distances of 400, 800 and 1200m.</p>	SHLAA or EDLAA
8. Rights of Way.	<p>The site does not contain any rights of way</p> <p>The site contains rights of way but it is possible that the route can be diverted or incorporated</p> <p>The site contains a right of way but it is possible that the route cannot be diverted or incorporated</p>		GGP layer
9. Community safety, anti social behaviour and crime.	<p>The site is located in an area where crime is not an issue</p> <p>The site is located in an area where crime is an issue but design features can be incorporated to reduce the impact</p> <p>The site is located in an area where crime is an issue and design features are unlikely to reduce the impact</p>	<p>Blaby District Community Safety Partnership Strategic Assessment 2013 indicates crime hotspots at:</p> <p>Fosse Park, Blaby North, LFE M1 Services, Enderby North, Grove Park, Meridian Leisure Park and Winstanley Community College</p>	Blaby District Community Safety Partnership Strategic Assessment 2013

Factors	Colour Coding Rules	Notes	Source of local data
ENVIRONMENTAL			
10. Biodiversity and geodiversity.	<p>The site is unlikely to affect biodiversity or geodiversity as it is over 400m from a SSSI and over 100m from a Local Wildlife Site</p> <p>The site may have the potential to affect biodiversity or geodiversity as it is within 400m of a SSSI or within 100m of a Local Wildlife Site, priority species or habitat.</p> <p>The site is likely to affect biodiversity or geodiversity as it contains or is adjacent to a SSSI, involves loss of a Local Wildlife Site, or contains priority species or habitat.</p>	<p>Nationally designated sites</p> <p>Locally designated sites</p> <p>Protected habitats and species</p>	<p>SHLAA or EDLAA</p> <p>Additional comments from LCC Ecology</p>
11. Green Infrastructure	<p>The site will provide the opportunity to improve the Green Infrastructure network</p> <p>It is uncertain whether the site will provide the opportunity to improve the Green Infrastructure network</p> <p>The will not provide the opportunity to improve the Green Infrastructure network</p>	<p>Potential to improve the Green Infrastructure network</p> <p>Includes loss of open spaces</p>	<p>Green Infrastructure network identified in Core Strategy Policy CS14</p> <p>PPG17 / Open Space Audit</p>
12. Townscape and landscape.	<p>The site has limited impact on townscape or landscape character</p> <p>The site may have an impact on sensitive landscape or townscape characteristics but it is possible that it can be mitigated to an acceptable level</p> <p>The site may have an impact on sensitive landscape or townscape characteristics but it is possible that it cannot be mitigated to an acceptable level</p>	<p>Settlement character</p> <p>Landscape character</p>	<p>Blaby District Character Assessment – Understanding the characteristics of towns, villages and countryside within Blaby 2008</p>
13. Historic and cultural assets.	<p>The site is unlikely to affect a heritage asset</p> <p>The site may have the potential to affect a heritage asset but it is possible that it can be mitigated to an acceptable level</p>	<p>Scheduled Monuments</p> <p>Archaeology sites</p> <p>Listed Buildings</p> <p>Conservation Areas</p>	<p>GGP layer</p> <p>Additional comments from Historic England and LCC</p>

Factors	Colour Coding Rules	Notes	Source of local data
	The site is likely to affect a heritage asset but it is possible that it cannot be mitigated to an acceptable	Settings Non designated assets	Archaeology Conservation Area Appraisals
14. Soil resources	The majority of the site is not Grade 1, 2 or 3a agricultural land The majority of the site is Grade 3 agricultural land The majority of the site is Grade 1 or 2 agricultural land or significant loss of more than 20 hectares	Best and most versatile agricultural land. The loss of 20 hectares of best and most versatile land (Grade 1, 2 or 3a) triggers the need to consult with Natural England/Defra.	GGP layer
15. Previously developed land	The majority of the site is previously developed land The site is an equal mix of previously developed land and greenfield land The majority of the site is greenfield	Brownfield or Greenfield	SHLAA or EDLAA
16. Flood risk.	The site is located in Flood Zone 1 and there are no other forms of flood risk Some of the site is located in Flood Zones 2 or 3 and/or there are other forms of flood risk. The majority of the site is located in flood zones 2 or 3 and/or other forms of flood risk	Fluvial food risk Surface water flood risk Other flood risk eg. canal, storm water drains	Strategic Flood Risk Assessment For sites not assessed use EA data
17. Land and water contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution The site is or may be affected by land contamination or landfill. The site will or may cause groundwater pollution. It is possible that it can be mitigated to an acceptable level The site is or may be affected by land contamination or landfill. The site will or may cause groundwater pollution. It is possible that it cannot be mitigated to an acceptable level	Land contamination, Landfill, Ground water pollution	Adopted Local Plan Proposals Map / GGP layer Additional comments from Environmental Health

Factors	Colour Coding Rules	Notes	Source of local data
18. Environmental quality.	<p>The site is not close to sources of pollution or other environmental quality issues</p> <p>The site is close to sources of pollution or other environmental quality issues but it is possible that it can be mitigated to an acceptable level</p> <p>The site is close to sources of pollution or other environmental quality issues but it is possible that it cannot be mitigated to an acceptable level</p>	<p>Air quality and dust, Noise and vibration, Light pollution, Busy/congested roads, Electricity pylons, Hazards.</p> <p>The assessment does not consider whether or not the site may create pollution because at this stage there is no information about the type of development.</p>	<p>Air Quality Management Areas, Local information, GGP layer</p> <p>Additional comments from Environmental Health</p>
19. Mineral and waste	<p>The site is not located in a Mineral Consultation Zone or site protected for waste facility</p> <p>The site is located in a Mineral Consultation Zone or a site protected for a waste facility but is unlikely to have an adverse impact on the resource</p> <p>The site is located in a Mineral Consultation Zone or a site protected for a waste facility but is likely to have an adverse impact on the resource</p>	<p>Mineral Safeguarding Areas</p> <p>Waste Safeguarding Areas</p>	<p>GGP layer</p> <p>Minerals and Waste emerging Local Plan</p> <p>Additional information from LCC Minerals and Waste</p>
20. Renewable energy	<p>The site is likely to provide opportunities for renewable energy</p> <p>It is uncertain whether the site will provide opportunities for renewable energy</p> <p>The site is unlikely to provide opportunities for renewable energy</p>	<p>Locations for renewable energy</p> <p>Energy efficiency</p> <p>There are no priority areas for decentralised energy supply in Blaby. It is anticipated that most sites will provide the opportunity to utilise small scale renewable technologies and design measures to reduce energy use.</p>	<p>Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas across the East Midlands: Final Report 2011</p>
ECONOMIC			
21. Available, deliverable and viable	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable</p> <p>The site is not considered to be available and/or achievable</p>	<p>Land ownership</p> <p>Willing to develop</p> <p>Current uses in operation</p> <p>Attractive site</p>	<p>SHLAA or EDLAA</p>

Factors	Colour Coding Rules	Notes	Source of local data
22. Provision of employment growth and jobs	The site will provide employment land The site will not provide employment land		EDLAA
23. Efficient and sustainable transport infrastructure.	The site has access to the road network and will not materially impact on the road network The site has access to the road network but it is possible that impacts on the road network can be mitigated to an acceptable level The site does not have access to the road network and/or impacts on the road network cannot be mitigated to an acceptable level	Access to road network Impact on road network	SHLAA or EDLAA Additional information from LCC Highways
24. Utility infrastructure availability	The site has access to utility infrastructure Access to utility infrastructure is unknown The site requires significant expenditure to gain access to utility infrastructure	Electricity, Gas, Water, Drainage, Sewage/Waste Water, Broadband	Information from Utility providers

Appendix 3 – Sustainability Appraisal Objectives

Delivery DPD SA objectives
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.
3. To provide better opportunities for people to access and understand local heritage and participate in cultural and recreational activities.
4. To improve community safety, reduce anti-social behaviour and the fear of crime.
5 To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.
6. To protect and enhance the natural environment (species, habitats and green infrastructure) whilst contributing to the achievement of BAP targets.
7. To conserve and enhance the character, diversity and local distinctiveness of towns and villages in Blaby District.
8. To conserve and enhance the historic environment, heritage assets and their settings.
9. To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the District.
10 To manage prudently water resources and to improve water quality.
11 To improve air quality particularly through reducing transport related pollutants.
12 To manage prudently mineral resources and avoid / reduce pollution of land.
13 To minimise energy use and develop renewable energy resources.
14 To reduce greenhouse gas emissions to mitigate the rate of climate change.
15 To avoid development in the floodplain and reduce the impacts of climate change.
16 To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.
17 To improve access to education and training for children, young people and adult learners.
18 To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local people.
19 To optimise the use of previously developed land, buildings and existing infrastructure.

20 To promote and ensure high standards of sustainable design and construction.
21 To minimise waste and to increase the re-use and recycling of waste materials.
22 To improve access to services, particularly for those without a car and for disabled, elderly and deprived people.
23 To encourage and develop the use of public transport, cycling and walking.

Source: Sustainability Appraisal Report 2016

Appendix 4 – Site Assessment Form

SITE		
Site Ref	Site Name	Settlement as per CS5
Size (Hectares)	Developable Area (Hectares)	Size (Dwellings) and density or Size (Floorspace)

Stage 2 – Sustainability Criteria		
Factors	Notes	Colour Coding Rules
SOCIAL		
1. Housing provision		
2. Proximity to local services		
3. Proximity to primary school		
4. Proximity to secondary school		
5. Proximity to local employment		
6. Access to public transport		
7. Healthy lifestyles		
8. Rights of Way		
9. Community safety, anti social behaviour and crime		
ENVIRONMENTAL		
10. Biodiversity and geodiversity		
11. Green Infrastructure		
12. Townscape and landscape		
13. Historic and cultural assets		
14. Soil resources		
15. Previously developed land		
16. Flood risk		
17. Land and water contamination		
18. Environmental quality		
19. Mineral and waste		
20. Renewable energy		
ECONOMIC		
21. Available, deliverable and viable		
22. Provision of employment growth and jobs		
23. Efficient and sustainable transport infrastructure		
24. Utility infrastructure availability		

STAGE 3 Compliance with Core Strategy Locational Policies		
Policy	Criteria	Yes/No
CS1 Strategy for Locating new development	Is the site previously developed land?	
	Is the site within or adjoining a settlement identified in the settlement hierarchy?	
CS5 Housing Distribution	Is the site within or adjoining a settlement where there is a shortfall in supply against the requirement as set out in CS5? (Principal Urban Area or Narborough)	
CS6 Employment	Is the site within or adjoining the Principal Urban Area?	
	Is the site within or adjacent to the settlement of Blaby?	
	Is the site for smaller scale development and within or adjoining 'Larger' and 'Medium' Central Villages and Rural Centre?	
CS6 Assessment criteria:	Without significant harm to amenity	Give reasons
	Commercially attractive for the market	
	Can be satisfactorily accessed by commercial vehicles	
	Accessible by sustainable modes of transport	
	Not out of scale with host community in terms of additional employment land and scale of new buildings	
CS7 Affordable Housing	Does the site have the potential to deliver affordable housing?, i.e. sites of 15 dwellings or more.	
CS16 Green Wedges	Where there are not sufficient options within the existing boundary of the settlements, the preference for sites will need to be balanced against the sustainability of the site options and the need to maintain the integrity of the designation	
CS17 Areas of Separation		
CS18 Countryside		

Stage 4 Sustainability Appraisal Summary

Stage 5 Conclusions and Recommendation

Appendix 5 – Changes to Methodology as a Result of Consultation

Organisation	Comment	Response
Historic England	No reference to baseline data	The document refers to key sources of data for this high level assessment based on existing data and makes clear that further detailed assessments will be undertaken where necessary. No change.
Historic England	Insufficient reference to the conservation and enhancement of heritage assets in category 13	Comment noted. The assessment uses summarised terms. No change.
Historic England	Appendix 2 - SA Factor 13 should include reference to undesignated heritages assets in the notes column.	Agree. Reference is made to undesignated assets in the notes column.
Historic England	Appendix 2 - SA Factor 13 has the word 'level' missing from the colour coding rules	Agree. Add missing word.
Historic England	Appendix 3 -SA objective 8 could be improved to encompass all heritage assets. Suggested wording: 'To conserve and enhance the historic environment, heritage assets and their settings'	Agree. Revise SA objective 8 as suggested. This has also been changed in the Sustainability Appraisal Report.
Historic England	The following factors are suggested to assess a site's potential: <ul style="list-style-type: none"> • All heritage assets – designated and non-designated • Implications of development for the setting of a heritage asset and its significance • Potential archaeological interest • Information on the present day historic character of places • Settlement character and historic settlement pattern 	SA Factors 12 Town and landscape and 13 Historic and cultural assets cover all these issues. Where required detailed assessments will be undertaken. No change.
Natural England	Avoid any adverse impacts on nationally and internationally designated nature conservation sites and give due consideration to green infrastructure provision.	Comment noted. No change.
Natural England	Request full consideration of the natural environment in terms of biodiversity, geodiversity, landscape character and quality, green infrastructure, access to countryside and other open space and the protection and enhancement of soils.	Comment noted. Specific reference is added to undertake further work on landscape where required.
Environment Agency	Document is completely acceptable.	Comment noted. No change.