

**Appendix E - Mixed Use Site Proformas**

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|                               |                                |                   |     |
|-------------------------------|--------------------------------|-------------------|-----|
| <b>Site Reference:</b> END009 | <b>Proposed Use:</b> Mixed Use | <b>Area (ha):</b> | 3.6 |
| <b>Location:</b> Quarry Lane  |                                |                   |     |



|                                    |   |                                      |  |                                     |
|------------------------------------|---|--------------------------------------|--|-------------------------------------|
| 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 |
|------------------------------------|---|--------------------------------------|--|-------------------------------------|

| Obj          | SA Objectives and Site Assessment Criteria   | Score |
|--------------|--|-------|
| <b>Site</b>  | <b>END009</b>  |       |
| <b>1</b>     | <b>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.</b><br><i>The site is Not achievable, Available, 44 dwellings, 11 - 15 years.</i> |       |
| <b>2 / 3</b> | <b>Access to primary school</b><br><i>990m to Enderby Danemill Primary School</i>  |       |
| <b>2 / 3</b> | <b>Access to secondary school</b><br><i>1180m to Brockington College</i>   |       |
| <b>2 / 3</b> | <b>Access to health care</b><br><i>670m to Enderby Medical Centre</i>  |       |
| <b>2 / 3</b> | <b>Access to existing green space</b>  |       |

| Obj Site     | SA Objectives and Site Assessment Criteria  | Score |
|--------------|---|-------|
|              | <b>END009</b>   |       |
|              | <i>The site is located near 1 open space typologies (within 720m), the closest being Whistle Meadows-Accessible Natural Green Space which is 210 metres away</i>  |       |
| <b>2 / 3</b> | <b>Amenity</b>  |       |
|              | <i>No obvious surrounding amenity issues, aside from any additional road based amenity issues.<br/>The site is located 371m from a main road- M69</i>   |       |
| <b>2 / 3</b> | <b>Health and safety constraints</b>  |       |
|              | <i>The site is:<br/>0 m from 500 m consultation zone - consult SUEZ gasing landfill site<br/>4687 m from a high pressure gas pipeline<br/>4859 m from a calor gas consultation zone<br/>0 m from a contamination point</i>  |       |
| <b>4</b>     | <b>Impacts on biodiversity</b>  |       |
|              | <i>The site is:<br/>2541 m from LNR Glen Parva<br/>657 m from LWS Enderby Park, Oak, Tn135<br/>680 m from an SSSI<br/>The site is likely to have High ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Site populated with trees, undergrowth and potential for hedgerows. Retention not possible</i> |       |
| <b>5</b>     | <b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>   |       |
|              | <i>Data taken from Blaby's 2019 SHLAA. There are no designated heritage assets but the site adjoins the route of the Fosse Way. LCC Archaeology advise that the heritage potential is considered to be high.</i>  |       |
| <b>6</b>     | <b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>   |       |
|              | <i>The site does not intersect any mineral safeguarding areas</i>   |       |
| <b>7</b>     | <b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>  |       |
|              | <i>Potential overlap with waste safeguarding area</i>   |       |
| <b>8</b>     | <b>Protect landscape and townscape character and distinctiveness throughout the district</b>  |       |
|              | <i>The site is 100% no effect category</i>  |       |
| <b>9</b>     | <b>To conserve the Borough's soils and make efficient and effective use of land.</b>  |       |
|              | <i>The site is 3.6 ha Grade 3, 0.0 ha Grade 4 and 0.0 ha urban.</i>   |       |
| <b>10</b>    | <b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>  |       |
|              | <i>Unable to determine effects</i>  |       |
| <b>11</b>    | <b>Air Quality</b>  |       |
|              | <i>The site is 392m from AQMA 6a and 2352m from an A-Road</i>   |       |
| <b>12</b>    | <b>Flood Risk</b>   |       |
|              | <i>100% of the site is within Flood Zone 1.</i>   |       |
| <b>13</b>    | <b>Low carbon economy</b>   |       |
|              | <i>Reflected through other criteria</i>   |       |
| <b>14</b>    | <b>Employment land</b>  |       |
|              | <i>Creation of small scale mixed use. The site could accommodate 6,942sqm of small-scale employment space.</i>  |       |
| <b>14</b>    | <b>Access to strategic transport routes</b>   |       |
|              | <i>Site is 2352m to the Strategic Transport network</i>   |       |
| <b>14</b>    | <b>Regeneration opportunities</b>   |       |
|              | <i>Site is 4533m to an area of most deprivation (Top 20%)<br/>There are two public transport services within 320m and 700m of the site.</i>   |       |
| <b>15</b>    | <b>Access to public transport</b>   |       |

| <b>Obj</b>  | <b>SA Objectives and Site Assessment Criteria</b>  | <b>Score</b> |
|-------------|--|--------------|
| <b>Site</b> | <b>END009</b>  |              |
|             | <i>The site's closest bus stop offers access to a Low/Regular frequency service and is 320m/700m away.</i> |              |
| <b>15</b>   | <b>Access to jobs/commuting distance</b>   |              |
|             | <i>There are 1994 jobs within 1.2km; 17378 jobs within 3km and 38929 jobs within 5km.</i>                  |              |
| <b>15</b>   | <b>Access to convenience store</b>   |              |
|             | <i>The site is 570 m from a Co Op</i>  |              |

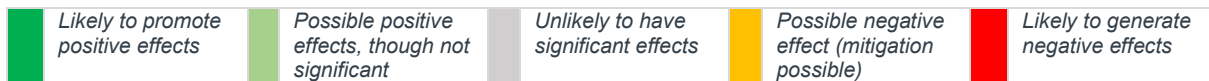
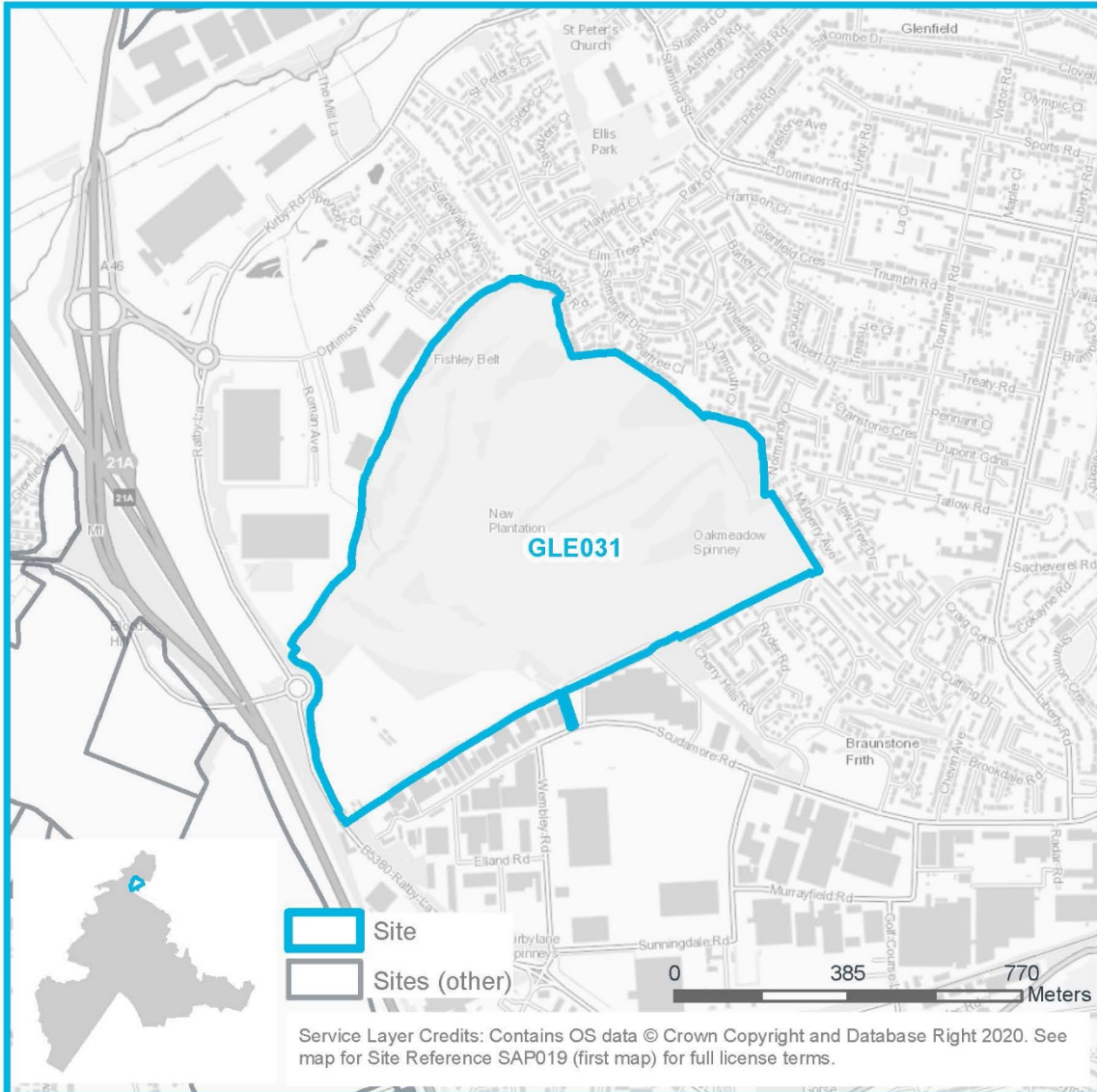
Site Reference: GLE031

Proposed Use: SUE

AECOM Reference: AECOM056

Area (ha): 73.11

Location: Western Park Golf Course



| Obj Site | SA Objectives and Site Assessment Criteria  | Score |
|----------|---|-------|
|          | <b>GLE031</b>   |       |
| 1        | <b>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.</b><br><i>The site is available, achievable and will provide 252 dwellings over 11 – 15 year period within Blaby. Note- this site is 73ha in total. The area of the site in Blaby District is 20ha and is assumed to be a split of housing and employment use.</i> |       |
| 2 / 3    | <b>Access to primary school</b><br>1340m to Glenfield Primary School  |       |
| 2 / 3    | <b>Access to secondary school</b><br>2650m to New College   |       |

| Obj          | SA Objectives and Site Assessment Criteria  | Score |
|--------------|---|-------|
| <b>Site</b>  | <b>GLE031</b>   |       |
| <b>2 / 3</b> | <b>Access to health care</b><br>1400m to Oakmeadow Surgery  |       |
| <b>2 / 3</b> | <b>Access to existing green space</b><br>The site is located near 0 open space typologies (within 720m), the closest being Holmfield Park-Parks and Recreation Grounds which is 1775 metres away  |       |
| <b>2 / 3</b> | <b>Amenity</b><br>The site is 72m from a Major Road M1<br>Adjacent are two industrial estates with uncertain amenity issues.  |       |
| <b>2 / 3</b> | <b>Health and safety constraints</b><br>The site is:<br>3537m to Gassing Landfill Site<br>7688m to High Pressure Gas Pipeline<br>8646m to Calor Gas Consultation Zone   |       |
| <b>4</b>     | <b>Impacts on biodiversity</b><br>The site is:<br>0 m from LNR Kirby Frith<br>0 m from LWS Western Golf Course & Adj Gcn Habitats<br>2877 m from an SSSI<br>The site is likely to have High ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Large areas of the site are cleared but there are large clusters of trees and potential undergrowth across the site making retention difficult |       |
| <b>5</b>     | <b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b><br>The site is listed as medium risk for archaeology assets. The site has no designated assets close by.  |       |
| <b>6</b>     | <b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b><br>The site does not intersect with any minerals.   |       |
| <b>7</b>     | <b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b><br>The site is not safeguarded for a waste facility.   |       |
| <b>8</b>     | <b>Protect landscape and townscape character and distinctiveness throughout the district</b><br>27% of the site is within a Low – Moderate category, whilst the remaining 73% of the site was not assessed in the study due to its location within Leicester City..   |       |
| <b>9</b>     | <b>To conserve the Borough's soils and make efficient and effective use of land.</b><br>Site is greenfield and 73ha (in total) of Grade 3 Agricultural land.  |       |
| <b>10</b>    | <b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b><br>Unable to determine effects.  |       |
| <b>11</b>    | <b>Air Quality</b><br>1306m from AQMA 3<br>1379m from A road.   |       |
| <b>12</b>    | <b>Flood Risk</b><br>Site is 100% within Flood Zone 1   |       |
| <b>13</b>    | <b>Low carbon economy</b><br>Reflected through other criteria   |       |
| <b>14</b>    | <b>Employment land</b><br>Creation of large scale commercial site. The site is expected to provide 39,400 sqm of employment space within the District.  |       |
| <b>14</b>    | <b>Access to strategic transport routes</b><br>Site is located 1379m to the nearest strategic transport route.  |       |
| <b>14</b>    | <b>Regeneration opportunities</b>   |       |

| <b>Obj</b>  | <b>SA Objectives and Site Assessment Criteria</b>   | <b>Score</b> |
|-------------|---|--------------|
| <b>Site</b> | <b>GLE031</b>   |              |
|             | Site is 1465m to area of most deprivation (Top 10%)<br>There is good public transport connections from the site.  |              |
| <b>15</b>   | <b>Access to public transport</b><br>570m to regular bus service  |              |
| <b>15</b>   | <b>Access to jobs/commuting distance</b><br>2544 jobs within 1.2km<br>7776 jobs within 3km<br>37910 jobs within 5km<br>150m to Optimus Point Employment Site. |              |
| <b>15</b>   | <b>Access to convenience store</b><br>1600m to the nearest Co Op  |              |

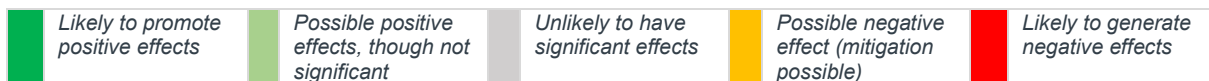
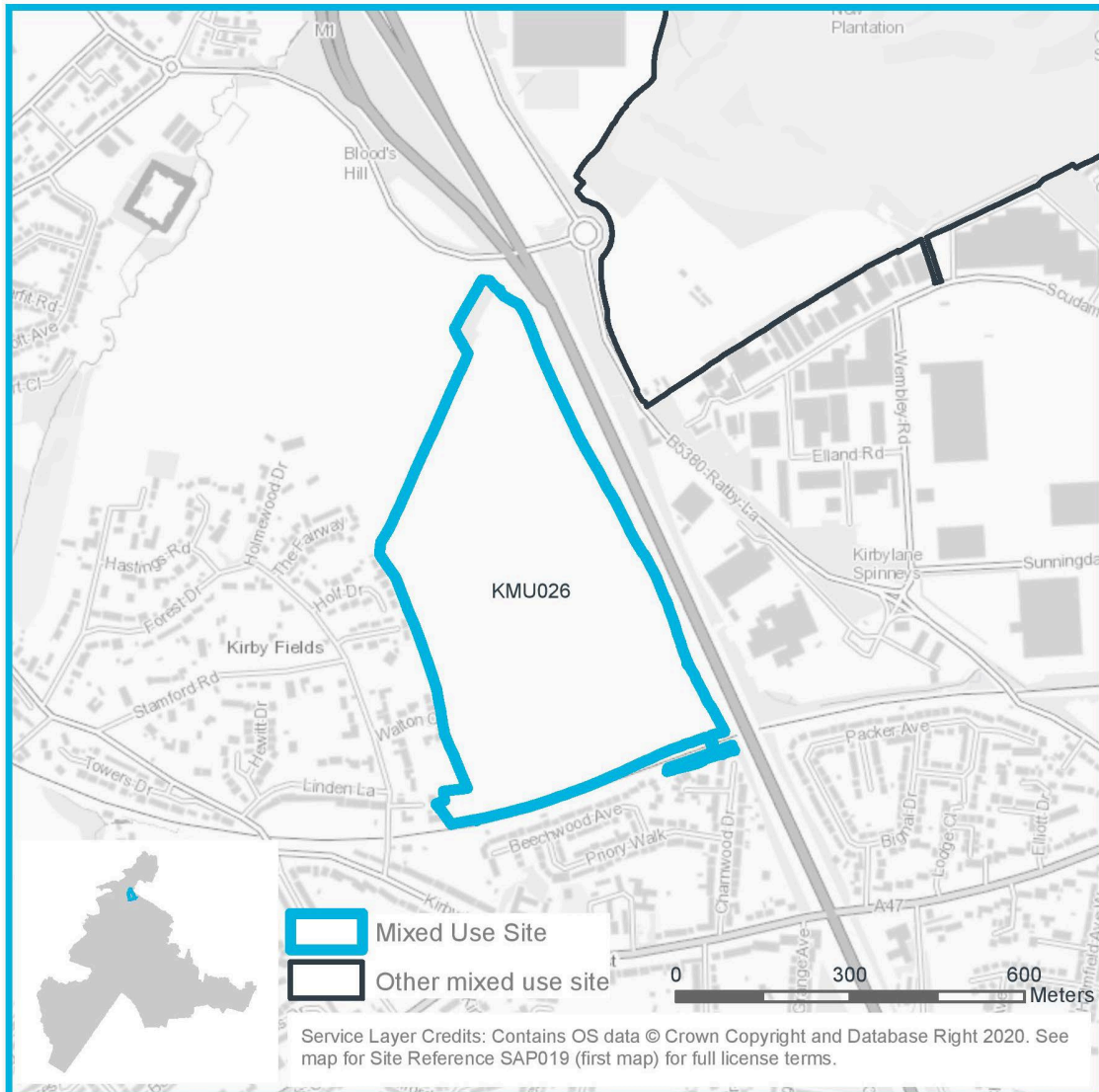


Site Reference: KMU026

Proposed Use: Mixed Use

Location: Blood's Hill (south)

Area (ha): 29.2



| Obj          | SA Objectives and Site Assessment Criteria  | Score |
|--------------|---|-------|
| <b>Site</b>  | <b>KMU026</b>   |       |
| <b>1</b>     | <b>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.</b><br><i>Site is available, achievable and can deliver 365 dwellings over an 11 – 15 year period.</i> |       |
| <b>2 / 3</b> | <b>Access to primary school</b><br><i>1290m to Kirby Muxloe Primary</i>   |       |
| <b>2 / 3</b> | <b>Access to secondary school</b><br><i>3720m to Winstanley School</i>  |       |
| <b>2 / 3</b> | <b>Access to health care</b><br><i>1580m to Warren Lane Surgery</i>   |       |
| <b>2 / 3</b> | <b>Access to existing green space</b>   |       |

| Obj          | SA Objectives and Site Assessment Criteria  | Score |
|--------------|---|-------|
| Site         | <b>KMU026</b>   |       |
|              | <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>   |       |
| <b>2 / 3</b> | <b>Amenity</b>  |       |
|              | 30m to M1 Major Road<br><i>There are no obvious surrounding amenity issues, aside from any road-based amenity issues.</i>   |       |
| <b>2 / 3</b> | <b>Health and safety constraints</b>  |       |
|              | 2912.m to Gassing Landfill Site<br>6932m to High Pressure Gassing Pipeline<br>7853m to Calor Gas Consultation Zone<br>152m to Contamination Point   |       |
| <b>4</b>     | <b>Impacts on biodiversity</b>  |       |
|              | <i>The site is:</i><br>899 m from LNR Kirby Frith<br>0 m from LWS Kirby Muxloe Wet Grassland<br>3608 m from an SSSI<br><i>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>  |       |
| <b>5</b>     | <b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>   |       |
|              | <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> |       |
| <b>6</b>     | <b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>   |       |
|              | <i>Site does not overlap with mineral safeguarding.</i>   |       |
| <b>7</b>     | <b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>  |       |
|              | <i>Site is not protected for a waste facility.</i>  |       |
| <b>8</b>     | <b>Protect landscape and townscape character and distinctiveness throughout the district</b>  |       |
|              | <i>Site is 100% within Low – Moderate category.</i>   |       |
| <b>9</b>     | <b>To conserve the Borough's soils and make efficient and effective use of land.</b>  |       |
|              | <i>Site is greenfield land and is 29ha of Grade 3 (65%) and Urban (35%) Agricultural Land</i>   |       |
| <b>10</b>    | <b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>  |       |
|              | <i>Unable to determine effects.</i>   |       |
| <b>11</b>    | <b>Air Quality</b>  |       |
|              | 11m to AQMA3<br>789m to A Road  |       |
| <b>12</b>    | <b>Flood Risk</b>   |       |
|              | <i>Site is entirely within Flood Zone 1</i>   |       |
| <b>13</b>    | <b>Low carbon economy</b>   |       |
|              | <i>Reflected through other criteria</i>   |       |

| <b>Obj</b>  | <b>SA Objectives and Site Assessment Criteria</b>  | <b>Score</b> |
|-------------|--|--------------|
| <b>Site</b> | <b>KMU026</b>  |              |
| <b>14</b>   | <b>Employment land</b>   |              |
|             | <i>Creation of mixed use development. The site could provide 56,979sm of employment space.</i>   |              |
| <b>14</b>   | <b>Access to strategic transport routes</b>  |              |
|             | <i>The site is located 789m to nearest strategic transport route.</i>  |              |
| <b>14</b>   | <b>Regeneration opportunities</b>  |              |
|             | <i>The site is located 2084m to the top 10% area of most deprivation.<br/>The nearest public transport is 820m and is a low frequency service.</i> |              |
| <b>15</b>   | <b>Access to public transport</b>  |              |
|             | <i>820m to low frequency public transport (No.153)</i>   |              |
| <b>15</b>   | <b>Access to jobs/commuting distance</b>   |              |
|             | <i>758 jobs within 1.2km<br/>6100 jobs within 3km<br/>20506 jobs within 5km</i>  |              |
| <b>15</b>   | <b>Access to convenience store</b>   |              |
|             | <i>1310m to One Stop</i>   |              |

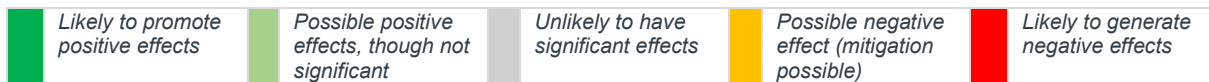
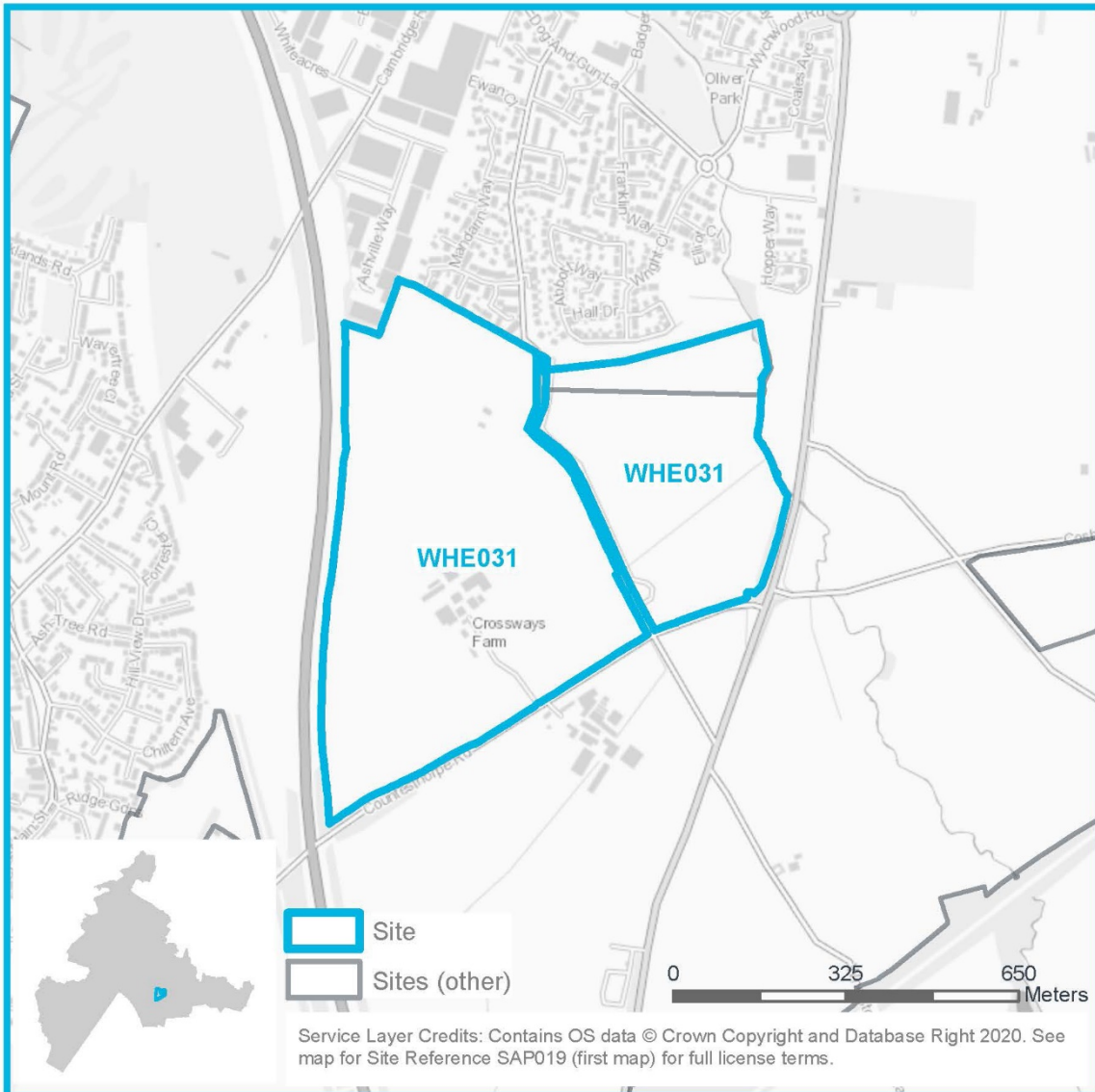
Site Reference: WHE031

Proposed Use: Res mix

AECOM Reference: AECOM090

Area (ha): 54.92

Location: Land south of Whetstone



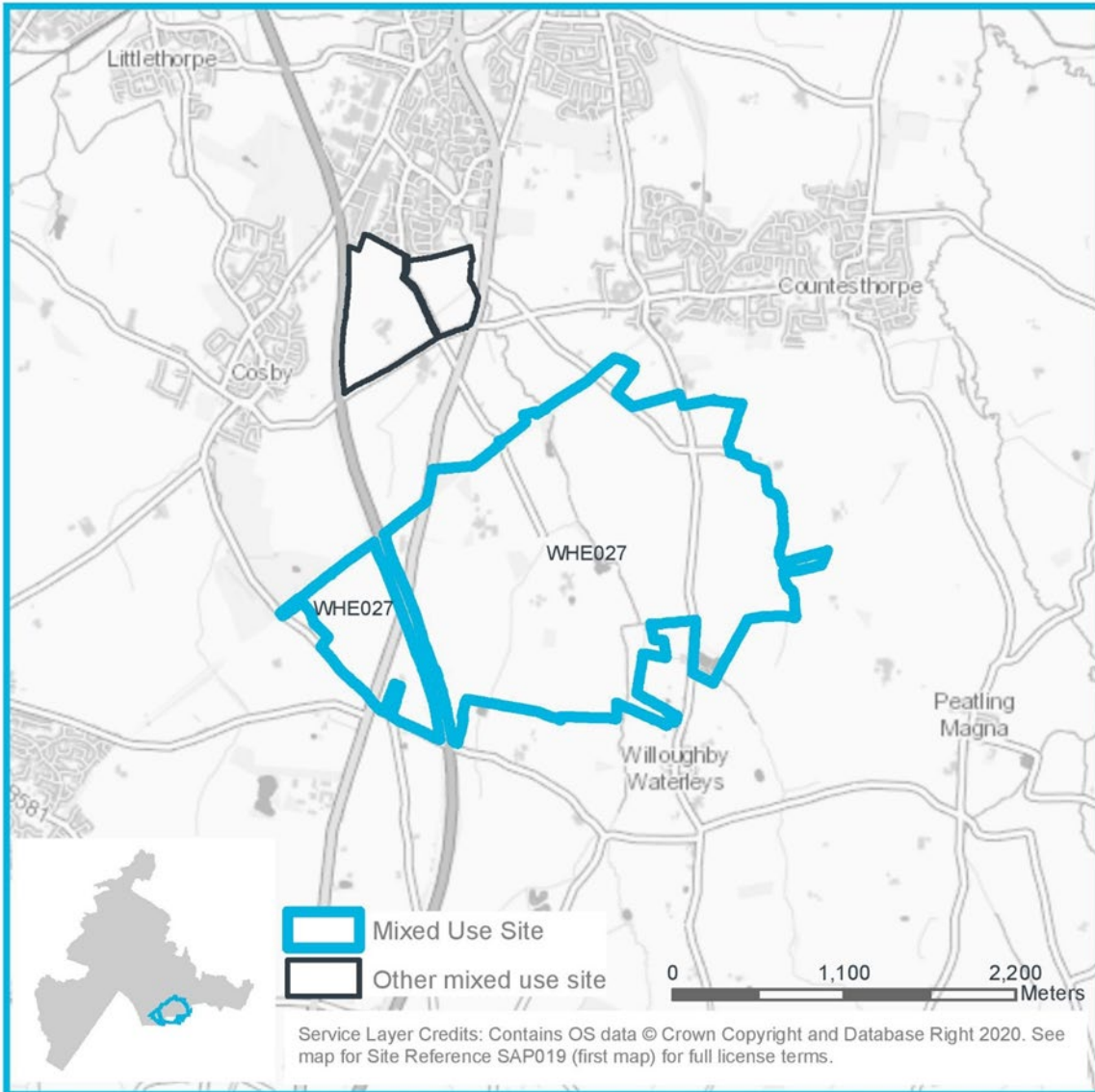
| Obj          | SA Objectives and Site Assessment Criteria   | Score |
|--------------|--|-------|
| <b>Site</b>  | <b>WHE031</b>  |       |
| <b>1</b>     | <b>Provide a suitable level of housing to meet overall need within the district; and a range of housing types to meet the needs of different groups.</b><br><i>Site is available, achievable, can provide 770 dwellings over a 11- 15 year period.</i> |       |
| <b>2 / 3</b> | <b>Access to primary school</b><br><i>960m to Badgerbrook Primary School. Likely to provide onsite infrastructure.</i>   |       |
| <b>2 / 3</b> | <b>Access to secondary school</b><br><i>1710m to Countesthorpe Leysland Community College</i>  |       |
| <b>2 / 3</b> | <b>Access to health care</b>   |       |

| Obj   | SA Objectives and Site Assessment Criteria  | Score |
|-------|---|-------|
| Site  | <b>WHE031</b>   |       |
|       | 2820m to Hazelmere Medical Centre. Likely to provide onsite infrastructure.   |       |
| 2 / 3 | <b>Access to existing green space</b>   |       |
|       | The site is located near 1 open space typologies (within 720m), the closest being Springwell Lane-Amenity Green Space which is 320 metres away  |       |
| 2 / 3 | <b>Amenity</b>  |       |
|       | 16m to A426 Major Road<br>There are no obvious surrounding amenity issues, aside from any road based amenity issues.  |       |
| 2 / 3 | <b>Health and safety constraints</b>  |       |
|       | 2831 to Gassing Landfill Site<br>475m to High Pressure Gas Pipeline<br>5855m to Calor Gas Consultation Zone<br>0m to Contamination Point  |       |
| 4     | <b>Impacts on biodiversity</b>  |       |
|       | The site is:<br>3204 m from LNR Glen Parva<br>0 m from LWS Whetstone Oak<br>1906 m from an SSSI<br>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 |       |
| 5     | <b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>   |       |
|       | There are no designated heritage assets on or adjacent to the Site however archaeological features are recorded to the immediate west and Prehistoric, Iron Age, Roman and Medieval finds and features are recorded in the vicinity   |       |
| 6     | <b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>   |       |
|       | Site does not overlap with any minerals.  |       |
| 7     | <b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>  |       |
|       | Site is not protected for a waste facility.   |       |
| 8     | <b>Protect landscape and townscape character and distinctiveness throughout the district</b>  |       |
|       | Site is 100% Low – Moderate category.   |       |
| 9     | <b>To conserve the Borough's soils and make efficient and effective use of land.</b>  |       |
|       | Site is greenfield and 54ha of Grade 3 Agricultural land.   |       |
| 10    | <b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>  |       |
|       | Unable to determine effects.  |       |
| 11    | <b>Air Quality</b>  |       |
|       | 2766m to AQMA 4<br>510m to A Road   |       |
| 12    | <b>Flood Risk</b>   |       |
|       | Site is within Flood Zone 2 (4%) and Flood Zone 3 (3%).   |       |
| 13    | <b>Low carbon economy</b>   |       |
|       | Reflected through other criteria.   |       |
| 14    | <b>Employment land</b>  |       |
|       | Creation of small scale employment land. The site can provide 15,600sqm (small-scale employment space)  |       |
| 14    | <b>Access to strategic transport routes</b>   |       |
|       | Site is 510m to strategic transport route   |       |
| 14    | <b>Regeneration opportunities</b>   |       |

| <b>Obj</b>  | <b>SA Objectives and Site Assessment Criteria</b>   | <b>Score</b> |
|-------------|---|--------------|
| <b>Site</b> | <b>WHE031</b>   |              |
|             | <i>The site is 4802m to a Top 10% most deprived area.<br/>There is a regular bus service located 1110m to the site.</i> |              |
| <b>15</b>   | <b>Access to public transport</b>   |              |
|             | <i>1110m to regular bus service (No.84)</i>   |              |
| <b>15</b>   | <b>Access to jobs/commuting distance</b>  |              |
|             | <i>947 jobs within 1.2km<br/>3611 jobs within 3km<br/>13306 jobs within 5km</i>   |              |
| <b>15</b>   | <b>Access to convenience store</b>  |              |
|             | <i>1380m to Co Op</i>   |              |



|                                     |                                |                         |
|-------------------------------------|--------------------------------|-------------------------|
| <b>Site Reference:</b> WHE027       | <b>Proposed Use:</b> Mixed Use | <b>Area (ha):</b> 448.8 |
| <b>Location:</b> Whetstone Pastures |                                |                         |



|   |  |   |   |  |
|---|--|---|---|--|
| <span style="display:inline-block; width:15px; height:15px; background-color: #008000; border: 1px solid black;"></span> Likely to promote positive effects | <span style="display:inline-block; width:15px; height:15px; background-color: #90EE90; border: 1px solid black;"></span> Possible positive effects, though not significant | <span style="display:inline-block; width:15px; height:15px; background-color: #D3D3D3; border: 1px solid black;"></span> Unlikely to have significant effects | <span style="display:inline-block; width:15px; height:15px; background-color: #FFD700; border: 1px solid black;"></span> Possible negative effect (mitigation possible) | <span style="display:inline-block; width:15px; height:15px; background-color: #FF0000; border: 1px solid black;"></span> Likely to generate negative effects |
|---|--|---|---|--|

| Obj          | SA Objectives and Site Assessment Criteria   | Score  |
|--------------|--|--|
| <b>Site</b>  | <b>WHE027</b>  |  |
| <b>1</b>     | <b>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.</b><br><i>The site is available, achievable and can provide 3500 dwellings over 11- 15 years.</i> | <span style="display:inline-block; width:15px; height:15px; background-color: #90EE90; border: 1px solid black;"></span> |
| <b>2 / 3</b> | <b>Access to primary school</b><br><i>Site is to provide its own social infrastructure including schools</i>   | <span style="display:inline-block; width:15px; height:15px; background-color: #008000; border: 1px solid black;"></span> |
| <b>2 / 3</b> | <b>Access to secondary school</b><br><i>Site is to provide its own social infrastructure including schools</i>   | <span style="display:inline-block; width:15px; height:15px; background-color: #008000; border: 1px solid black;"></span> |
| <b>2 / 3</b> | <b>Access to health care</b><br><i>Site is to provide its own social infrastructure including health services</i>  | <span style="display:inline-block; width:15px; height:15px; background-color: #008000; border: 1px solid black;"></span> |
| <b>2 / 3</b> | <b>Access to existing green space</b>  | <span style="display:inline-block; width:15px; height:15px; background-color: #FFD700; border: 1px solid black;"></span> |

| Obj Site     | SA Objectives and Site Assessment Criteria  | Score |
|--------------|---|-------|
|              | <b>WHE027</b>   |       |
|              | <i>The site is located near 0 open space typologies (within 720m), the closest being Willoughby Road Playing Field-Parks and Recreation Grounds which is 2134 metres away. It is noted that the site has the potential to provide open space.</i>   |       |
| <b>2 / 3</b> | <b>Amenity</b>  |       |
|              | <i>0m to A26 Major Road<br/>There are no obvious surrounding amenity issues, aside from any road-based amenity issues.</i>  |       |
| <b>2 / 3</b> | <b>Health and safety constraints</b>  |       |
|              | <i>3685m to Gassing Landfill Site<br/>0m to High Pressure Gas Pipeline<br/>6027m to Calor Gas Pipeline<br/>1056m to Contamination Point</i>   |       |
| <b>4</b>     | <b>Impacts on biodiversity</b>  |       |
|              | <i>The site is:<br/>4027 m from LNR Glen Parva<br/>0 m from LWS Countesthorpe, Hedgerow Rear Of Willoughby Rd<br/>3337 m from an SSSI<br/>The site is likely to have Medium ecological value (based on a desktop study relating to the presence of trees, hedgerows and undergrowth) due to the site's characteristics of: Very large site with trees and hedgerows along existing field boundaries, some areas of the site have extensive tree cover and associated undergrowth, there is a brook running through the site. Retention/mitigation should be broadly possible as the site is large and proposed as a Garden Village.</i> |       |
| <b>5</b>     | <b>Conserve and enhance the historic and cultural environment; whilst making it more accessible for public enjoyment.</b>   |       |
|              | <i>The site contains a Whetstone Pastures residential home which is a grade II listed. Roman and medieval archaeology and a number of post-medieval farmsteads in the area. Heritage potential is medium risk for archaeology.</i>  |       |
| <b>6</b>     | <b>Protect mineral resources and associated infrastructure from sterilisation; whilst ensuring the efficient extraction and use of mineral resources.</b>   |       |
|              | <i>Site does not overlap with any minerals.</i>   |       |
| <b>7</b>     | <b>Minimise waste generation whilst supporting an increase in reuse, recycling and composting.</b>  |       |
|              | <i>Site is not protected for a waste facility.</i>  |       |
| <b>8</b>     | <b>Protect landscape and townscape character and distinctiveness throughout the district</b>  |       |
|              | <i>Site is 82% Moderate category, and 2% Low – Moderate category.</i>   |       |
| <b>9</b>     | <b>To conserve the Borough's soils and make efficient and effective use of land.</b>  |       |
|              | <i>Site is greenfield and 448ha of Grade 3 Agricultural Land</i>  |       |
| <b>10</b>    | <b>Improve the water quality status of the watercourses running through the district; seeking to achieve 'good' overall status for WFD classification.</b>  |       |
|              | <i>Unable to determine effects.</i>   |       |
| <b>11</b>    | <b>Air Quality</b>  |       |
|              | <i>Site is 4572m to AQMA2<br/>Site is 1193m to A Road</i>   |       |
| <b>12</b>    | <b>Flood Risk</b>   |       |
|              | <i>Site is within Flood Zone 2 (6%) and Flood Zone 3 (5%)</i>   |       |
| <b>13</b>    | <b>Low carbon economy</b>   |       |
|              | <i>Reflected through other criteria.</i>  |       |
| <b>14</b>    | <b>Employment land</b>  |       |
|              | <i>There is potential for mixed use, large scale commercial (approx. 372,000sqm)<br/>There is no loss of employment land.</i>   |       |
| <b>14</b>    | <b>Access to strategic transport routes</b>   |       |
|              | <i>Site is located 6192m to 10% most deprived area.<br/>The site is currently distanced away from public transport however it is expected the site would provide additional public transport infrastructure.</i>  |       |



| <b>Obj</b>  | <b>SA Objectives and Site Assessment Criteria</b>   | <b>Score</b> |
|-------------|---|--------------|
| <b>Site</b> | <b>WHE027</b>   |              |
| <b>14</b>   | <b>Regeneration opportunities</b>   |              |
|             | <i>Site is located 1193m to strategic transport route.</i>  |              |
| <b>15</b>   | <b>Access to public transport</b>   |              |
|             | <i>Site is to provide its own social infrastructure including public transport</i>  |              |
| <b>15</b>   | <b>Access to jobs/commuting distance</b>  |              |
|             | <i>Site is to provide its own social infrastructure including local employment.<br/>There are 667 jobs within 1.2km; 2181 jobs within 3km and 5619 jobs within 5km.</i> |              |
| <b>15</b>   | <b>Access to convenience store</b>  |              |
|             | <i>Site is to provide its own social infrastructure including convenience stores</i>  |              |