

Appendix D. Detailed appraisal of Local Plan policies

This appraisal uses the sustainability appraisal framework of Table 4.3 as a structure. The following colour coding system was used to assess the impact of each of the strategies:

Very positive compared to the present situation	++	Negative compared to the present situation	-	No direct link, insignificant impact	0
Positive compared to the present situation	+	Very negative compared to the present situation	--	Unclear	?
		Positive or negative depending on implementation			+/-

Changes from earlier policy appraisals are due to changes in the policy, or a reappraisal in light of changes in context (e.g. baseline data or national policy) since the previous appraisal.

CHAPTER 3. VISION FOR LEICESTER

Policy VL01. Presumption in Favour of Sustainable Development

- a) When considering development proposals, we will apply the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF)
- b) The city will work pro-actively with applicants to find solutions so that appropriate proposals can be approved wherever possible to secure development that improves the economic, social and environmental conditions in Leicester
- c) Planning applications that accord with policies in the local plan will be approved unless material considerations dictate otherwise
- d) Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, then the council will grant permission unless material considerations indicate otherwise, taking into account whether
 - Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
 - Specific policies in the NPPF indicate that development should be restricted.

SA Objective	Impact	Commentary
1. To ensure that the existing and future housing stock meets the housing needs of the City.	+ (long term)	In resisting development proposals which prejudice future site uses, the policy seeks to protect future redevelopment opportunities, which could include housing proposals.
2. To improve health and reduce health inequalities.	+	Policy states that applications with unacceptable impacts to pollution, air quality and open space provision will be resisted unless proper mitigation measures are proposed.
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	+	Policy protects unacceptable impacts of developments upon the provision of community facilities and the visual amenity/character of the area.
4. To improve community safety, reduce crime and the fear of crime.	+	Policy resists inappropriate design of development and changes of use which may increase crime or perceptions of unsafe places.
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	Policy protects the unacceptable impacts on community facilities and residential amenity.

6. To increase biodiversity levels.	+	Policy protects wildlife and levels of ecology from unacceptable impacts of new development proposals.
7. To conserve and enhance the historic environment, heritage assets and their settings	+	Policy resists development which would harm the character and visual amenity of an area, landscape or listed heritage asset.
8. To manage prudently the natural resources, and protect and enhance air quality	+	Policy protects natural resources.
9. To protect water quality and resources, and minimise flood risk.	+	Policy seeks to resist development proposals which would increase flood risk, unless mitigation factors can be appropriately implemented.
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	+	Policy seeks to resist proposals with unacceptable impacts upon present waste management initiatives, pollution, air quality, ecology and energy usage.
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+	Policy seeks to assess all development proposals on its impact upon the transport network.
13. To minimise waste and to increase the re-use, recovery and recycling of waste materials.	+	Policy seeks to assess new development proposals on their impacts to waste management (bin storage and collection).
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+ (long term)	In resisting development proposals which prejudice future uses of the site, the policy seeks to protect future redevelopment opportunities, which could include employment proposals.
<p>Insignificant impacts: SA objectives 11, 15-16</p> <p>Overall Impact: Very positive overall impact. No negative impacts identified.</p> <p>Recommendation: Retain with no changes</p>		

CHAPTER 4. STRATEGY FOR LEICESTER

Policy SL01. Location of Development

Development will be located in accordance with the spatial strategy outlined below and as shown on Diagram 2 - Growth in Leicester.

Housing

The Government's standard methodology identifies the amount of new housing that should take place in Leicester by 2036. An overall housing need of 39,424 homes across the plan period has been identified for Leicester. The city council will work with districts within the Housing Market Area (HMA) and with partners in the public, private and voluntary sectors, to ensure the delivery of housing as part of sustainable mixed communities.

Leicester City Council will work towards a target of providing a total of 20,730 dwellings over the plan period from 2020-36 (1,296 dwellings annually) to meet the identified need within the city.

Residential development will take place in the following locations in the City:

- 6,286 homes in the Central Development Area;
- 1,838 homes in the following strategic sites: Former Western Park Golf Course, Land East of Ashton Green, land north of the A46 Bypass, land west of Anstey Lane
- The remaining 1,230 homes will be built on smaller non-strategic sites elsewhere in the city (see Appendix 6).
- The city council will continue to work with authorities within the Housing Market Area (HMA) to agree the spatial distribution of the housing need that cannot be met in the city. About 18,694 homes from our identified housing need will be accommodated in the neighbouring districts as part of their targets through their local plans.

Employment

Evidence in the 2020 Economic Development Needs Assessment (EDNA) 2021 identifies the amount of new employment development that is needed in Leicester by 2036 as being:

- 65ha land for light / general industry and small scale storage and distribution use; and
- 46,000sqm offices;
- Additional land for strategic distribution uses (over 9000 sqm in size), will not be provided within the city's boundary.

High Quality Economic Development Areas:

Recognising the priority of residential development, to minimise unmet housing need, only around 30 ha of land is proposed for allocation within the city's boundaries, including new employment development (light industry (E(g)iii), general industry (B2) and small scale storage and distribution (B8) uses) in the following three strategic employment sites; Western Park Golf Course, east of Ashton Green and Beaumont Leys Park and 2 other local sites (See Table 08 in Chapter 12).

Charnwood Borough Council has agreed to provide 23ha to help meet this need, which is set out in the Leicester and Leicestershire Housing and Employment Need Statement of Common Ground (June 2022). We will continue to work with the districts within the Housing Market Area (HMA) to meet future employment need.

Mountain Road site is the only remaining allocation from the previous local plan which has yet to be developed and there is no other undeveloped employment land available. The Council is therefore undertaking asset reviews and considering the impact of the flexibility of the E Use Class Order, to monitor and make provision for the outstanding employment land beyond this 23 ha of unmet need.

New Office Development

Land will be allocated for new offices at two sites:

- The station car park and former Campbell Street sorting office for major office development, providing a minimum of 20,000 sqm of new offices; and
- Land around Phoenix Square (between Burton Street, St Georges Way, Southampton Street and Morledge Street) being a mixed-use office led, with some residential use, providing a minimum of 20,000sqm office floorspace and a maximum of 200 residential units (Use Class E(g)i/ C3).

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	++/--	The policy is for 20,730 new homes within Leicester. This will meet much of the city's housing needs but still leaves a large deficit. Other local authorities are expected to contribute towards this.	
2. To improve health and reduce health inequalities.	+/-	Providing more housing and jobs helps to improve health and wellbeing. However it also leads to land take and pollution which would worsen health and wellbeing.	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+/-	Provision of more housing and jobs helps to tackle inequality. However it could lead to the loss of social capital in areas of high growth, and developing social capital in large new development areas is likely to take time.	
6. To increase biodiversity levels.	--	The scale of growth envisaged means that many Local Wildlife Sites and other biodiverse areas will be built on or affected more indirectly.	
7. To conserve and enhance the historic environment, heritage assets and their settings	--	The scale of growth envisaged means that many areas of historic importance and other natural, cultural and built environmental and archaeological assets will be negatively affected.	
8. To manage prudently the natural resources, and protect and enhance air quality	+/--	The policy aims to provide more than half of the homes needed in Leicester. This will help to reduce the need to travel and allow for higher density development (so a better use of natural resources than other approaches) but will still have negative impacts in terms of worsened air quality, use of greenfields for development etc.	
9. To protect water quality and resources, and minimise flood risk.	-	Negative impacts in terms of water use and flooding.	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	--	The provision of 20,730 new homes plus 30ha of employment land will increase energy use significantly.	

11. To encourage land use and development that optimises the use of previously developed land & buildings.	+/-	The policy in practice will lead to the redevelopment of significant areas of brownfield land, but also to the development of large areas of greenfield land.	Provide for less land take but higher densities
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	++/-	Much of the development proposed will be on good public transport, walking and cycling routes. However some of the larger outlying sites are currently poorly served by public transport and are likely to encourage car-based development.	
13. To minimise waste and to increase the re-use, recovery and recycling of waste materials.	--	Large amounts of new development will increase waste production	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+	The policy provides for 30ha of employment land for a range of uses (industrial, office, distribution). This is slightly less than half of the land needed.	
15. To support the vitality and viability of the City Centre and other local centres	++/-	The policy increases the amount of housing and employment land throughout the city. Some of the larger scale development is on the edge of the city, which could draw vitality away from the city centre and other local centres.	
16. To raise the levels of educational achievement and develop a strong culture of enterprise and innovation.	++	Some of the proposed employment land is for high tech and creative industries. These, in turn, are likely to link with the city's universities.	
<p>Insignificant impacts: SA objectives 3 and 4.</p> <p>Overall Impact: The policy impacts are a combination of strongly positive (economic, some social) and strongly negative (environmental).</p> <p>Recommendation: Retain with no changes.</p>			

Policy SL02. Strategic Site 1: Western Park Golf Course (LCC owned)

Leicester City Council will work in partnership with developers and partners to deliver Western Park Golf Course, identified as a strategic development location in the spatial strategy and as shown on the policies map. The development will provide:

Housing

- 412 homes, 30% of which will be expected to be affordable, in accordance with Policy Ho04.
- Homes of a range of tenures, types, and sizes, in accordance with Policy Ho03.
- High quality design, in accordance with Policy DQP01 and other design policies in this plan.
- Self-build / custom build plots, in accordance with Policy Ho06.
- Gypsy and Traveller pitches (7 permanent pitches), in accordance with Policy Ho12.

Employment

- 9.74 ha of employment land for Class E(g)iii, B2 and B8 uses.
- Household Waste Recovery centre, around 1.5ha.

Open Space

- 3.48 ha of open space.
- Measures to achieve biodiversity net gain

Delivery

- Leicester City Council as landowner will work jointly with the promoters, development partners and Blaby District Council, to ensure the timely delivery of the site and establish the mechanisms for securing the infrastructure needed to enable the development of this site.
- Delivery of the site must be based on a master plan with an associated delivery and a phasing plan.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	++	Would deliver 412 new homes, including 30% affordable	
2. To improve health and reduce health inequalities.	+/-	Would deliver new homes which are good for health; but negatively affect a Green Wedge and Local Wildlife Site	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	+/--	The golf course is currently disused. Development will provide new recreational activities (e.g. children's play areas) but will change the site from undeveloped (Green Wedge) to developed	Clarify in the masterplan what social/green infrastructure will be provided on site
6. To increase biodiversity levels.	--	Site is a Local Wildlife Site with broadleaf woodland, veteran trees, hedgerows and marsh grassland. It hosts Great Crested Newts, bats etc. As mitigation, the policy requires biodiversity net gain to be achieved.	Protect biodiversity assets where possible. Where this is not possible, the masterplan should explain how biodiversity net gain is to be achieved.
7. To conserve and enhance the historic environment, heritage assets and their settings	?	No known heritage value but archaeological potential identified	Require archaeological studies as part of the masterplan
8. To manage prudently the natural resources, and protect and enhance air quality	-	Development of the site will require natural resources and generate significant amount of new vehicle movements	Clarify parking, public transport and possibly car-free housing requirements in masterplan
9. To protect water quality and resources, and minimise flood risk.	-	The site is not in flood zones 2 or 3, but there are ponds on site that need protection from runoff, contamination etc.	The masterplan should clarify how water quality in the existing ponds is to be protected, and how to minimise runoff.
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	-	Development of the site will require more energy. No mention of renewable energy resources	Require part of the site's energy requirements to be provided on site, e.g. photovoltaics or wind turbine.
11. To encourage land use and development that optimises the use of previously developed land & buildings.	-	Greenfield site	

12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	--	The site is on the edge of the city and adjacent to the M1, and has the potential to be car-dependent.	Clarify parking, public transport and possibly car-free housing requirements in the masterplan
13. To minimise waste and to increase the re-use, recovery and recycling of waste materials.	++	A household waste recovery centre is proposed for the site.	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+	Would deliver 9.74 ha of employment land for E(g)iii, B2 and B8 uses	
15. To support the vitality and viability of the City Centre and other local centres	-	The site is on the edge of the city and adjacent to the M1. It is unlikely to support local centres	
<p>Insignificant impacts: SA objectives 4, 5, 16.</p> <p>Overall Impact: Sustainability 'red' site: site 702. Mostly negative impacts, especially for biodiversity and transport, but very positive for housing and jobs.</p> <p>Recommendation: The following should be considered for inclusion in the policy or subsequent masterplan:</p> <ul style="list-style-type: none"> • Biodiversity net gain (possibly offsite) for the Local Wildlife Site, woodland, ponds etc. • Visual and biodiversity links to the wider countryside, to partly mitigate for the loss of the Green Wedge • Archaeological studies to check archaeological potential, and possibly recording or other measures if archaeological finds existing on site. • Protection of the ponds on site and any ditches/streams from runoff and contamination • Access and parking arrangements: support for walking and cycling, poss. car free development 			

Policy SL03. Strategic Site 2: Land to the East of Ashton Green

Leicester City Council will work in partnership with developers and partners to deliver land to the east of Ashton Green identified as a strategic development location in the spatial strategy and as shown on the policies map. The development will provide:

Northern Zone

Housing

- 670 homes, 30% of which will be expected to be affordable in accordance with Policy HO04
- Homes of a range of tenures, types, and sizes in accordance with Policy Ho03
- High quality design in accordance with Policy DQP01 and other design policies in this plan
- Self-build / custom build plots in accordance with Policy Ho06

Facilities and services

- A secondary school with about 1,200 students capacity and any associated infrastructure

Open Space

- Around 4.94 ha of public open space
- Measures to achieve Biodiversity Net Gain

Southern Zone

Employment

- Although this site is 4.6ha gross, most of this will be needed to provide the green infrastructure. 1.67ha will be built out as employment land for Class E(g)iii, B2 and B8 uses

Delivery

- Leicester City Council as landowner, will work jointly with the promoters and development partners, to ensure the timely delivery of the site, establishing the mechanisms for securing the infrastructure needed, to enable the development of this site.
- Delivery of the site must be based on a master plan, with an associated delivery and a phasing plan.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	++	Would deliver 670 new homes, incl. 30% affordable	
2. To improve health and reduce health inequalities.	+/-	Would deliver new homes which are good for health; but negatively affect a Green Wedge	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	+/--	Development will provide new recreational activities (e.g. children's play areas) but will change the site from undeveloped (Green Wedge) to developed	Clarify in the policy what social/green infrastructure will be provided on site; also clarify relationship to services at Ashton Green
6. To increase biodiversity levels.	-	Site is a mixture of arable fields and broadleaf woodland. Some impact on the hedgerows, mature oaks, badger setts in the woodland. As mitigation, the policy requires biodiversity net gain to be achieved.	Protect biodiversity assets where possible. Where this is not possible, the masterplan should explain how biodiversity net gain is to be achieved.
7. To conserve and enhance the historic environment, heritage assets and their settings	-?	Locally listed Crabree Cottages, adjacent historic Birstall Lodge, Bronze Age to Iron Age Activity on at Ashton Green	Require archaeological studies as part of master plan
8. To manage prudently the natural resources, and protect and enhance air quality	-	Development of the site will require natural resources and generate significant amount of new vehicle movements	Clarify parking, public transport and possibly car-free housing requirements in master plan
9. To protect water quality and resources, and minimise flood risk.	-	The site is not in flood zones 2 or 3, but there are drains on site that need protection from runoff, contamination etc.	Master plan to clarify how water quality in the drains is to be protected, and how to minimise runoff etc.
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	-	Development of the site will require more energy. No mention of renewable energy resources	Require part of the site's energy requirements to be provided on site, e.g. photovoltaics or wind turbine.
11. To encourage land use and development that optimises the use of previously developed land & buildings.	-	Greenfield site	

12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	--	The site is on the edge of the city and adjacent to the Leicester Western Bypass, and has the potential to be car-dependent.	Clarify parking, public transport and possibly car-free housing requirements in master plan. The site is adjacent to the railway line and has potential for a train station.
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+	Would deliver 1.67 ha of employment land for E(g)iii, B2 and B8 uses	
15. To support the vitality and viability of the City Centre and other local centres	-	The site is on the edge of the city and adjacent to the M1. It is unlikely to support local centres	
16. To raise the levels of educational achievement and develop a strong culture of enterprise and innovation.	+	Secondary school is proposed for the site.	
<p>Insignificant impacts: 4, 5, 13</p> <p>Overall Impact: Comprises one sustainability 'red' site (site 262) and one comparatively unconstrained site (site 579). Mostly negative impacts, especially for biodiversity and transport, but very positive for housing.</p> <p>Recommendation: The following should be considered for inclusion in the policy or subsequent masterplan:</p> <ul style="list-style-type: none"> • Biodiversity net gain (possibly offsite) for the woodland, ditch, hedgerow, badger setts, Great Crested Newts etc. • Visual and biodiversity links to the wider countryside, to partly mitigate for the loss of the Green Wedge • Recording or other measures of dealing with archaeological finds at the site site. • Protection of the drain adjacent to site 579 re. runoff and contamination • Requirements re. improvement of public transport to the site • Provision of amenities (in addition to the secondary school) on site to reduce the need to travel. GP, primary school and allotments are comparatively far away. 			

Policy SL04. Strategic Site 3: Land north of the A46 Bypass

Leicester City Council will work in partnership with developers and partners to deliver land to the north of A46 Leicester Western Bypass, identified as a strategic development location in the spatial strategy and shown in the policies map. The development will provide:

Housing

- 420 homes in total have been identified at this location, 30% of which will be expected to be affordable in accordance with Policy Ho04
- Homes of a range of tenures, types, and sizes in accordance with Policy Ho03
- High quality design in accordance with Policy DQP01 and other design policies
- Self-build/custom build plots in accordance with Policy Ho06
- Retention of the on-site pond.

Open Space

- To be defined in combination with environmental and biodiversity enhancements, through the masterplanning process.

Delivery

- Leicester City Council as landowner will work jointly with the promoters and development partners to ensure the timely delivery of the site and establish the mechanisms for securing the infrastructure needed to enable the development of this site.
- Delivery of the site must be based on a master plan, with an associated delivery and a phasing plan.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	++	Would deliver 420 new homes, incl. 30% affordable	
2. To improve health and reduce health inequalities.	+/-	Would deliver new homes which are good for health; but negatively affect a Green Wedge	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	+/--	Development will provide new recreational activities (e.g. children's play areas) but will change the site from undeveloped (Green Wedge) to developed	Clarify in the policy what social/green infrastructure will be provided on site; also clarify relationship to services at Ashton Green
6. To increase biodiversity levels.	-	Site is mainly arable fields with small woodlands and hedges, and a pond. It forms part of a more extensive ecological network. As mitigation, the policy requires biodiversity net gain to be achieved.	Protect biodiversity assets where possible. Where this is not possible, the masterplan should explain how biodiversity net gain is to be achieved.
7. To conserve and enhance the historic environment, heritage assets and their settings	-?	Significant prehistoric and Roman sites in adjacent areas	Require archaeological studies as part of master plan
8. To manage prudently the natural resources, and protect and enhance air quality	-	Development of the site will require natural resources and generate significant amount of new vehicle movements	Clarify parking, public transport and possibly car-free housing requirements in master plan
9. To protect water quality and resources, and minimise flood risk.	-	The site is not in flood zones 2 or 3, but there are drains and a pond on site that need protection from runoff, contamination etc.	Master plan to clarify how water quality in the drains and pond is to be protected, and how to minimise runoff etc.
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	-	Development of the site will require more energy. No mention of renewable energy resources	Require part of the site's energy requirements to be provided on site, e.g. photovoltaics or wind turbine.
11. To encourage land use and development that optimises the use of previously developed land & buildings.	-	Greenfield site	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	--	The site is on the edge of the city and adjacent to the Leicester Western Bypass, and is likely to be car-dependent.	Clarify parking, public transport and possibly car-free housing requirements in master plan.

15. To support the vitality and viability of the City Centre and other local centres	-	The site is on the edge of the city and adjacent to the Western Bypass. It is unlikely to support local centres	
<p>Insignificant impacts: SA objectives 4, 5, 13, 14, 16.</p> <p>Overall Impact: Comprises two sustainability ‘amber’ sites (sites 261 and 580). Mostly negative impacts, especially for biodiversity and transport, but very positive for housing.</p> <p>Recommendation: Sites 261 and 580. This policy does not provide enough detail to allow it to be comprehensively appraised. However, based on the site appraisals, the following should be considered for inclusion in the policy or subsequent masterplan:</p> <ul style="list-style-type: none"> • Biodiversity net gain (possibly offsite) for the hedgerow, pond, mature trees, possible bats etc. • Protection of impacts to the adjacent Local Wildlife Site • Visual and biodiversity links to the wider countryside, to partly mitigate for the loss of the Green Wedge • Protection of the pond on site from runoff and contamination • Avoidance of development on the north-east part of the site that is flood zone 3b • Full assessment and mitigation of archaeological finds at the site. • Requirements re. improvement of public transport to the site • Provision of amenities on site to reduce the need to travel. GP, school and allotments are all far away. • Provision of alternative site for riding school? 			

Policy SL05. Strategic Site 4: Land West of Anstey Lane

Leicester City Council will work in partnership with developers and partners to deliver land west of Anstey Lane identified as a strategic development location in the spatial strategy and as shown on the policies map. The development will provide:

Housing

- 336 homes across two parcels, 30% of which will be expected to be affordable, in accordance with Policy Ho04;
- Homes of a range of tenures, types, and sizes in accordance with Policy Ho03;
- High quality design in accordance with Policy DQP01; and
- Self-build / custom build plots in accordance with Policy Ho06.

Facilities & services

- Schools – Cross boundary cooperation between key stakeholders will be needed around education provision on this site

Open Space

- To be defined in combination with environmental and biodiversity enhancements through the master planning process

Delivery

- Leicester City Council as landowner will work jointly with the promoters and development partners to ensure the timely delivery of the site, establishing the mechanisms for securing the infrastructure needed, to enable the development of this site, including transport and access in an integrated and comprehensive manner, with emerging sites in Blaby & Charnwood.
- Delivery of the site must be based on a master plan with an associated delivery and a phasing plan.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	++	Would deliver 336 new homes, incl. 30% affordable	
2. To improve health and reduce health inequalities.	+/-	Would deliver new homes which are good for health; but negatively affect a Green Wedge	

3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	+/--	Development will provide new recreational activities (e.g. children's play areas) but will change the site from undeveloped (Green Wedge) to developed	
6. To increase biodiversity levels.	-/--	Site 309 has mature hedgerows, broadleaf woodland etc., hosting badger sets, bats etc.	Protect biodiversity assets where possible. Where this is not possible, the masterplan should explain how biodiversity net gain is to be achieved.
7. To conserve and enhance the historic environment, heritage assets and their settings	-	Includes ridge and furrow, part of Locally Listed Leicester Frith Farm, medieval park pale etc.	Require archaeological studies as part of master plan
8. To manage prudently the natural resources, and protect and enhance air quality	-	Development of the site will require natural resources and generate significant amount of new vehicle movements	Clarify parking, public transport and possibly car-free housing requirements in master plan
9. To protect water quality and resources, and minimise flood risk.	-	The site is not in flood zones 2 or 3, but there are ponds on site that need protection from runoff, contamination etc.	Master plan to retain the ponds and clarify how water quality in the ponds is to be protected, and how to minimise runoff etc.
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	-	Development of the site will require more energy. No mention of renewable energy resources	Require part of the site's energy requirements to be provided on site, e.g. photovoltaics or wind turbine.
11. To encourage land use and development that optimises the use of previously developed land & buildings.	-	Greenfield site	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	--	The site is on the edge of the city, and the A563 / Anstey Lane / Western Bypass junctions, and is thus likely to be car-dependent.	Clarify parking, public transport and possibly car-free housing requirements in master plan.
15. To support the vitality and viability of the City Centre and other local centres	-	The site is on the edge of the city. It is unlikely to support local centres	
16. To raise the levels of educational achievement and develop a strong culture of enterprise and innovation.	?	Educational provision is not yet certain, since it depends in part on development in Blaby & Charnwood	
Insignificant impacts: 4, 5, 13, 14			

Overall Impact: Comprises one sustainability 'red' site (site 309) and one comparatively unconstrained site (site 718). Mostly negative impacts, especially for biodiversity and transport, but very positive for housing.

Recommendation: The following should be considered for inclusion in the policy or subsequent masterplan:

- The policy previously had something about 2.43 hectares of open space across two parcels but that has been removed. Reinstatement to provide certainty?
- Biodiversity net gain (possibly offsite) for the hedgerow, woodland, badgers, bats, swallows, swifts, possible Great Crested Newts (will not be easy to do this)
- Visual and biodiversity links to the wider countryside, to partly mitigate for the loss of the Green Wedge
- Protection of the flood relief basin/SuDS on site from runoff and contamination
- Protection of TPO trees
- Assessment and mitigation of archaeological finds at the site site, including ridge and furrow.
- Protection of former Leicester Frith Farm and Gilroes Cemetery from impact of development
- Requirements re. improvement of public transport to the site
- Provision of amenities on site to reduce the need to travel. GP, school and allotments are all far away.

Policy SL06. Strategic Site 5: Beaumont Park

Leicester City Council will work to deliver employment development on land within Beaumont Park, identified as a strategic location in the spatial strategy. The development will provide

- 7.14 hectares of employment within the wider 20.7ha site
- Approximately 25,000sqm of floorspace for light industry (E(g)(iii)), general industry (B2) and storage and distribution (B8) uses (with ancillary offices only)
- In addition to the general planning requirements, development will need to address ecology, trees, land contamination, design quality and sports provision
- Gypsy and traveller transit site that could accommodate 12 caravan spaces.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	+	Provides 12 caravan spaces for gypsies and travellers	
2. To improve health and reduce health inequalities.	-	Would reduce the amount of open space in the area.	Care will need to be taken to prevent the traveller site from being negatively affected by the employment development.
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	-	The park currently includes football pitches and a Speedway track which are likely to be negatively affected by development. Employment development will also change the landscape from green and undeveloped to urban, although two thirds of the site would be kept for open space.	The masterplan should clarify how recreational amenities can be maintained and improved
6. To increase biodiversity levels.	0?	Although there are some large spinneys and mature trees on site, overall the site is of relatively low biodiversity value, and the policy notes the need to address ecology and greens.	The pond in the central section should be kept

7. To conserve and enhance the historic environment, heritage assets and their settings	0	Development could affect the setting of Beaumont Lodge to the north of the site, but this impact is likely to be limited	
8. To manage prudently the natural resources, and protect and enhance air quality	-	Development of the site will require natural resources and generate significant amount of new vehicle movements	
9. To protect water quality and resources, and minimise flood risk.	-	The site is not in flood zone 2 or 3. However there is a pond in the central section that could be negatively affected by development	Protect the pond from construction and operational impacts
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	-	Development of the site will require more energy. No mention of renewable energy resources	Require part of the site's energy requirements to be provided on site, e.g. photovoltaics or wind turbine.
11. To encourage land use and development that optimises the use of previously developed land & buildings.	-	Greenfield site	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	--	The site is on the edge of the city, with good access to the A563 and Western Bypass junctions, and is thus likely to be car- and lorry-dependent.	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+	Would deliver 7.14 ha of employment land for E(g)iii, B2 and B8 uses	
<p>Insignificant impacts: 4, 5, 13, 15, 16</p> <p>Overall Impact: Site 464, a red site. Would have positive impacts on employment, and deliver 12 gypsy and traveller caravan sites. Negative impacts include reduced open space with associated visual and health benefits, possible impacts to the pond on site, increased energy use, and increased traffic with associated air pollution and climate change impacts.</p> <p>Recommendation: The following should be considered for inclusion in the policy or subsequent masterplan:</p> <ul style="list-style-type: none"> • Protection of the traveller site from negative impacts of employment development • Protection of sports/parks provision where possible • Protection of the spinneys, pond and wider biodiversity • Provision of renewable energy on site 			

CHAPTER 5. HOUSING

Policy Ho01. Housing Allocations

New housing will be delivered within the Local Plan on sites as identified in Appendix 6.

Housing proposals will be supported where they:

- a) Provide an appropriate mix of housing as identified in Policy Ho03
- b) Provide affordable housing in accordance with Policy Ho04
- c) Provide infrastructure required to support the proposed development in accordance with Policy DI01
- d) Achieve high quality design as set out in Policy DQP01 and other design policies
- e) Respect the character of the area in compliance with the environmental, design and heritage policies in the Local Plan
- f) Address site specific issues as set out in the Site Allocations document.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	++	The policy aims to provide future housing that is of an appropriate mix, high quality design, and with an adequate proportion of affordable housing.	
2. To improve health and reduce health inequalities.	+	Housing helps to improve health and wellbeing.	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	++	The provision of affordable housing will help to tackle inequality.	
6. To increase biodiversity levels.	--	Housing on greenfield land or biodiverse brownfield land is likely to have a negative impact on biodiversity.	
7. To conserve and enhance the historic environment, heritage assets and their settings	+/--	Although new homes would add to the built assets of the city, including good design, they are also likely to have negative heritage, landscape and environmental impacts.	
8. To manage prudently the natural resources, and protect and enhance air quality	--	A large number of new homes will use resources, and is likely to worsen pollution.	
9. To protect water quality and resources, and minimise flood risk.	--	A large number of new homes will worsen flood risk and need more water.	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	--	New homes and the vehicle movements associated with them will have climate change impacts.	
11. To encourage land use and development that optimises the use of previously developed land & buildings.	--	Much of the proposed new housing is on greenfield sites.	

12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+/--	Much of the housing development is within reasonable access to services and on walking, cycling and public transport routes. However some of the proposed sites, particularly those on the edge of the city, are likely to be relatively car dependent.	
13. To minimise waste and to increase the re-use, recovery and recycling of waste materials.	-	New homes will increase waste generation.	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+	New homes support economic growth.	
15. To support the vitality and viability of the City Centre and other local centres	+/--	Although many of the proposed housing sites are in and near city/ local centres, several of the large sites are on the edge of the city with limited access to existing centres. New centres built as part of these developments could draw from the vitality and viability of existing centres.	
16. To raise the levels of educational achievement and develop a strong culture of enterprise and innovation.	+	New homes support existing jobs, including in education, enterprise and innovation.	
<p>Insignificant impacts: SA objectives 3 and 4.</p> <p>Overall Impact: This policy is a combination of strong social and economic positive and strong environmental negative impacts.</p> <p>Recommendation: Retain policy with no changes.</p>			

Policy Ho02. Housing Development on Unallocated Sites

The council will support proposals in accordance with Spatial Strategy Policy SL01 which contribute towards meeting the local development needs. Planning permission will be granted for new residential development on unallocated sites where:

- The proposals comply with relevant policies within this plan and any relevant supplementary planning documents
- The proposals will be supported by existing infrastructure or provide new infrastructure as part of the development
- The proposals are in accordance with design principles set out in Policy DQP01, other design policies in the plan and design guides / codes in order to provide a high-quality living environment and create sustainable communities
- Respect the character of the area in compliance with the environmental, design and heritage policies.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	++	The policy aims to provide future high quality housing. Over a 20 year plan period, it could account for roughly 3000 new homes.	

2. To improve health and reduce health inequalities.	+	Housing helps to improve health and wellbeing.	
6. To increase biodiversity levels.	--	Although new housing is expected to comply with the plan's environmental policies, housing on greenfield land or biodiverse brownfield land is likely to have a negative impact on biodiversity.	
7. To conserve and enhance the historic environment, heritage assets and their settings	+/--	Although new homes would add to the built assets of the city, they are also likely to have negative heritage, landscape and environmental impacts.	
8. To manage prudently the natural resources, and protect and enhance air quality	--	A large number of new homes will use resources, and worsen pollution.	
9. To protect water quality and resources, and minimise flood risk.	--	A large number of new homes will use more water and worsen flood risk.	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	--	New homes and the vehicle movements associated with them will have significant climate change impacts.	
11. To encourage land use and development that optimises the use of previously developed land & buildings.	++	Much of the housing development likely to come forward will be on brownfield sites, including backland and infill development.	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+	Much of the housing development likely to come forward will be in already built-up areas, within reasonable access to services.	
13. To minimise waste and to increase the re-use, recovery and recycling of waste materials.	-	New homes will increase waste generation.	
15. To support the vitality and viability of the City Centre and other local centres	+	Much of the housing development likely to come forward will be in existing neighbourhoods. Increasing the density of these neighbourhoods will help to support the vitality and viability of local centres.	
<p>Insignificant impacts: SA objectives 3-5, 14 and 16.</p> <p>Overall Impact: This policy is a combination of strong social positive and strong environmental negative impacts.</p> <p>Recommendation: Retain policy with no changes.</p>			

Policy Ho03. Housing mix

The Local Plan will seek to achieve a mix of house types, tenures, and sizes, taking into account the evidenced needs, market conditions, viability, site specific circumstances and the housing mix as identified in Table 2 and Table 3, or any future update of the housing mix evidence.

- a) Proposals for residential development should seek to provide an appropriate mix and size of dwellings, to meet the needs of current and future households in the city, including family housing, extra care and accessible housing, having regard to the latest evidence of housing need.
- b) Proposals for supported living including retirement homes, sheltered homes and care homes will be supported and expected to meet the technical standard for access of Building Regulations 2015 Part M4(2) or any subsequent revisions.
- c) Proposals for wheelchair accessible dwellings will be expected to meet the technical standard for access of Building Regulations 2015 Part M4(3), or any subsequent revisions. At least 10% of affordable housing will be expected to meet the M4(3) technical standards. All homes will be expected to meet accessible and adaptable standards (M4(2) technical standards).

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	++	The purpose of the policy is to ensure that housing meets the housing needs of the City, including specialist needs	
2. To improve health and reduce health inequalities.	+	Retirement homes, sheltered homes, care homes and wheelchair accessible dwellings aim to reduce health inequalities for elderly, vulnerable and less mobile residents.	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	The policy aims to provide for adequate housing including specialist needs. This helps to support diversity and tackle inequality.	
Insignificant impacts: SA objectives 3, 4, 6-16			
Overall Impact: The overall impact of this policy is positive, particularly with respect to ensuring that future housing meets the City's needs.			
Recommendation: Retain policy with no changes.			

Policy Ho04. Affordable housing

- a) The Council will require 30% affordable housing of the total number of dwellings to be provided on all greenfield sites involving a major scheme (10 dwellings or more). In the southeast and Ashon Green areas as shown in the diagram, the council will require 10% affordable housing of the total number of dwellings to be provided on brownfield sites involving a high-density major scheme. The Council will expect this requirement to be met. Any proposal below the percentage indicated will need to be fully justified through clear evidence set out in a viability assessment produced by the applicant. This assessment will need to demonstrate that grant funding sources have been fully explored.
- b) The type and mix of affordable housing sought will reflect Policy Ho03 or any other subsequent housing needs evidence. Each site will be expected to provide 10% of the affordable housing requirement to fully wheelchair accessible standards.
- c) Developers should not circumvent this policy by artificially subdividing sites and are expected to make efficient use of land. If a site comes forward as two or more separate development schemes, of which one or more falls below the appropriate threshold, the council will seek an appropriate level of affordable housing on each part to match in total the provision that would have been required on the site as a whole.
- d) Affordable housing should be provided on site and only in exceptional circumstances will contributions to make an equivalent provision elsewhere be acceptable. Affordable housing should be available to those in housing need in perpetuity.

- e) The council will seek to achieve 25% of the overall affordable housing target as First Homes in compliance with the national policy. Remaining 75% should be provided as social rent or affordable rent, in line with the evidence most recently published by the city council.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	+/--	The strategic sites are expected to provide about 550 affordable homes in total, with other major sites and other providers delivering additional affordable homes. However this does not come close to providing the number of affordable homes needed. The Housing and Economic Development Needs Assessment of 2017 identified the need for 718 new affordable dwellings per year for the period 2020 – 2030. This policy would deliver some of these, but it is not feasible to deliver all of the affordable dwellings needed.	
2. To improve health and reduce health inequalities.	+	Provision of affordable housing for households that need it is a significant benefit for health and reduction of health inequalities.	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	Provision of affordable housing will help to improve conditions for households in need, so helping to support social capital.	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	?	Most of the strategic housing sites are located on the edge of the city, where public transport is poor and walking/cycling to amenities difficult. People who live in affordable homes on those sites may have difficulties in accessing services if they do not have access to a car.	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+	Provision of adequate affordable housing helps to support local jobs, and allow people to access them who might not otherwise be able to.	
16. To raise the levels of educational achievement and develop a strong culture of enterprise and innovation.	+	Provision of adequate affordable housing helps to ensure that children have space to do homework etc.	
<p>Insignificant impacts: SA objectives 3, 4, 6-11, 13, 15.</p> <p>Overall Impact: This policy is overall positive socially and economically, and neutral environmentally. More affordable homes are needed than what the policy will deliver, but this would not be viable.</p> <p>Recommendation: Retain with no changes.</p>			

Policy Ho05. Housing densities

The city council will support proposals that reflect the existing character of the areas, as well as which meet the locally identified needs of the city. The following density targets will be expected to be met:

- Central Development Area – minimum of 75 or more dwellings per hectare
- Rest of the city – minimum of 35 dwellings per hectare.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	+/-	These housing densities provide for more homes than the previous round of the Local Plan (which planned for CDA 50+, rest of city 30+). This helps to ensure that there is enough housing; however these comparatively high densities may not meet the wishes of residents.	
2. To improve health and reduce health inequalities.	+/-	Higher densities allow for more housing with associated health benefits, but may restrict the amount of garden and other open space which is good for people's health.	
6. To increase biodiversity levels.	++/-	Comparatively high development densities lead to less land take per dwelling, which helps to protect biodiversity; but increases recreational pressure, air pollution etc. with negative impacts on biodiversity. However the area outside the CDA would still have comparatively low densities.	
7. To conserve and enhance the historic environment, heritage assets and their settings	+/-	Comparatively high development densities are likely to be more visually intrusive than lower density development. However it helps to minimise impacts elsewhere. However the area outside the CDA would still have comparatively low densities.	
9. To protect water quality and resources, and minimise flood risk.	+/-	Higher density development can reduce the built footprint needed per person, hence the risk of flooding. However the area outside the CDA would still have comparatively low densities.	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	+/-	Higher density development can reduce the need for car-based journeys by providing more facilities within reasonable walking and cycling distance. The densities planned for outside the CDA are still comparatively low, so those developments are less likely to reduce car journeys. Flat	

		development is particularly energy-efficient.	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+/-	Comparatively high density development is likely to support good public transport. However the area outside the CDA would still have comparatively low densities.	
15. To support the vitality and viability of the City Centre and other local centres	+	The relatively high densities proposed for the CDA will help to support the vitality and viability of the city centre.	
<p>Insignificant impacts: SA objectives 3-5, 8, 11, 13, 14, 16.</p> <p>Overall Impact: The overall impact of this policy is mixed. Higher densities will help to provide more homes and take comparatively less land.</p> <p>Recommendation: Consider further increasing the density of development outside the CDA.</p>			

Policy Ho06. Self-build / Custom build

Where sites provide for 10 or more homes consideration should be given to including either provision of serviced plots for self or custom builders, and/ or the provision of custom homes by other delivery routes subject to viability considerations and site specific circumstances.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	+/-	The policy requires larger developers to 'consider' the provision of serviced plots. This may increase the delivery of serviced plots of self-build, but does not clearly meet the demand for such plots.	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	The policy supports the provision of self-build and custom housing which supports diversity and social capital.	
7. To conserve and enhance the historic environment, heritage assets and their settings	+?	Some self-build and custom homes are likely to be of high design quality and add to the built assets of the city.	
11. To encourage land use and development that optimises the use of previously developed land & buildings.	-	Self-built plots are likely to be on greenfield land.	
<p>Insignificant impacts: SA objectives 2-4, 6, 8-10, 12-15.</p>			

Overall Impact: The overall impact of this policy is broadly neutral. The number of self-build and custom homes is likely to be small, but they can add to the diversity of the city and, where they are self-built, can provide cheap homes.

Recommendation: Retain policy with no changes.

Policy Ho07. Internal Space Standards

All proposals for new dwellings (Use Class C3) must meet the Nationally Described Space Standard (NDSS) as a minimum.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	+	This policy helps to ensure that new housing is fit for purpose and meets housing needs.	
2. To improve health and reduce health inequalities.	+	The policy helps to protect health by providing adequate space in new dwellings.	
8. To manage prudently the natural resources, and protect and enhance air quality	+/-	The policy prevents the development of very small dwellings. Very small dwellings may use fewer resources (e.g. for construction and heating) but are not socially sustainable.	
9. To protect water quality and resources, and minimise flood risk.	+/-	Very small dwellings use less water for construction and have a smaller footprint (so reducing flood risk) but are not socially sustainable.	
16. To raise the levels of educational achievement and develop a strong culture of enterprise and innovation.	0	The policy helps to ensure that new dwellings are large enough. This supports educational achievement by providing space for study. However the impact is likely to be limited.	
Insignificant impacts: SA objectives 3-7, 10-15			
Overall Impact: The policy has overall neutral impacts. It has minor benefits for housing need and health.			
Recommendation: Retain policy with no changes.			

Policy Ho08. Student Development

New student development will be supported where:

- a) It is accessible by sustainable means from the city centre and is within reasonable walking and cycling distance of at least one of the two main university campuses (ST01)
- b) It lies outside and does not abut an Article 4 direction area, controlling HMO conversions.
- c) A travel plan manages beginning/ end of term traffic
- d) A parking management plan specifies the level of parking provision which is acceptable for all forms of vehicle including bicycles and powered two wheelers
- e) It includes communal facilities which are appropriate to the scale of development
- f) A mix of uses is encouraged on the ground floor.

Where necessary occupation will be limited to students in perpetuity.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
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1. To ensure that the existing and future housing stock meets the housing needs of the City.	+	Caters towards the housing needs of a certain demographic (students) and frees up larger residential houses for non-students	
4. To improve community safety, reduce crime and the fear of crime.	-	Not all students are permanent residents so empty student housing will decrease footfall. This may have a negative effect upon community safety and the fear of crime.	Make sure retail use or other appropriate uses are accommodated upon ground floor; encourage mixed use flat complexes. New build can mitigate crime by providing security measures.
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	Slightly dependent upon location though avoiding the concentration of students in one particular area is addressed via policy, to allow areas to have a more diverse population rather than an homogenous one.	
7. To conserve and enhance the historic environment, heritage assets and their settings	?	Dependent upon site	
9. To protect water quality and resources, and minimise flood risk.	?	Dependent upon location – could have adverse flood risk.	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	+/-	Focus upon building new student flats increases energy cost. However flats are more energy efficient than other forms of development.	Mitigated via DM Policy 39: Sustainable Design and Construction of New Development
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+	Dependent upon site but students tend to utilise sustainable transport means and commute short distances frequently, to make the most efficient use of existing transport networks and infrastructure.	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	-/+	New build student flats in city centre can reduce employment land provision to support job creation in the shorter term, but could allow for more graduate retention, supporting the growth of local industry and business in the longer term.	
15. To support the vitality and viability of the City Centre and other local centres	+	Clause to prevent over-concentration of students in areas of possible cumulative impacts. Student activity in the city centre can boost the night time economy.	

16. To raise the levels of educational achievement and develop a strong culture of enterprise and innovation.	+	Better quality and choice of student accommodation type, which can improve the student learning environment and therefore studying output.	
<p>Insignificant impacts: SA objectives 2, 3, 6, 8, 11, 13</p> <p>Overall Impact: Fairly positive overall impact. Impacts positively upon indicators 1, 5, 11, 14 and 15. Negative impacts upon indicators 4 and 16.</p> <p>Recommendation:</p> <ul style="list-style-type: none"> Specify what is a reasonable walking and cycling distance (and maybe have it be just walking since it is otherwise confusing). Could be, for instance, "It is within reasonable (20 minutes) walking distance of at least one of the two main university campuses". Also consider requiring student accommodation to be car free; and specifying (higher than average) densities for such development. 			

Policy Ho09. Retention of Family Housing

Planning permission will not be granted for the conversion of 2 or 3 bedroom houses into flats. Conversion of any properties with 4 or more bedrooms will be assessed on the following basis:

- Outside Article 4 HMO Control Areas, proposals will be assessed on their individual merits subject to compliance with Local Plan policies
- Within any Article 4 HMO Control Areas, proposals for conversion of family housing into flats will not be supported

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	+/-	The policy keeps larger homes for family use, in keeping with housing needs. However this prevents their subdivision into a larger number of dwellings.	
2. To improve health and reduce health inequalities.	0	Provision of adequate family housing helps to prevent overcrowding, thus preventing health and wellbeing problems. However it does not actively improve health.	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	0	The policy provides for the needs of families, which supports diversity. However it does not actively improve the situation.	
11. To encourage land use and development that optimises the use of previously developed land & buildings.	+	The policy is for the retention of housing, and so helps to optimise the use of existing buildings.	
<p>Insignificant impacts: SA objectives 3, 4, 6-10, 12-16</p> <p>Overall Impact: The policy protects the status quo and so its impacts are broadly neutral.</p> <p>Recommendation: Retain policy with no changes</p>			

Policy Ho10. Houses in Multiple Occupation (HMOs)

Planning permission will not be granted for houses in multiple occupation if:

- a) The proposal will not have an adverse impact on the character of the area and a mixed and balanced community can be maintained
- b) The existing proportion of HMOs and other non-family housing within the area in which the proposed development is located does not amount to a significant concentration.

Large HMOs

In addition, for larger HMOs, conditions will be imposed on planning permissions so that the number of occupants cannot be increased without a further consent.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	+	Specific housing needs are addressed and provided for. HMOs can intensify the use of existing dwellings to meet existing and future housing need.	
2. To improve health and reduce health inequalities.	0	Aims to minimise the impacts on health and wellbeing of neighbours	
4. To improve community safety, reduce crime and the fear of crime.	+	Policy seeks to restrict concentration of HMOs which can often be perceived as a source of anti-social behaviour issues. This goes towards improving community safety.	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	This policy tackles inequality in terms of providing for those who require specialist accommodation. HMOs in particular can increase population diversity and social capital.	
<p>Insignificant impacts: 3, 6-15</p> <p>Overall Impact: Mostly positive overall impact. Impact positively upon indicators 1, 2, 4, 5, 6, 9, 10, 11, 13 and 16. Negative impact upon indicator 9. Site/location dependent impact upon indicators 7 and 8.</p> <p>Recommendation: Retain policy with no changes.</p>			

Policy Ho11. Hostels

Planning permission will be granted for new hostels and extensions to hostels provided that:

- a) This would not result in a concentration of such uses to the detriment of the character of the area, depending on the range of housing available, and there would be no unacceptable impact on the amenity of neighbouring residential properties
- b) Special consideration is given to the construction and internal arrangement of the premises to minimise potential noise disturbance to and from adjacent properties
- c) Adequate accommodation, including garden and amenity space is provided to meet the needs of the residents
- d) A suitable management plan is included as part of the proposal.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	+	Helps to meet specific housing needs.	
2. To improve health and reduce health inequalities.	+	Residential institutions allow for and support the provision of care, reducing health inequalities.	

		The requirement for garden supports residents' health.	
4. To improve community safety, reduce crime and the fear of crime.	+	Policy seeks to restrict concentration of hostels which can often be perceived as a source of anti-social behaviour issues. This goes towards improving community safety.	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	This policy tackles inequality in terms of providing for those who require specialist accommodation.	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	+/-	New build hostels will increase energy use, but this is minor and per person energy use is likely to be less than for other types of accommodation.	
Insignificant impacts: SA objectives 3, 6-9, 11-16 Overall Impact: Mostly positive overall impact. Recommendation: Retain policy with no changes			

Policy Ho12. Gypsy, Traveller and Travelling Showpeople

Proposals for new gypsy, traveller and travelling showpeople sites will be supported where they meet the following criteria;

- The site should provide a safe environment for intended occupants and adequate on-site facilities should be provided for parking and vehicle manoeuvring, storage, play and amenity space
- Sites should be provided with an appropriate level of essential services including access to drinking water, refuse collection and sewage disposal
- There should be safe and convenient pedestrian and vehicular access to the site
- There should be convenient access to schools, shops and other local facilities, preferably by walking, cycling or by public transport
- Appropriate landscaping should be used to maintain visual amenity and provide privacy for occupiers
- There should be no significant detrimental impact upon the amenity of nearby residents, businesses or the local environment (DQP06).

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	+	Policy supports the provision of sites to meet the housing needs of gypsies and travellers	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	Policy supports alternative accommodation provision	
6. To increase biodiversity levels.	?	Dependent upon site	
7. To conserve and enhance the historic environment, heritage assets and their settings	?	Dependent upon site	

9. To protect water quality and resources, and minimise flood risk.	?	Dependent upon location - could be within flood risk areas.	Make sure not to allocate sites near high risk flood zones
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	0	Suitable sites must be conveniently located to local amenities and sustainable transport modes. This minimises transport impacts	
<p>Insignificant impacts: SA objectives 2-4, 8, 10-11, 13-16</p> <p>Overall Impact: Mostly neutral and uncertain overall impact. No negative impacts identified.</p> <p>Recommendation: Retain policy with no changes.</p>			

CHAPTER 6. CLIMATE CHANGE AND FLOOD RISK

Policy CCFR01. Sustainable Design & Construction

All development should be designed, constructed and maintained to minimise operational energy use and carbon emissions, while also preventing overheating. It should:

- a) Minimise energy use, manage demand, and prevent overheating during operation. This should be achieved through passive design measures including optimised site layout, building orientation, form factor, massing, daylighting and control of solar gain, minimised heat loss from the building fabric through reduced U-values and thermal bridges, and increased air tightness; followed by utilising energy efficient lighting and services, including consideration of heat recovery and demand management technologies
- b) Further reduce carbon emissions through the use of zero and/or low emission decentralised energy, prioritising connection to district heating and cooling networks and utilising secondary heat sources
- c) Further reduce carbon emissions by maximising opportunities to produce and use renewable energy on site, utilising storage technologies
- d) Monitor, verify and report on energy performance.

All new residential dwellings should achieve a minimum 10% reduction and all new non-residential development should achieve a minimum 20% reduction in carbon emissions beyond the requirement of Part L 2013 of the Building Regulations through passive, fabric, and energy efficient design measures alone. Alternative targets to these will be provided once new National Regulations are adopted.

Calculation methodology details and those uses which are included as exceptions will be detailed in a supplementary planning document.

All new residential development will meet the Optional Standard of 'Part G' of the Building Regulations 2013 (or equivalent future legislation) which is a maximum of 110 litres per person per day. All new non-domestic development will meet the maximum credits available under BREEAM Wat 01 or an equivalent best practice standards.

Measures to address the energy strategy and carbon emissions reduction target should be incorporated at the earliest stage of a development and maintained throughout its design, construction, and operation.

The energy strategy requires that energy performance is monitored and verified. Developers should include a section in the Energy Statement which details how monitoring and reporting will be undertaken. Details and advice on monitoring, verifying, and reporting on energy performance will be provided in a supplementary planning document.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	++/-	The policy is likely to increase the price of constructing housing, although it will decrease the costs of heating it in the longer run	
2. To improve health and reduce health inequalities.	+	Energy efficient developments powered by renewable energy will ensure pollution from new buildings is kept to a minimum, so improving health. Responding to climate change will also help to reduce health impacts due to heat and extreme weather events.	
8. To manage prudently the natural resources, and protect and enhance air quality	+	Policy requires the minimisation of energy use through the sustainable design and construction of new buildings.	
9. To protect water quality and resources, and minimise flood risk.	+	Indirectly, by helping to reduce climate change, the policy would help to reduce flood risk	

10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	++	Policy expects new development to minimise energy use and produce/use renewable energy, including district heating	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	++/-	The policy is likely to increase the price of constructing employment development, although it will decrease the costs of heating it in the longer run	
Insignificant impacts: SA objectives 1, 3- 7, 11, 12, 13, 15, 16			
Overall Impact: Mostly positive overall impact. No significant negative impact identified.			
Recommendation: Retain policy with no changes.			

Policy CCFR02. Whole Life-Cycle Carbon Emissions

All developments shall identify and pursue opportunities to minimise whole life cycle carbon emissions. The following criteria should be considered when aiming to minimise whole life-cycle carbon:

- Operational Energy – Developments should achieve high levels of energy efficiency, use low carbon heating sources, and be powered by renewable energy generated on site where possible, to minimise operational carbon emissions
- Embodied Carbon – Developments should meet best practice targets for reducing embodied carbon. Materials should have a reduced level of embodied carbon, for example through the re-use or recycling of materials, and be designed to be disassembled and re-used or recycled (rather than demolished) in accordance with circular economy principles.
- Developments above 1,000m² or 100 dwellings must calculate the whole life-cycle carbon emissions and demonstrate methodology compliance through a nationally recognised Whole Life-Cycle Carbon Emissions assessment, e.g. BS EN 15978 Sustainability of Construction Works – Assessment of Environmental Performance of Buildings – Calculation Method

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	++/-	The policy is likely to increase the price of constructing housing, although it will decrease the costs of heating it in the longer run	
2. To improve health and reduce health inequalities.	+	Energy efficient developments powered will ensure pollution from new buildings is kept to a minimum, so improving health. Responding to climate change will also help to reduce health impacts due to heat and extreme weather events.	
8. To manage prudently the natural resources, and protect and enhance air quality	++	Policy requires the minimisation of whole-life energy use.	
9. To protect water quality and resources, and minimise flood risk.	+	Indirectly, by helping to reduce climate change, the policy would help to reduce flood risk	

10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	++	Policy requires new development to minimise its whole-life carbon emissions	
11. To encourage land use and development that optimises the use of previously developed land & buildings.	+	The policy encourages the re-use of materials	
13. To minimise waste and to increase the re-use, recovery and recycling of waste materials.	+	The policy encourages the re-use of materials	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+/-	The policy is likely to increase the price of constructing employment development, although it will decrease the costs of heating it in the longer run	
Insignificant impacts: 3-7, 12, 15, 16			
Overall Impact: Overall a positive policy sustainability-wise.			
Recommendation: Retain policy with no changes			

CCFR03. Energy Statement

All major developments will be required to provide an Energy Statement as described in the supplementary planning document. All other applications can opt to either submit an Energy Statement or to include a relevant section in the Design and Access Statement addressing the relevant policy areas. The Energy Statement will include details of the energy demand reduction and overheating prevention measures proposed and details of the low and zero carbon energy technologies included. A carbon emissions reduction achieved from each stage of the energy hierarchy must also be reported along with embodied carbon emissions reductions evidenced through a whole-life carbon emissions assessment.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
8. To manage prudently the natural resources, and protect and enhance air quality	+?	This policy supports the other climate change policies, by ensuring that developers actively consider energy reduction measures	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	+?	This policy supports the other climate change policies, by ensuring that developers actively consider energy reduction measures	
Insignificant impacts: 1-7, 9, 11-16			
Overall Impact: Indirectly positive, in that it supports the other measures in this chapter of the plan.			
Recommendation: Retain policy with no changes.			

Policy CCFR04. Low Carbon Heating and Cooling

To ensure the most appropriate selection of a heating/cooling system for a development, targeting the lowest carbon emissions possible, all major developments must incorporate low or zero carbon heating in accordance with system and technology hierarchies described in Diagram 03. (each ordered from highest to lowest preference): ...

Where it has been clearly demonstrated that connection to existing heating/cooling networks are not feasible and/or viable (e.g. due to lack of heat & hot water demand and/or lack of heat network capacity), development near (within 500m of a city council pre-identified network priority zone) existing or planned heat networks should be designed to allow for cost-effective connection at a later date by including the following features:

- a) Provision of centralised heating/cooling distribution in the form of a single accessible energy centre/plant room
- b) Suitable distribution, control systems and operating temperatures
- c) Safeguarded access routes for future external pipework through the site and into the energy centre/plant room
- d) Space within the energy centre/plant room for a future heat substation

Building systems must comply with CIBSE CP1: Heat networks: Code of Practice (latest revision).

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
2. To improve health and reduce health inequalities.	+?	Indirectly supports good health through sustainable well-heated housing	
8. To manage prudently the natural resources, and protect and enhance air quality	++	Encourages a sustainability hierarchy, to minimise the need for new/separate heating systems	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	++	Supports a move to district heating systems which minimise energy use	
13. To minimise waste and to increase the re-use, recovery and recycling of waste materials.	+	Minimises waste heat	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+?	Supports an efficient economy and new jobs in low-carbon heating	
Insignificant impacts: 1, 3-7, 9, 11, 12, 15, 16			
Overall Impact: A very beneficial policy in the longer term, since it gives strong support to district heating which uses waste heat, and is an energy- and financially-efficient way of heating/cooling.			
Recommendation: Identify locations where district heating could be particularly relevant?			

Policy CCFR05. Delivering Renewable and Low Carbon Energy Projects

Proposals for new renewable and low carbon energy projects will be supported subject to the following:

- a. Impacts on the historic environment, local character, appearance, and landscape
- b. Impacts on ecology and biodiversity, including protected species, and designated and non-designated wildlife sites (NE01)
- c. Impacts on residential amenity, including air quality, noise, traffic, recreation, and access (DQP06)

- d. For any proposals for wind turbine projects, consideration should be given regarding air traffic movement and safety, and impacts on electromagnetic transmissions, including radio, television, and phone signals

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
2. To improve health and reduce health inequalities.	+	Supports a move towards using renewable energy sources, so reducing air pollution and associated health impacts from fossil fuel use.	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	0	The policy protects heritage and cultural assets from the impacts of renewable energy projects.	
7. To conserve and enhance the historic environment, heritage assets and their settings	-?	Solar panels and wind turbines may have adverse effects on the character of a heritage asset.	
8. To manage prudently the natural resources, and protect and enhance air quality	+	Allowing renewable energy projects will improve the air quality in the city, and may go towards mitigating the impacts of climate change, reducing flooding risk.	
9. To protect water quality and resources, and minimise flood risk.	+?	Renewable energy projects may help to indirectly reduce flood risk	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	+	The main aim of the policy is to promote the development of renewable energy and projects, mitigating the adverse impacts of climate change.	The policy could be more positive about renewables
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+	Larger scale installation and management of renewables can provide jobs for local residents. d) protects electromagnetic transmissions and air traffic from negative impacts of wind turbines.	
<p>Insignificant impacts: SA objectives 1, 4-6, 11-13, 15, 16</p> <p>Overall Impact: Mostly neutral overall impact.</p> <p>Recommendation: Specifically support installation of renewables on new and refurbished council properties? This would help with regeneration and deprivation.</p>			

Policy CCFR06. Managing Flood Risk and Sustainable Drainage Systems (SuDS)

In assessing development, the following principles will be applied:

- a) Development shall be directed away from areas with the highest risk of flooding in accordance with the sequential and exception tests. Developments which fall into the following categories must be accompanied by a Flood Risk Assessment:
- Greater than 1 hectare in Flood Zone 1
 - Changes in use of less than 1 hectare in Flood Zone 1 and where it could be affected by sources of flooding other than rivers and sea
 - Any developments in Flood Zones 2 and 3

- b) The development must be safe for its lifetime and not increase flood risk elsewhere. This is achieved by implementing a sequential approach on site and/or by implementing flood mitigation measures to address any remaining flood risk. It should be noted that the use of temporary and demountable defences is not appropriate for new developments. Where possible the development should also reduce flood risk overall.
- c) For all development, SuDS are expected to be used to reduce surface water runoff and deliver other benefits, such as improving water quality, providing visual amenity, contributing towards achieving biodiversity net gain and having low maintenance requirements. It shall be demonstrated that the proposed SuDS will be managed and maintained, throughout the lifetime of the development
- d) Opportunities for the enhancement, including de-culverting of watercourses for biodiversity should be realised wherever possible, such as in parks and public open spaces
- e) Adequate provision for safe access (including vehicular) to watercourses and flood defence structures must be provided to allow for maintenance and emergency works to be carried out by the relevant authority
- f) New opportunities should be taken to provide access to a watercourse and its setting, for recreational purposes

Planning permission will not be granted for development in Flood zone 3b, except where it is for water-compatible uses, or essential infrastructure, or where it is on previously developed land and it will bring an overall reduction in flood risk when compared to the existing situation. All of the following criteria must be met:

- It will not lead to a net increase in development above the footprint of the existing building
- It will not lead to a reduction in flood storage (through the use of flood compensation measures on a level-by-level and volume-by-volume basis)
- It will not lead to an increased risk of flooding elsewhere
- It will not put any future occupants of the development at risk

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	+	Sequential test ensures that housing development is located away from flood risk areas.	
2. To improve health and reduce health inequalities.	+	Reduction of flood risk prevents physical and mental health impact of flooding. Improved access to natural environments benefits people's health.	
6. To increase biodiversity levels.	+?	Promotion of sustainable drainage systems (SUDs) via the policy and the complementary Council guidance aims to protect and possibly enhance biodiversity.	
7. To conserve and enhance the historic environment, heritage assets and their settings	+?	Re-naturalisation strategies along watercourses and SuDS help to protect and possibly enhance the water environment.	
9. To protect water quality and resources, and minimise flood risk.	++	Policy requires development which limits surface run-off, protects water quality, and is effectively mitigated from flooding impacts should it be within high risk areas (after sequential test is passed).	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing	+	The policy helps to adapt to future climate change.	

dependency on non-renewable resources.			
11. To encourage land use and development that optimises the use of previously developed land & buildings.	+	Provides flexibility for redevelopment of previously developed land	
<p>Insignificant impacts: SA objectives 3-5, 8, 12-16</p> <p>Overall Impact: Mostly positive overall impact. No negative impacts identified.</p> <p>Recommendation: Retain with no changes.</p>			

CHAPTER 7. HEALTH AND WELLBEING

Policy HW01. A Healthy and Active City

The city council is committed to reducing health inequalities, increasing life expectancy, improving quality of life and encouraging physical activity by:

- a) Assessing major developments for their health impact. This will include how the development will contribute to improving health and reduce health inequalities. Where adverse impacts are identified, the development will be expected to demonstrate how it will address or mitigate these impacts (HW02)
- b) Improving pedestrian and cycle access, to green and open spaces (DQP01, OSSR03 & T03)
- c) Improving access for all, to the city's health facilities and services; to leisure, sport and recreation facilities; and to protect and enhance where appropriate (see chapters 13 and 18)
- d) Promoting high levels of regular exercise through active travel by making the public realm and pedestrian and cycle routes safer and more attractive and by promoting fifteen-minute neighbourhoods (T03)
- e) Good design including inclusive design (DQP01, DQP03 and Chapter 16)
- f) Seeking to improve air quality, by tree planting and other methods (T02 and DQP04)
- g) Encouraging opportunities for access to fresh food e.g. through the retention and provision of allotments, community gardens, orchards and innovative spaces for growing food, such as green roofs; particularly where there is demand for food growing space in the vicinity of the application site. This includes the temporary use of vacant or derelict land; the use of incidental open space in housing areas; and other open spaces where this does not conflict with other policy objectives or land use priorities
- h) The inclusion of productive trees (including fruit trees) and plants, in landscaping proposals for new developments where appropriate. (DQP04, h).

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
2. To improve health and reduce health inequalities.	++	The requirement of a health impact assessment to be carried out for new development ensures that a healthy environment is promoted. Protection of leisure facilities helps improve community healthiness.	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	+	Policy seeks to improve the City's recreation and leisure facilities, and ensure their accessibility means are sustainable.	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	Helps to support the growth of social capital in neighbourhoods across the city.	
7. To conserve and enhance the historic environment, heritage assets and their settings	+	Improve and protect the green spaces across the city and enhance people's access to them via sustainable means.	
8. To manage prudently the natural resources, and protect and enhance air quality	+	Protection of allotments for sustainable food supply and maintaining the quality of soil.	
9. To protect water quality and resources, and minimise flood risk.	+	Indirectly the policy will help to protect water quality.	
10. To reduce the potential impact of climate change by minimising energy usage, and to	+	Promotes sustainable means of travel, reduce polluting levels of	

develop the City's renewable energy resource, reducing dependency on non-renewable resources.		air quality and dependency upon cars	
11. To encourage land use and development that optimises the use of previously developed land & buildings.	+/-	It is assumed that leisure, recreation and sport facilities will be retained and improved rather than entirely new facilities being developed to replace, though extensions to existing sports facilities may occur if facilities are currently inadequate and require updating. This may have an effect upon the provision of employment land, where there is a shortage.	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+	Promotion of pedestrian and cycle access to health facilities and recreational green spaces and reduce dependency upon cars.	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+	Health and leisure facilities provide a wide range of jobs, from supporting roles to professional positions.	
15. To support the vitality and viability of the City Centre and other local centres	+	The city centre's green and recreational space is protected from development and accessibility to it is a priority.	
<p>Insignificant impacts: SA objectives 1, 4, 6, 13, 16</p> <p>Overall Impact: Mostly positive overall impact.</p> <p>Recommendation: Retain with no changes.</p>			

Policy HW02. Health Impact Assessments (HIA)

- a) In conjunction with policy HW01 all major development proposals will be required to demonstrate that they would have an acceptable impact on health and wellbeing. This should be demonstrated through a:
- HIA where significant impacts on health and wellbeing would arise from that proposal; or
 - HIA Screening Report which demonstrates that the proposed development would not overall give rise to negative impacts in respect of health and wellbeing.
- b) Where a development has significant negative or positive impacts on health and wellbeing the council may require applicants to provide for the mitigation or provision of such impacts through planning conditions and/or financial/other contributions secured via planning obligations and/or the Council's Community Levy (CIL) charging schedule.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
2. To improve health and reduce health inequalities.	+	The requirement of a health impact assessment to be carried out for new development ensures that a healthy environment is promoted.	

Insignificant impacts: SA objectives 1, 3-15

Overall Impact: Positive overall impact. No negative impacts identified

Recommendation:-

CHAPTER 8. DESIGN QUALITY

Policy DQP01. Design Principles

Development will be permitted subject to consideration of the following design principles which are outlined more fully in the National Design Guide and National Model Design Code.

1. Context, Character and Identity

- a) Respond positively, informed by analysis, to the site and its local and wider context including its history and heritage, setting of heritage assets, townscape and streetscape, key views, natural and landscape features, site orientation and features to conserve and enhance
- b) Respond positively, informed by analysis, to an area's local character, distinctiveness and identity at all levels and scales, including typical characteristics and pattern of housing and streets to distinctive and prevailing features
- c) Create or contribute to a new character and identity where an existing place has limited positive qualities.
- d) Integrate well into their surroundings, so they relate well to them and contribute positively physically, visually and socially
- e) Provide a clear and robust design rationale, informed by the above, for the design concept and how it has evolved into the design proposal.

2. Built Form

- a) Contribute positively to its context in terms of scale, height, amount, massing, urban form, layout, siting, appearance, façade design and roofscape including fenestration, detailing and materials. Development which fails to respect and improve an area will be resisted
- b) Create or strengthen a sense of place and make it easy for everyone to find their way around and through the pattern or arrangement of development blocks, streets buildings and spaces to create memorable features, recognisable places and a coherent form of development
- c) Consider development comprehensively and in a co-ordinated way to enable the efficient and most effective use of land to allow a sustainable amount and mix of uses to support local facilities and transport networks – across multiple sites where possible
- d) Where needed to respond to the context, their townscape role and the need to increase densities, well designed bespoke home types will be required

3. Movement and Connections

- a) Provide, maintain or improve the network of routes for all modes of transport within and through the development site ensuring connections to the wider area, taking into account existing communities and defined future development proposals whilst recognising the need for privacy and security in new development
- b) Provide a clear and connected layout of different types of streets and spaces, a street hierarchy, to add to a sense of place and help people find their way around. Incorporate green infrastructure to create character, improve air quality and contribute to biodiversity. Create streets which are designed as social spaces that encourage low vehicle speeds where the pedestrians and cyclists come first rather than simply as routes for cars and vehicles to pass through
- c) Prioritise and encourage walking and cycling by providing routes that are safe, well connected, convenient and accessible for all including those with limited mobility
- d) Provide well-integrated, conveniently sited, well landscaped and safe car and cycle parking that contributes positively to place-making and the public realm. It should not dominate the development or have a detrimental impact upon the appearance of the area
- e) Maximise opportunities for improving and extending the existing network of public transport routes and pedestrian and cycling routes in the city

4. Public realm

- a) Create high quality public spaces that are appropriately located and connected into a network of routes, feel safe, secure and inclusive, are accessible to all and encourage social interaction
- b) Make the best use of existing and new landscaping, materials, lighting, public art, and street furniture. Public spaces should be versatile to accommodate people with different needs and a range of activities to ensure the spaces are well-liked and well-used
- c) Contribute to a vibrant and safe public realm by providing active frontages including appropriately sized, well-positioned and designed main entrances, lobbies and communal areas. Consideration will need to be

given to the types of homes to maximise individual doors to streets. This is to encourage activity and engagement between buildings and spaces and natural surveillance. Developments that incorporate living spaces on the ground floor will need to be designed to balance the need for privacy and surveillance.

5. Mix of uses

- a) Provide an appropriate mix of uses and facilities within a development to meet the needs of the occupants and the neighbourhood which will support everyday activities and create sustainable and walkable places
- b) Provide a mix of homes tenures, types and sizes to create well balanced, stable and inclusive communities.

6. Homes and buildings

- a) Provide well-designed homes and buildings that relate positively to the private, shared and public spaces and streets around them, contributing to social interaction and inclusion
- b) Provide good quality internal and external environments for their users promoting health and well-being
- c) Provide a clear distinction between public, communal, shared and private spaces with well-designed boundaries and thresholds that are appropriate to the context.
- d) Use materials that are of high quality and made to last
- e) Provide homes and buildings with well-designed, well-positioned and well-integrated private or shared external spaces. These need to be fit for purpose, easily accessed to encourage use, and appropriate for their required use. Adjacent internal uses need to be safe and secure and consider how environmental factors may affect usability.
- f) Consider the relationship between internal spaces, circulation routes and entrances, the need for daylight and ventilation (including integrated mechanical provision), the need for privacy, and the provision of external amenity space to provide high quality buildings
- g) Consider the day to day use and functioning of buildings and places, providing well considered design solutions for waste storage and management, services & utilities and cycle storage so that they are unobtrusive, and well-integrated to minimise visual impact and avoid clutter

7. Resources and Lifespan

- a) Consider in the design at the outset, and provide for future management and maintenance for all areas for the lifetime of the development
- b) Provide a layout, form and mix of uses that reduces the use of resources and follows the energy hierarchy
- c) Create homes and external spaces that can adapt to the changing needs of their users and the way they live over time
- d) Create buildings and spaces that are adaptable and flexible which can respond to changing social, technological and economic conditions. In particular, demonstrate the ability to adapt the size of homes (e.g. from small to larger homes) in higher density developments which contain a high proportion of smaller homes or cluster flats

8. Building for a Healthy Life and National Design Guide

- a) All proposals for ten or more dwellings should demonstrate through a design statement how they have been designed to meet Building for a Healthy Life standards and the 10 characteristics of well-designed places as outlined in the National Design Guide. Proposals that demonstrate a poor standard of design will not be acceptable

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	+	Provides for a mix of home tenures, types and sizes	
2. To improve health and reduce health inequalities.	+	Supports a healthy, safe and attractive environment, including walking and cycling. The requirement for Buildings for a Healthy Life helps older residents to stay in their homes, improving their health.	

3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	+	The policy encourages development proposals which create a sense of identity and legibility in their design and setting are encouraged by the policy.	
4. To improve community safety, reduce crime and the fear of crime.	+	Active frontages, a mix of uses and legible spaces promoted via the policy will ensure that space 'designs-out' crime as much as possible.	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	The policy indirectly supports people with disabilities, people in ethnic minority groups and the elderly.	
6. To increase biodiversity levels.	0	Neutral impact	Policy could more clearly support the retention and enhancement of biodiversity
7. To conserve and enhance the historic environment, heritage assets and their settings	+?	The policy encourages design which contributes appropriately and positively enhances the character of its surroundings	
8. To manage prudently the natural resources, and protect and enhance air quality	++	Supports homes whose size can be adapted, reduced use of resources, the energy hierarchy, and materials that are made to last	
9. To protect water quality and resources, and minimise flood risk.	0		Could be clearer about support of SuDS
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	+	The policy promotes walking and cycling; a mix of uses; and homes that can be adapted rather than rebuilt.	
11. To encourage land use and development that optimises the use of previously developed land & buildings.	+	2c) specifically supports the efficient use of land	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+	Supports walking, cycling and public transport; and the creation of new cycle and car parking provision for new developments, where appropriate. Parking should not dominate the development or have a detrimental impact on the appearance of the area.	

13. To minimise waste and to increase the re-use, recovery and recycling of waste materials.	+	6g) supports good waste storage and management	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+	A high quality public realm supports high quality employment opportunities	
15. To support the vitality and viability of the City Centre and other local centres	+	Well designed and mixed use developments can increase street activity, supporting local/City centre vitality.	
Insignificant impacts: SA objectives 6, 8, 9, 16			
Overall Impact: Very positive overall impact. No negative impacts identified.			
Recommendation: Quite a lot of overlap with other policies in this section. Refer to policy DQP05 re. biodiversity policies re. keeping existing trees/hedges/etc. where possible; this also has heritage benefits.			

Policy DQP02. Tall Development

Planning permission will be granted for tall development where it meets the following design and locational criteria:

- a) Responds positively to context, including scale, mass, built form and proportions, composition, urban grain, streetscape, topography, public open spaces and landscape, rivers and waterways
- b) Tall development should be well-proportioned in terms of slenderness when viewed from all frontages with well-designed component parts, in particular how it meets the sky (top) and ground (base)
- c) Has a positive impact on local townscape views, local heritage views, Leicester's skyline and views and vistas of city-wide significance
- d) Will have a positive relationship with public spaces and parks
- e) Any proposal is accompanied by a comprehensive assessment and analysis of considerations as identified in this policy
- f) Has an appropriate or no impact on the local environment including microclimate (wind), air quality, night-time appearance, light pollution, overshadowing and the lack of sunlight and daylight within the development itself, and to neighbouring buildings, streets and public realm
- g) Demonstrates adequate levels of privacy between adjacent properties and within the development
- h) Demonstrates that there are no cumulative impacts from existing, consented and proposed tall development and that the arrangement and spacing of tall development will allow the individual built forms in a cluster to be read as one entity, for example, by providing clear visual breaks where the sky is visible, avoiding a merging of built forms to create an overbearing monolithic impact of both significant scale and mass
- i) Will not prejudice the future development potential of adjacent sites
- j) Exhibits an exceptional standard of architectural quality in scale, form, massing, proportion, silhouette and facade materials and detailed surface design and articulation
- k) Exhibits a design that reflects or references human scaled design appropriate to the context, townscape and heritage of Leicester and local street-based qualities
- l) Provides uses and a design at street level that interacts with and contributes positively to its surroundings and context including providing generous, well designed public spaces around the base.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	+	Tall buildings naturally make the most efficient use of space in terms of capacity, which could include apartments, therefore meeting a housing need.	

2. To improve health and reduce health inequalities.	0	The policy helps to protect health by controlling wind, overshadowing, air quality etc.	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	0	Helps to protect the city's skyline and/or make the new skyline attractive	
4. To improve community safety, reduce crime and the fear of crime.	+	Tall buildings will provide a great amount of natural surveillance and generate a lot of street activity outside, especially if designed to accommodate public amenity space, therefore helping to reduce the likelihood of crime.	
7. To conserve and enhance the historic environment, heritage assets and their settings	-?	Potential negative (if site/location isn't appropriate) – could result in a loss of area character and an adverse impact on streetscape profile.	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	+?	Apartments use less energy than other types of accommodation.	
11. To encourage land use and development that optimises the use of previously developed land & buildings.	+	Tall buildings are likely to be sited on inner city brownfield sites, encouraging the use of brownfield land.	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+	Tall buildings are dense development which is appropriate around public transport hubs. They can house multiple uses, reducing the need to travel.	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+	Tall buildings can house a number of different uses, some of which can be employment opportunities of various qualities.	
15. To support the vitality and viability of the City Centre and other local centres	+	Tall buildings generally generate a large amount of activity and address their surroundings via complementary buildings of smaller sizes (clustering) and public spaces for both movement and activity. Most likely to be located within the City Centre and local centres, so will support the vitality and viability of those areas.	

Insignificant impacts: SA objectives 5, 6, 8, 9, 13, 16

Overall Impact: Mostly positive overall impact. Impacts positively upon indicators 1, 4, 11, 12, 14 and 15.

Recommendation: Is 'exceptional' standard of architecture really necessary? Seems like a high hurdle.

Policy DQP03. Inclusive Design

New developments should be of inclusive design, so that they:

- a) Can be used safely, easily and with dignity by all, are convenient and welcoming with no disabling barriers, so everyone can use them confidently, independently and without undue effort, separation or special treatment
- b) Meet the particular access needs of disabled and older people, as well as people with other 'protected characteristics' (as required by the Equality Act 2010)
- c) Are designed for likely future demographic trends, particularly in relation to an ageing society and the need for Leicester to be a 'dementia friendly' city.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
2. To improve health and reduce health inequalities.	+	Policy seeks to design spaces which can aid the elderly and people with dementia.	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	+	Allows everyone to participate in activities	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	Policy aims to create developments which can be used by all people with no disabling barriers.	
15. To support the vitality and viability of the City Centre and other local centres	+	Developments located in centres, retail and other appropriate uses within these locations can gain increased levels of vitality by becoming more inclusive and accessible to all people	

Insignificant impacts: SA objectives 1, 4, 6-14, 16

Overall Impact: Mostly neutral overall impact. No negative impacts identified.

Recommendation: Retain with no change

Policy DQP04. Landscape Design

Development will be expected to:

- a) Retain landscape features e.g. topography, hydrology and existing vegetation, woodlands, trees and hedgerows
- b) Justify and mitigate the loss of any existing landscape features
- c) Respect and give consideration to the protection and enhancement of irreplaceable habitats such as ancient woodlands and veteran trees
- d) Consider aspect and shading, and avoid creating a later pressure for removal of trees and other features
- e) Provide a landscaping scheme which forms part of an integrated design approach, including overall layout, access routes, lighting and street furniture

- f) Provide a landscaping scheme that is designed to a high quality, including to high inclusive design standards, and provide a variety of functions, such as SuDS, play space and shading
- g) Provide a landscape design statement to evidence commitment and concepts towards providing high quality landscape proposals
- h) Ensure that the maintenance and management of existing and new landscaping is provided for a minimum of the first five years, including replacing any dead or vandalised stock and demonstrate that satisfactory long-term maintenance and management is secured
- i) Ensure planting schemes take into account how the landscape will mature, seasonal changes and its relationship to existing biodiversity.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
2. To improve health and reduce health inequalities.	+	Green/landscaped areas provide physical and mental health benefits	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	+?	Green/landscaped areas can enhance the settings of historic assets, and help to enhance the landscape and townscape	
4. To improve community safety, reduce crime and the fear of crime.	0		Mention 'designing out crime'?
6. To increase biodiversity levels.	+?	The policy aims to protect existing biodiversity assets. New landscaping can increase biodiversity levels.	Mention biodiversity net gain?
7. To conserve and enhance the historic environment, heritage assets and their settings	+	The protection of existing landscaping and/or newly created landscaping will enhance the city's assets.	
8. To manage prudently the natural resources, and protect and enhance air quality	+	Good landscaping design can help improve air quality.	
9. To protect water quality and resources, and minimise flood risk.	+	Good landscaping design can help alleviate flood risk (e.g. through SuDS) and improve water quality.	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	+	Good landscape design can alleviate the urban heat island effect through shading, improve air quality, and maintain valuable landscape features	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+	Good landscaping schemes can encourage people to walk and cycle.	
14. To create high quality employment opportunities and develop a strong, diverse and	+	High quality landscaping schemes can provide an attractive working	

stable local economy which attracts and retains investment.		environment, increasing productivity.	
15. To support the vitality and viability of the City Centre and other local centres	+	Well-designed landscaping schemes can help boost activity and the image of the city, whether they are associated with existing buildings or are entirely new ones.	
<p>Insignificant impacts: SA objective 1, 5, 11, 13, 16</p> <p>Overall Impact: Very positive overall impact. Impacts positively upon indicators 2, 3, 5-10, 12, 14 and 15. No negative impacts identified. No site/location dependent impacts identified.</p> <p>Recommendation:</p> <ul style="list-style-type: none"> • Clarify that landscaping should help to design out crime, e.g. https://www.rbkc.gov.uk/pdf/designingoutcrime_spd.pdf? • Mention that landscaping can help to provide biodiversity net gain • Include consideration of climate change, i.e. increasing drought and flooding, in choice of landscaping 			

Policy DQP05. Backland, Tandem and Infill Development

Backland development for new dwellings will be acceptable subject to the following:

- The development potential of adjoining land is not unreasonably prejudiced
- Satisfactory access in terms of highway safety, highway function, perceived and actual safety can be provided
- Development should minimise the number/frequency of vehicle accesses off an existing highway
- Tandem development of single dwellings will not normally be acceptable
- The number of dwellings, size, design and layout shall allow for space around dwellings, existing and proposed landscaping, car parking arrangements, and take account of the relationship to, and character of, neighbouring property and the area
- Privacy, light, outlook and residential amenity shall be maintained for existing and new dwellings by careful regard to separation distances, window positions, orientation of dwellings, levels, screening and landscaping
- Development shall be designed and assessed to allow for reasonable extensions to dwellings including through permitted development. Development that does not reasonably allow for permitted development will not normally be accepted
- All backland development must be adequately drained following SuDS principles with no net increase on green field run off rates
- Development will respect the historic environment. In conservation areas, backland development will seek to ensure that the overall character and urban grain of the area is retained. Any new development will need to be sympathetic, in terms of size, scale and design, to its specific location.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	+	Allows greater building density, and thus more homes, on suitable back-land sites.	
2. To improve health and reduce health inequalities.	0	Protects health, for instance by ensuring privacy, light and outlook.	
4. To improve community safety, reduce crime and the fear of crime.	+	Increases building density, which can increase activity levels and reduce the potential for crime.	

5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	Provides a greater diversity of tenure types to meet the city's needs.	
6. To increase biodiversity levels.	-?	Dependent upon site - biodiversity levels could be reduced following development upon certain back-land sites.	Consider the potential loss of biodiversity, as some back-land sites may be gardens
7. To conserve and enhance the historic environment, heritage assets and their settings	0	Policy aims to protect heritage assets, including the character of conservation areas.	
8. To manage prudently the natural resources, and protect and enhance air quality	?	Dependent upon location	
9. To protect water quality and resources, and minimise flood risk.	0?	The policy aims for backland development to not have a net increase on green field runoff rates	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	+/-	Increases the amount of housing so increasing energy use; however it helps to reduce per person energy use by locating new development near(er) existing services/amenities	
11. To encourage land use and development that optimises the use of previously developed land & buildings.	+	Back-land is often underutilised, and the use of this land contributes towards delivering the housing need of the city.	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+	Locates new development nearer existing services/amenities, so helping to reduce the need to travel. Could lead to an unacceptable strain upon local transportation, but could also support public transport services.	
15. To support the vitality and viability of the City Centre and other local centres	+	Sites new development near existing development, including local centres	
<p>Insignificant impacts: 3, 13, 14</p> <p>Overall Impact: Overall a positive impact.</p> <p>Recommendation:</p> <ul style="list-style-type: none"> • Retain but possibly include criteria in relation to loss of biodiversity. 			

Policy DQP06. Residential Amenity

In determining planning applications, the following factors concerning the amenity of existing and future residents will be taken into account, both individually and cumulatively with the existing situation:

- Noise, light, vibrations, smell and pollution (air, water and ground) caused by the development and its use
- Any impact to the visual quality of the area
- The management of waste and potential litter problems
- Additional parking and vehicle manoeuvring
- Privacy, overshadowing, overlooking, overbearing impact and adequate natural light

- f) Safety and security
- g) Access to key facilities by walking, cycling or public transport to ensure adequate accessibility by sustainable methods

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	+	Helps to protect the amenity of existing homes and ensure that future homes have good amenity	
2. To improve health and reduce health inequalities.	0	The policy aims to maintain good health by minimising noise, light, pollution etc.	
4. To improve community safety, reduce crime and the fear of crime.	0	The policy helps to maintain safety by ensuring that new development does not negatively affect an area's amenity	
6. To increase biodiversity levels.	0	Indirectly helps to protect biodiversity by protecting air quality, minimising additional noise etc.	
7. To conserve and enhance the historic environment, heritage assets and their settings	0	Helps to protect heritage assets by minimising air pollution, noise, overshadowing etc.	
<p>Insignificant impacts: SA objectives 3, 5, 8-16</p> <p>Overall Impact: The policy aims to protect existing amenity rather than necessarily improving it: it aims to protect the status quo, so most of its impacts are neutral. Positive impacts for housing and existing assets.</p> <p>Recommendation:</p> <ul style="list-style-type: none"> • Retain with no change 			

Policy DQP07. Recycling and Refuse Storage

- a) Both new development and conversion schemes should have sufficient refuse storage space to allow segregated waste collection. Storage space for refuse bins and the appropriate provision of space for recycling facilities should be integral to the design of new development and, where possible, conversion schemes.
- b) Facilities should be secure, their impact on the street scene should be minimised, and access for collection and management should be provided. Where bins can only be stored at the front of properties, provision should be made for them to be screened from the street.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	+?	The policy aims to protect or improve aesthetic quality of areas by reducing the presence of bins on street frontages	
4. To improve community safety, reduce crime and the fear of crime.	+	Contributes towards maintaining a well-designed development which mitigates potential crime from occurring.	
13. To minimise waste and to increase the re-use, recovery and recycling of waste materials.	+	Promotes the appropriate provision for waste storage and makes it integral to new development or redevelopment	

Insignificant impacts: SA objectives 1, 2, 5-12, 14-16

Overall Impact: Neutral to slightly positive overall impact. No negative impacts identified.

Recommendation: Remove overlap with DQP01 sec. 6g.

Policy DQP08. Shopfronts and Security

The design of new shopfronts and roller shutters will be expected to be an integral part of the design of the whole building, consistent with it in quality and treatment of materials and proportioned to respond to the lines of the façade of which it forms a part.

In existing buildings, replacement shopfronts and roller shutters will normally be approved only if they:

- a) Maintain or improve upon the quality of the front they are to replace
- b) Relate well to the building they are to occupy and to the street scene in materials, form and proportion
- c) Are designed to be unobtrusive
- d) Shutter curtains provide visibility into the shop when they are in place
- e) Are of an appropriate material, design and finish, applied before installation.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city’s landscape and townscape	+?	Well-designed shopfronts help to maintain/improve the city’s townscape	
4. To improve community safety, reduce crime and the fear of crime.	+	Well-designed shopfronts can help encourage more frontage activity which can help decrease fear of crime. They can also improve employer/employee safety.	
15. To support the vitality and viability of the City Centre and other local centres	+	Well designed, high quality shopfronts (both new and existing) can improve the vitality of streets in the City Centre and local retail centres	

Insignificant impacts: 1, 2, 5-14, 16

Overall Impact: Slightly positive overall impact. Impacts positively upon indicators 3, 4, and 15. No negative impacts identified. No site/location dependent impacts identified.

Recommendation: Retain with no alteration to policy text.

Policy DQP09. Signs and Banners Advertisement Design and Location

Consent will be given for signs and advertisements unless they:

- a) Do not relate well to the building on which they are fixed or to the surrounding area
- b) Have a harmful impact on visual amenity
- c) Cause unacceptable light pollution or loss of amenity through excessive glare, light spillage or sky glow
- d) Would have an unacceptable impact on highway safety.

Projecting and Fascia Signs

A maximum of one projecting sign per frontage will normally be permitted. Fascia and projecting signs above the level of first floor windowsills will not normally be permitted. The council will also control the display of banners, flags and other types of advertisements which produce an unacceptable cluttered effect on the street scene.

Media Screens

Media screens will be acceptable unless they:

- a) Cause an unacceptable impact on visual amenity; or
- b) Would have an unacceptable impact on highway safety; or
- c) Would be contrary to criteria in relation to advertisement design.

Media screens displayed in buildings where they are visible from the public realm should be designed so that they are well proportioned and well integrated within the existing shopfront and streetscape. Free standing media screens in the public realm should not contribute to a cluttered environment, taking into account existing street furniture and advertisements.

Mesh wrap advertisements

Mesh wraps that cover buildings, or large parts of buildings, will be acceptable unless they would:

- a) Cause an unacceptable impact on visual amenity, and
- b) Would have an unacceptable impact on highway safety

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city’s landscape and townscape	0	Protects the city’s townscape by not supporting signs that could have adverse effects (such as light pollution or poor relation to building/fascia well)	
7. To conserve and enhance the historic environment, heritage assets and their settings	0	Promotes well-designed signage and banners which do not have a detrimental impact upon the character of a conservation area, listed asset or the natural environment	
15. To support the vitality and viability of the City Centre and other local centres	+	Well designed, high quality and unobtrusive signs and banners will have a positive impact upon the vitality of the City Centre and local centres, maintaining street activity, aiding navigation and orientation and promoting investment.	
<p>Insignificant impacts: SA objectives 1, 2, 4-6, 8-14, 16</p> <p>Overall Impact: Mostly neutral overall impact. No negative impacts identified. No site/location impacts identified.</p> <p>Recommendation: Retain with no alteration to policy text.</p>			

Policy DQP10. Advertisement Hoardings

Advertisement hoardings, including digital hoardings, will only be permitted to screen a derelict building or site, subject to the design being appropriate for the timescale of the redevelopment and subject to requirements to remove at a specified date. Advertisement hoarding signs in other circumstances, or other advertisements unrelated to the site, will not normally be permitted.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
3. To provide better opportunities for people to participate in cultural and recreational activities; and to	0	The policy limits advertisement hoardings to certain sites and timeframes.	

protect the city's landscape and townscape			
15. To support the vitality and viability of the City Centre and other local centres	0	Aims to maintain the vitality and viability of the City Centre and local centres.	
<p>Insignificant impacts: SA objectives 1, 2, 4-14, 16</p> <p>Overall Impact: Neutral overall impact: the policy aims to protect the status quo by limiting the situations in which advertisement hoardings are permitted.</p> <p>Recommendation: Retain with no alteration to policy text.</p>			

Policy DQP11. Changing Places Facilities

In addition to standard accessible WCs, 'Changing Places' toilet facilities should be provided in larger buildings and complexes, such as:

- a) Major transport termini or interchanges
- b) Sport, leisure and community facilities, including large hotels
- c) Cultural centres, such as museums, concert halls and art galleries
- d) Stadia and large auditoria
- e) Shopping centres, major supermarkets, shop-mobility centres
- f) Key civic and community buildings
- g) Educational establishments
- h) Health facilities, such as hospitals, health centres and community practices.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
2. To improve health and reduce health inequalities.	+	Helps to ensure that adequate toilet facilities are available	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	Provision of better toilet facilities can help to support older people and others who may need toilets more frequently.	
15. To support the vitality and viability of the City Centre and other local centres	+	Provision of public toilets in commercial and other large developments helps to support the vitality of local centres.	
<p>Insignificant impacts: SA objectives 1, 3, 4, 6-14, 16</p> <p>Overall Impact: Overall the policy has mostly neutral impacts. It has positive impacts for health and for the vitality of centres.</p> <p>Recommendation: Retain with no changes</p>			

CHAPTER 9. CENTRAL DEVELOPMENT AREA

Policy CDA01. Central Development and Management Strategy

The Central Development Area (CDA) will be the focus of major housing development, employment, and physical regeneration to provide the impetus for economic, environmental and social investment and provide benefits for existing and future residents.

Within the CDA development proposals will be expected to take into account other relevant policies within this plan including those related to tall development (policy DQP02) and any Supplementary Planning Document the council may choose to produce, post adoption of this plan. New development within the CDA must be comprehensive and well co-ordinated and complement and build on delivery programmes and any additional planning documents. All new development within the character areas will be expected to follow the principles of townscape character management (see Diagrams 06 & 07 & Table 06).

Article 4 directions will be used where appropriate to protect specific uses which are required for the vitality and viability of the CDA

New development in the Central Development Area will be required to:

- Create well balanced communities by providing a range of high-quality homes and employment opportunities to meet the needs of Leicster and support its goals of prosperity and economic growth
- Create high quality residential neighbourhoods which have access to a range of facilities
- Create high quality, well designed, safe, urban environments that provide mixed use buildings and spaces, which are based on the principles of townscape character
- Provide improved opportunities for leisure and cultural activity
- Promote continued investment in the major sports stadia and associated facilities including other relevant secondary uses such hotels
- Promote continued investment in university related projects including university masterplans
- Improve opportunities for walking, cycling and public transport
- Improve accessibility to jobs, homes, services and connectivity between areas including the riverside and water corridors
- Protect and enhance designated and other heritage assets and where the city council considers appropriate encourage the use of heritage-led regeneration
- Protect existing habitats and enhance or create new areas for wildlife
- Be comprehensive and co-ordinated, complementing and building on delivery programmes and supplementary planning documents.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	++	The CDA is expected to provide a large number of new homes	
2. To improve health and reduce health inequalities.	+	Adequate housing helps to protect and improve health and wellbeing. New public areas and walkways can improve opportunities for walking and cycling.	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city’s landscape and townscape	++	Redevelopment of the CDA is likely to significantly improve the townscape, and will lead to more cultural and recreational opportunities.	
4. To improve community safety, reduce crime and the fear of crime.	+	Redevelopment of a run-down area and increased activity in that area is likely to improve community safety and reduce crime.	

5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+/-	Redevelopment of the CDA is likely to increase the social capital of the communities within the area. However there is also potential for existing residents to be squeezed out by gentrification of the area.	
6. To increase biodiversity levels.	+/-	Redevelopment is expected to help protect and enhance biodiversity. However it is also likely to negatively affect some areas that are currently biodiverse.	
7. To conserve and enhance the historic environment, heritage assets and their settings	+/-	The CDA includes many historic buildings and heritage assets. Many of these are likely to be protected and enhanced as a result of redevelopment of the area, though some are likely to be negatively affected.	
8. To manage prudently the natural resources, and protect and enhance air quality	-	More activity in the CDA is likely to increase traffic levels and worsen air quality. The policy says nothing about managing natural resources.	
9. To protect water quality and resources, and minimise flood risk.	-	Parts of the CDA (e.g. Waterside, St. Margaret's) are at significant risk of flooding.	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	++/-	City centre sites are likely to encourage walking, cycling and public transport. Intensive new development will increase energy use, but new development should be more energy efficient than existing buildings.	
11. To encourage land use and development that optimises the use of previously developed land & buildings.	++	The policy is for major use of previously developed land and buildings	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	++	City centre sites are likely to encourage walking, cycling and public transport, further supported by this policy.	
13. To minimise waste and to increase the re-use, recovery and recycling of waste materials.	-	Both the construction and the operational stages of redeveloping the CDA are likely to increase waste production.	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	++	The CDA is expected to provide university development and other high quality employment opportunities.	

15. To support the vitality and viability of the City Centre and other local centres	++	The CDA is a central site whose vitality and viability will be significantly improved through this policy.	
16. To raise the levels of educational achievement and develop a strong culture of enterprise and innovation.	+	New development is expected to include university development.	
Insignificant impacts: SA objectives 8 and 13			
Overall Impact: The policy has mixed impacts. They are very positively socially and economically, but with likely negative impacts on air quality, biodiversity, heritage, flooding and resource use / waste.			
Recommendation:			
<ul style="list-style-type: none"> • Reiterate expected building density • (In addition to the historic environment requirement) encourage reuse of buildings over new build? • Give an indication of how biodiversity net gain will be achieved in the CDA 			

Policy CDA02. New Development Within the Character Areas

Within the character areas as identified on the policies map, any new development will be expected to meet the following requirements. Further detail will be provided within subsequent supplementary planning documents:

- New buildings and extensions to existing buildings will be expected to be built to a height in line with the tall buildings policy (DQP02 'Tall Development')
- Nationally and locally listed buildings, other identified heritage assets, including the protection of key views will be protected and enhanced
- Non-listed buildings which have been identified as making a positive contribution to the townscape should also be retained where possible
- To improve connectivity both within the character area and to surrounding areas, development should seek to create new connections which improve the streetscape and enhance the quality of existing connections for pedestrians and cyclists
- New development should create active frontages which maximise natural surveillance and provide interest for passers-by. This will be of particular importance at ground floor level
- New development should by its design improve the character and appearance of the character area
- New development should be designed to repair the building lines of streets especially on vacant plots to prevent fragmentation within the character areas
- Provide new green infrastructure which makes a significant contribution to the development's place making and adds positively to the aims and objectives of the character area

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	+/-	The policy criteria may reduce the amount of housing that can be built, but ensures that housing quality is good.	
2. To improve health and reduce health inequalities.	+	Well-designed building and spaces improve wellbeing; and improved walking and cycling facilities improve physical and mental health.	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to	++	The policy would retain important buildings and improve connectivity between them. Its emphasis on active frontages, key	

protect the city's landscape and townscape		views etc. will help to improve the townscape.	
4. To improve community safety, reduce crime and the fear of crime.	++	Increased activity, active frontages and natural surveillance in the area will reduce crime and the fear of crime.	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	-	The policy says little about this. There is potential for existing residents to be squeezed out by gentrification of the area.	Can more be done about trying to keep existing residents and maintaining social capital in the area?
6. To increase biodiversity levels.	+/-	The policy supports the development of new green infrastructure, but does not clearly protect existing biodiversity.	Protect existing biodiversity.
7. To conserve and enhance the historic environment, heritage assets and their settings	+	The policy protects existing assets and aims to provide new ones.	
9. To protect water quality and resources, and minimise flood risk.	-	The policy does not refer to natural resources or flooding. Many parts of the CDA are prone to flooding, and new development can increase pollution.	Discuss how flooding issues should be dealt with
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	-	The policy does not refer to energy use and production or climate change. New intensive development is likely to increase energy use.	Is district heating an option for this area?
11. To encourage land use and development that optimises the use of previously developed land & buildings.	++	The policy supports the comprehensive redevelopment of previously developed land. It also supports the retention of heritage assets and other relevant buildings.	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+	The policy supports walking and cycling, and mixed use of the land which improves accessibility to jobs and services for all.	The policy could better support public transport.
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+	A more vibrant, mixed and attractive area will support high quality employment opportunities.	
15. To support the vitality and viability of the City Centre and other local centres	++	New development in the CDA will strongly support the vitality and viability of the city centre.	
Insignificant impacts: SA objectives 8, 13 and 16.			

Overall Impact: The policy has mixed impacts. It is very positive in terms of townscape, safety/security, good use of land and buildings, and vitality/viability of the city centre. It does not discuss biodiversity, flooding and energy use, which would get worse. The policy could also lead to an exodus of existing residents. The CDA has the potential for district heating which is not taken up in this policy.

Recommendation:

- Can more be done about maintaining and improving the social capital of the area?
- More explicitly protect existing biodiversity.
- Include requirements for flood management, emergency escape routes during flood events etc.
- Include requirements for energy efficiency and provision of renewable energy, or explicitly refer to other policies that deal with this topic. Consider whether district heating is applicable for the CDA.
- Include a requirement for provision of public transport infrastructure, and maintenance/enhancement of public transport routes.

Policy CHA01 – The Railway Station

Within the area defined as the Railway Station Character Area on the adopted policies map, development will be expected to support Leicester City Council's aspirations for high quality office development within this area. This will be achieved by:

- Delivering a minimum of 20,000 sqm of high-grade office space (Class E(g) (i))
- Delivery of improvements to this primary city gateway including the creation of new high quality public realm
- Strengthening pedestrian connectivity from the station to the city centre, improving the infrastructure and transport hub
- Allowing a mix of uses which are ancillary to support the office development, such as hotel, food & drink, and leisure where they do not detract or undermine delivery of this or other nearby character areas

Policy CHA02 – Mansfield Street

Within the area defined as the Mansfield Street Character area on the adopted policies map, it is expected that development will be primarily residential led regeneration that supports and maintains the ongoing provision of a mix of uses in the area. This will be achieved by:

- The provision of high-quality residential development (Class C3)
- Within the area of Mansfield Street that is also within the central shopping core as defined by the adopted policies map, development should be retail focused (Class E(a))
- Within the area east of Abbey Street new development should complement its existing commercial and industrial character of the area through the provision of new business uses (Class E(c) & Class E(g)).

Policy CHA03 – St. Margaret's

Within the area defined as the St Margaret's Character Area on the adopted policies map it is expected that development will be masterplan led regeneration based around the creation of a new residential neighbourhood. This will be achieved by:

- Delivering a balanced mix of residential types & tenures including housing where feasible (Class C3)
- Allowing offices (Class E(g)i) and leisure uses where they are subordinate to residential development
- Improving the connectivity with Belgrave Road /Golden Mile and east-west across the area & continuing to improve connectivity and footfall to Abbey Park from the city centre
- Achieve creative reuse of underused industrial architecture and heritage assets

Policy CHA04 – Wharf Street

Within the area defined as Wharf Street character area on the adopted policies map it is expected development will support the continued creation of an emerging residential neighbourhood. This will be achieved by:

- Ensuring that any new development complements the already emerging residential neighbourhood including the existing mixed-use development
- Ensuring the delivery of a mix of residential development (Class C3) including housing where feasible.
- Supporting new retail (Class E(a)) within the central shopping area and ancillary food & drink uses (Class E(b)) elsewhere within Wharf Street.

- Provision of new leisure and community facilities where they support the emerging new neighbourhood.
- To make adequate provision for new public realm infrastructure (both on site & off site) where feasible.

Policy CHA05 – Belgrave Gateway

Within the area defined as ‘Belgrave Gateway’ character area on the adopted policies map it is expected that development will support the overall aim of managed residential regeneration, as well the continuing roles of existing education, residential and employment uses within the area. This will be achieved by:

- Delivering new residential development (Class C3)
- Expanding and enhancing the existing Leicester College Campus (Class F1(a))
- Supporting and enhancing the existing employment uses within the northern area of Belgrave Gateway (Class E(g)iii, B2 & B8)
- Providing new hotel uses (Class C1) where it can satisfy the requirements of a sequential test
- Facilitating the regeneration of the existing frontage along both sides of Belgrave Gate to improve and encourage movement through the area and in turn improve connectivity with the adjacent Belgrave Road /Golden Mile
- Enhancing this important gateway and its links to the city centre
- Continuing to improve connectivity and footfall to Abbey Park from the city centre

Policy CHA06 – Leicester Royal Infirmary and De Montfort University

Within the area defined as ‘Leicester Royal Infirmary and De Montfort University’ character area on the adopted policies map, development will be expected to support the continuing role of the existing hospital, university, and rugby stadium (Welford Road). This will be achieved by:

- Supporting development directly related to the Leicester Royal Infirmary, De Montfort University, Welford Road Stadium (Leicester Tigers) and ancillary uses such as Student Accommodation (Sui Generis) and other uses where there is a proven need or guided by a defined masterplan
- Enhancing the connectivity across the area and LRI campus and providing positive interfaces to the public realm integrating the LRI and DMU campus with the surrounding neighbourhoods
- Retail development (Class E(a)) within the parts of the Character Area contained in the defined central shopping core

Policy CHA07 – St. Georges Cultural Quarter

Within the area defined as ‘St. Georges Cultural Quarter’ Character Area on the adopted policies map, development will be expected to meet the council’s aim for the area for mixed use heritage character regeneration. This will be achieved by: -

- Providing a minimum of 20,000sqm of high grade offices (SL01)
- Supporting proposals for small scale office development (Class E g (i))
- Supporting proposals for the expansion of ‘Curve’ and Phoenix Cinema and proposals for other similar leisure uses
- Supporting proposals for food and drink uses to increase footfall within the area (Class E(b))
- Supporting proposals for employment & creative development such as workspaces and creative start-up units that assists in making the area a lively and creative environment, appealing to artists and creative companies.
- Improving the public realm including linking through the public spaces of Orton Square and St George’s Churchyard

Policy CHA08 – Old Town

Within the area defined as ‘old town’ character area on the adopted policies map development will be expected to strongly protect and enhance the unique historical character of this area. This will be achieved by:

- Expecting all development to support the overarching aim of heritage-based regeneration
- Ensuring that new high quality residential development (Class C3) does not detract from important heritage assets within the area
- Supporting proposals for the provision of small offices (Class E(g)(i))
- Supporting new retail development (Class E(a)) within the central shopping area
- Supporting proposals for tourist based leisure uses which support the heritage aims and objectives of the area

Policy CHA09 – New Walk

Within the area defined as ‘New Walk’ character area on the adopted policies map development will be expected to be conservation led development which creates a high-quality living and working environment. This will be achieved by:

- Ensuring that new development protects and enhances the New Walk area and important heritage assets
- Delivering small scale offices and retaining existing offices where their quality permits (Class E(g)(i))
- Allowing new education Uses (F1(a))
- Providing residential (Class C3) and student accommodation (Sui Generis) on existing vacant plots
- Promoting retail (Class E(a)) within the London Road shopping centre

Policy ORA01 –Abbey Meadows and Pioneer Park

Within the area shown as Abbey Meadows on the policies map all new development will be expected to support the creation of new and existing communities within Abbey Meadows and the wider area. This will be achieved by:

- Development being primarily residential (Class C3)
- Provision of additional community uses (Class E(e & f)), Class F1(b,c,d,e,f) and Class F2(b&c) and Education (Class F1(a)) where there is a proven need

Within the area shown as Pioneer Park on the adopted policies map, proposals which support the delivery of a science and innovation park will be acceptable. This will be achieved by supporting proposals for:

- Development and technology-based business and innovation centre building (Class E(g)ii)
- Associated Education Uses (Class F1(a))
- Associated Research Institute (No Use Class)
- Other non-residential community uses (Class E(e & f)), Class F1(b,c,d,e,f)

Policy ORA02 - Waterside

Within the area defined as ‘Waterside’ character area on the adopted policies map development will be expected to meet the council’s aims of creating a thriving urban neighbourhood around the River Soar. This will be achieved by:

- Delivering high quality residential development, which include houses where feasible (Class C3)
- Promoting new office development where there is a defined need (Class E (g)(i))
- Delivering associated community (Class F1) and Education (Class F1(a)) uses

Policy ORA03 – University of Leicester

Within the area defined as ‘University of Leicester’ on the adopted policies map, development will be expected to enhance and support the role of the university as an important higher educational facility. This will be achieved by:

- Supporting the continued development of the university (Use F1(a)) and its masterplan
- Allowing new student accommodation where there is a proven need (in line with policy Ho8 ‘student development’)
- Allowing other non-residential community uses (Class E(e & f)) Class F1(b,c,d,e,f)

Policy ORA04 – Leicester City Football Club (LCFC)

Within the area defined as ‘Leicester City Football club’ on the adopted policies map, development will be expected support the continued development of the football stadium and associated facilities. This will be achieved by:

- Supporting the expansion and enhancement to the King Power (LCFC) Stadium
- Supporting proposals for ancillary development such as hotels and other developments which are normally found at and around sporting stadia
- Delivery of residential use (class C3) where it does not undermine the proposals for the expansion and enhancement of the stadium

Policy ORA05 – Walnut Street

Within the area defined as ‘Walnut Street’ on the adopted policies map, development will be expected to be residential in nature. This will be achieved by:

- Delivering new residential development (Class C3)
- Improving connectivity between the city centre, LCFC regeneration area, the LRI and DMU character areas

Policies CHA01 – ORA05 have been appraised together since their impacts are very similar

SA Objective	Impact	Commentary	Areas where this impact is particularly likely: possible changes to draft policy
1. To ensure that the existing and future housing stock meets the housing needs of the City.	++	Identifying areas where residential development is expected (e.g. CHA02/03/04) will help to deliver needed housing.	CHA02, CHA03, CHA04, CHA05, CHA09, ORA01, ORA02, ORA05
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	++	Proposed development includes a cinema, food/drink, leisure, football club expansion, retail / leisure uses and community uses.	CHA01, CHA02, CHA04, CHA05, CHA06, CHA07, CHA08, CHA09, ORA01, ORA02, ORA04
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	The new housing, employment and retail/leisure development will help to increase social capital. Many of the proposed uses are offshoots of existing activities, e.g. hospital, university.	All
6. To increase biodiversity levels.	-	Some of the proposed development will be on greenfield sites or biodiverse brownfield sites	ORA01, ORA02, CHA08 have significant existing biodiversity: the plan should ensure that this is protected
7. To conserve and enhance the historic environment, heritage assets and their settings	+/-	The new development could positively affect heritage assets by restoring them and giving them new life. It could also lead to the destruction of some heritage assets. Most of the areas have significant heritage assets that will need to be sensitively dealt with.	Policies CHA03, CHA07, CHA08, CHA09 call for heritage-led regeneration. Other areas with significant heritage assets or conservation areas but without policy protection are ORA02, CHA04
8. To manage prudently the natural resources, and protect and enhance air quality	-	The new development may well lead to more traffic with associated air pollution problems; and will require more natural resources to build.	CHA01, CHA05, CHA07, ORA02 have significant existing air quality management areas: the plan should ensure that air quality does not worsen
9. To protect water quality and resources, and minimise flood risk.	-	Some of the new development will be in or near the flood plain.	ORA01, ORA02, CHA03, CHA08 all include watercourses prone to flooding: ensure that flooding does not worsen
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	?	Impact depends on the type of development and its location. Could be negative if it encourages traffic and energy-intensive buildings; could be positive if the new buildings are very energy efficient and	All

		transport is mostly by walking, cycling and public transport.	
11. To encourage land use and development that optimises the use of previously developed land & buildings.	+	Some of the policies optimise the use of previously developed land. Some optimise the use of existing buildings.	CHA03 mentions creative reuse of underused industrial architecture and heritage assets. CHA08 and CHA09 emphasise protection of the areas' historical character
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+	Several policies support improved walking and cycling connectivity. The policies do not mention public transport.	CHA01, CHA03, CHA05, CHA06, ORA05 mention improving (pedestrian / cycle) connectivity
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	++	The proposals will create a range of employment opportunities, including high tech	CHA01, CHA02, CHA05, CHA07, ORA01, ORA02
15. To support the vitality and viability of the City Centre and other local centres	++	The CDA uses include residential, employment, retail and community. Together, these will help to improve the vitality and viability of the city centre. Proposals for Pioneer Park could draw vitality away from the city centre and local centres.	All (possibly excluding ORA01)
16. To raise the levels of educational achievement and develop a strong culture of enterprise and innovation.	++	Proposals for new development particularly at Pioneer Park and University of Leicester will help to improve education, enterprise and innovation.	CHA05, CHA06, CHA09, ORA01, ORA03

Insignificant impacts: SA objectives 2, 4, 13.

Overall Impact: The policies have mixed impacts. Together they are very positive in terms of housing, employment, cultural/recreational activities, and vitality/viability of the city centre. They generally aim to make good use of existing buildings, facilitate access by walking and cycling, good use of land and buildings, and social capital. They make no mention of air quality, biodiversity, flooding and water quality, which may well get worse.

Recommendation:

- As appropriate, per area (see last column above), aim to minimise impacts on air quality, biodiversity, flooding, heritage and water quality.
- Can district heating be incorporated into one or more areas?

CHAPTER 10. HERITAGE

Policy HE01. The Historic Environment

The Council will seek to conserve and enhance the significance of the city’s heritage assets.

Listed Buildings

The Council will support applications where the proposal would:

- a) Conserve or enhance the special architectural or historic interest of the listed building
- b) Respect the setting of the listed building
- c) Encourage the active use of the listed building, securing its long-term preservation
- d) Balance proposals against the council aim of addressing climate change (CCFR01)

Conservation Areas

Within Conservation Areas development will be supported where it:

- a) Is of a size, design and scale that preserves or enhances the character and appearance of the area
- b) Uses building materials that are appropriate to the local context
- c) Respects historic street patterns and building lines
- d) Retains historically significant landscape elements, including trees and traditional building features
- e) Preserves important views within, into and out of the Conservation Area

Within Conservation Areas, development involving demolition will only be supported where it can be demonstrated that:

- i) The structure to be demolished has no intrinsic heritage value and makes no positive contribution to the special character or appearance of the area; or
- ii) The structure is beyond repair or incapable of a beneficial use; or
- iii) It can be demonstrated that the removal of the structure and its subsequent redevelopment would make a greater contribution to the special character or appearance of the area than the structure to be demolished.

Where a case for demolition within a conservation area has been demonstrated and accepted by the council, permission for that demolition will not be granted until an appropriate redevelopment scheme has been approved with planning permission that links the demolition to the implementation of the approved scheme. Exceptions may be made where it is clearly demonstrated that there is a safety risk.

Registered Historic Parks and Gardens

The council will support development that would conserve or enhance the significance of historic parks & gardens. Development within the setting of historic parks & gardens must respect their distinct character and appearance, including important views within into, and out of the park or garden.

Local Heritage Assets (non-designated heritage assets)

The City Council will seek to protect heritage assets of local interest as defined within Appendix 02 as they make a positive contribution to the city’s historic environment. The City Council will support proposals that seek the sensitive re-use of local heritage assets and encourage the integration of local heritage assets and new development, creating attractive spaces that add to the city’s character and local distinctiveness.

Proposals that seek the demolition (in whole or part) of a local heritage asset will only be supported where it can be demonstrated that the loss is outweighed by the wider public benefits of the proposal.

Support will be given for proposals that retain and explain the historic and social values of statues, plaques, memorials, or monuments. These will need to be left in situ and a strong justification will be required for movement.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	+/-	Protecting listed residences from harm or demolition can protect existing residential units, however more units could possibly be provided if buildings are demolished.	

3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	+	Listed buildings, conservation areas, buildings of local interest and registered parks/gardens are all important assets valued by the city as a whole. Protecting and enhancing them allows for greater opportunities for people to benefit from the city's past and enjoy new recreational activities.	
4. To improve community safety, reduce crime and the fear of crime.	+/-	Encouragement for historic and listed buildings to be bought back into use can reduce crime associated with derelict or vacant buildings. However, listed buildings may prove harder to bring back into use due to high redevelopment costs, meaning they may stay vacant for longer.	
7. To conserve and enhance the historic environment, heritage assets and their settings	++	Policy seeks to both preserve and enhance (where possible and when appropriate) the natural, cultural and built assets of the city.	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	+/-	Reusing existing buildings reduces the amount of embodied energy which would be used in constructing new buildings. However some historic buildings will have higher energy requirements than a modern equivalent.	
11. To encourage land use and development that optimises the use of previously developed land & buildings.	+	Supports proposals which reuse buildings in conservation areas and listed buildings, providing they are of a respectful design.	
13. To minimise waste and to increase the re-use, recovery and recycling of waste materials.	0	Reduces the amount of waste resulting from demolition.	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+	Historic areas can prove popular hubs for the tourism economy, providing jobs.	
15. To support the vitality and viability of the City Centre and other local centres	+	Can help to regenerate and improve significant buildings within the city centre and local centres, preventing the loss of amenity value and vitality.	
16. To raise the levels of educational achievement and develop a strong culture of enterprise and innovation.	0	Good protection of historic assets can provide an attractive environment for new investment to innovate. Historic assets can also provide learning opportunities. However the impact is likely to be limited.	
Insignificant impacts: SA objectives 2, 6, 8, 9, 12			

Overall Impact: Mostly neutral or positive overall impact. The policy mostly aims to protect the status quo, but has the potential for positive benefits in terms of optimising the use of existing buildings; improving heritage assets and associated cultural and educational benefits; and supporting the economy by providing attractive places for work and tourism.

Recommendation: Retain with no changes

Policy HE02. Archaeology

Before an application for development is approved an archaeological assessment will be required where:

- a) A proposal would affect known or potential archaeological remains; or
- b) A development is located within the Archaeological Alert Area.

Where an assessment indicates that there is potential for remains to exist, suitable archaeological mitigation measures will be necessary.

In the case of remains that do not have the status or equivalent significance of designated assets, where it is not possible to preserve remains in situ, excavation and recording of the remains will be required. This will be secured through an archaeological ‘Written Scheme of Investigation’ (WSI) which must include provision for appropriate publication and archiving of the evidence. The potential for local public engagement and dissemination should also be considered and included in the ‘Written Scheme of Investigation’ (WSI) where this is deemed to be appropriate.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city’s landscape and townscape	+	An archaeological assessment of a site allows for the potential discovery of significant historic remains, which may allow for new opportunities for people to enjoy the city’s heritage.	
7. To conserve and enhance the historic environment, heritage assets and their settings	+		
11. To encourage land use and development that optimises the use of previously developed land & buildings.	-	Constrains developing on brownfield sites, especially around the more historic parts of the city (necessary mitigation measures may make proposals and schemes financially unviable).	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+?	This depends on the scale of the archaeological find. Discovering King Richard III’s remains has increased Leicester’s reputation as cultural destination and helped develop a growing tourist economy. Other discoveries may bolster this economy further, given that Leicester has 2000 years of continuous occupation as a settlement.	

Insignificant impacts: SA objectives 1, 2, 4-6, 8-10, 12, 14, 15, 16

Overall Impact: Fairly positive overall impact. Impacts positively upon indicators 3, 7 and 13. Negative impact upon indicator 10.

Recommendation: Retain with no changes.

CHAPTER 11: CULTURE AND TOURISM

Policy CT01. Culture, Leisure and Tourism

Planning permission will be granted for cultural, leisure and tourism facilities where they:

- Satisfy the requirements of the sequential and impact tests (TCR01 & TCR02)
- Are accessible by and actively encourage sustainable modes of transport e.g. public transport, walking and cycling (T03)
- Do not generate significant volumes of additional traffic unless it can be demonstrated that the additional traffic can be appropriately mitigated (T01)
- Do not have an adverse effect upon residential amenity (DQP06)
- Enhance the local culture of the area.

Some leisure uses may need to be supported by an impact assessment in accordance with Policy TCR02.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
2. To improve health and reduce health inequalities.	+	New leisure facilities help to enhance community mental and physical wellbeing.	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	+	The policy supports (with constraints) the provision of new cultural facilities so that people are given opportunities to participate in cultural activities	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	Provision of cultural and community facilities help to maintain and enhance social capital, and can reflect the city's vibrant culture.	Although Leicester's diverse communities is mentioned in the supporting text, should this be stressed more in the policy itself?
9. To protect water quality and resources, and minimise flood risk.	-	Tourism developments (e.g. hotels, restaurants) can use significant quantities of water	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+	Permission will only be granted for cultural and leisure facilities when they are easily accessible via sustainable transport means, such as walking and cycling	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+	New facilities can provide a variety of jobs	
15. To support the vitality and viability of the City Centre and other local centres	+/-	Can support the vitality of local retail centres although it could also compete with or undermine retail provision.	
Insignificant impacts: SA objectives 1, 6-8, 10, 11, 13, 16			
Overall Impact: Mostly positive impact. Impacts positively upon indicator 2, 3, 5, 11, 13 and 15.			
Recommendation: Make reference to the city's diversity in the policy			

Policy CT02. Assets of Community Value

Applications for an Asset of Community Value will be supported where the asset in question::

- a) Promotes services and facilities that are open and accessible to everyone;
- b) Encourages sustainability and innovative and good quality design principles (DQP01)
- c) Brings local people together and is responsive to local needs
- d) Delivers social benefits and outcomes to achieve a positive and profound change in the community
- e) Facilitates economic growth
- f) Supports mixed and multi-purpose uses that maintain community vitality
- g) Supports the retention of and enhances the heritage assets of social and community value.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city’s landscape and townscape	+	Gives a layer of protection to successful applications for assets of community value, which can be protected from development which would have adverse impacts upon it.	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	Successful applications for assets of community value should demonstrate that the services they provide are accessible to everyone and help boost social capital.	
7. To conserve and enhance the historic environment, heritage assets and their settings	+	Gives a layer of protection to buildings and spaces not formally or locally listed but have proved (via an application process) that it is beneficial to the built, natural and cultural environments to be protected from adverse harm.	
15. To support the vitality and viability of the City Centre and other local centres	? Site dependent	Potential assets are not confined to areas in the retail hierarchy; some assets may be located within these areas, and in these cases, their impact will most likely have a positive effect upon that centre’s viability and vitality.	
<p>Insignificant impacts: SA objectives 1, 2, 4, 6, 8-14, 16</p> <p>Overall Impact: Fairly neutral overall impact. Impacts positively upon 3, 5, 7 and 16. No negative impacts identified. Site dependent impact upon indicator 14.</p> <p>Recommendation: Retain with no changes.</p>			

Policy CT03. Protection of Public Houses (Class Sui Generis)

Applications for the demolition of existing Public Houses (Sui Generis) or change of use should only be approved where the following criteria are met:

- a) There is no longer a need for that facility within the local area (having regard to the amount of local patronage, the quality of facilities offered and the duration and extent of marketing. Evidence of 12 months suitable marketing activity will be required or evidence that the public house is no longer financially viable through the submission of trading accounts, or other similar financial evidence, whilst the pub was operating as a full-time business; or
- b) There are adequate similar facilities within walking distance which offer equivalent provision; or
- c) The redevelopment of the building would secure an overriding public benefit.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	+	The policy aims to protect pubs as pubs or community facilities. This could provide better opportunities – and protect existing opportunities - for people to participate in recreational activities.	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	The policy aims to protect social capital by protecting existing pubs.	
11. To encourage land use and development that optimises the use of previously developed land & buildings.	+	The policy aims to keep existing pubs, including their built fabric, so optimising the use of previous buildings.	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+	Protecting pubs as local social venues within walking distance helps to minimise the need to travel	
15. To support the vitality and viability of the City Centre and other local centres	+?	Depends on the location of the pub, but if it is located in the City Centre or a local centre, protecting the pub can help to support the vitality and viability of the centre.	
Insignificant impacts: SA objectives 1, 2, 4, 6-10, 13, 14, 16			
Overall Impact: Overall a positive policy, though it protects existing assets rather than providing new ones.			
Recommendation: Retain with no changes.			

Policy CT04. Great Central Railway Museum

Planning permission will be granted for tourism and leisure facilities associated with the Great Central Steam Railway at Red Hill Roundabout as shown on the Policies Map. Opportunities for delivery of a new Park & Ride site will also be supported where it meets the criteria contained with Policy T04. For good quality design, proposals that provide renewable energy will be supported in accordance with policy CCFR01.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	++/--	Provides a site for the Great Central Railway Museum; but is located in a Green Wedge	
6. To increase biodiversity levels.	0/--	In the short term, it is expected that the Local Wildlife Site / Site of Importance for Nature Conservation component of the	

		site would be retained. In the longer term, if a P&R development comes forward, that part of the site could be significantly affected.	
7. To conserve and enhance the historic environment, heritage assets and their settings	++	A National Railway Museum would help to interpret history	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	+/-	The museum will celebrate a form of public transport, and is on a cycle route. A future P&R development will help to support public transport. The development will use energy: the policy supports proposals that provide renewable energy.	
11. To encourage land use and development that optimises the use of previously developed land & buildings.	-	Greenfield land	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+/-	The museum will celebrate a form of public transport, and is on a cycle route. A future P&R development will help to support public transport. However the site is on a major road (A563), and many visitors are likely to come by car.	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+	Both the museum and a possible future P&R site would provide some jobs.	
<p>Insignificant impacts: SA objectives 1, 2, 4, 5, 8, 9, 13, 15, 16</p> <p>Overall Impact: Very mixed, and dependent in part on whether a P&R development is built. Positive culturally and in terms of employment opportunities; mixed in terms of transport and climate change; negative for biodiversity and landscape.</p> <p>Recommendation:</p> <ul style="list-style-type: none"> • Protect the Local Wildlife Site from development 			

Policy CT05. Provision for Places of Worship

Planning permission will be granted for places of worship and associated community facilities, subject to the following:

- The appropriateness of the location in terms of meeting a local need
- The impact on residential amenity
- The impact on highway safety and function

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	0	Possible minor negative impact of the place of workshop takes the	

		place of a dwelling, this is likely to be rare.	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	+	The policy supports places of workshop and community facilities under some conditions, thus providing better opportunities for people to participate in cultural activities.	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	Provision of places of worship helps to support diversity; and community facilities support the growth of social capital.	
11. To encourage land use and development that optimises the use of previously developed land & buildings.	?	The policy is unclear about whether places of worship would be new-build or in existing buildings.	Encourage reuse of existing buildings
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+	Provision of places of worship that meet a local need would reduce the need to travel to more distant places of worship. The policy aims to protect highway safety and function.	The policy could support access to places of worship by walking and cycling
15. To support the vitality and viability of the City Centre and other local centres	?	Depends on the location of the place or worship	
<p>Insignificant impacts: SA objectives 2, 4, 6-10, 13, 14, 16</p> <p>Overall Impact: The policy is mostly neutral, with some positive effects on cultural activities, community assets and reducing the need to travel.</p> <p>Recommendation:</p> <ul style="list-style-type: none"> • The policy says nothing about losing places of worship – should it? • Encourage the reuse of existing buildings where appropriate • Encourage access by walking and cycling 			

CHAPTER 12. EMPLOYMENT

Policy E01 Non-Strategic Economic Development Areas

Two High Quality Economic Development employment sites are proposed at:

- a) Eastern part of Thurstaston Road/Hadrian Road open space (2.7ha)
- b) Mountain Road (2.1ha)

They will provide for Light Industry (E(g)(iii)), general industry (B2) and storage and distribution (B8) uses (with ancillary offices only). The site at Thurstaston Road/Hadrian Road open space has been identified for a potential gypsy and traveller transit site.

SA Objective	Impact	Commentary	
1. To ensure that the existing and future housing stock meets the housing needs of the City.	?	Thurstaston Road may become used as a gypsy and traveller transit site	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	-	Both site are greenfield. Their development will change the sites from undeveloped open space to urban development, with impacts on landscape and the townscape.	
6. To increase biodiversity levels.	--	Mountain Road is a Local Wildlife Site with significant negative impacts if developed. Thurstaston Road is open space with some street trees. Both sites are near other sites of biodiversity importance, and may act as corridors between biodiverse sites: this would change if they are developed.	
7. To conserve and enhance the historic environment, heritage assets and their settings	-?	Thurstaston Road has seen Iron Age settlement activity which would be affected by development. Mountain Road has no significant heritage assets.	
8. To manage prudently the natural resources, and protect and enhance air quality	-	Employment development will increase traffic and decrease air quality	
9. To protect water quality and resources, and minimise flood risk.	--	Thurstaston Road is not in a flood zone but has a pond on site. About 25% of Mountain Road is flood zone 2, and it is located adjacent to a flood relief area and Melton Brook. Impacts on water quality and flooding are likely to be significant.	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	-	Employment development will increase traffic and energy use, with impacts on climate change.	Require renewable energy to be produced on the sites?

11. To encourage land use and development that optimises the use of previously developed land & buildings.	--	Both sites are greenfield	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	--	Both sites are on the edge of the city, near large roads, and are likely to support car-based development	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	++	The purpose of the policy is to create employment opportunities that add to the diversity of employment sites in Leicester	
15. To support the vitality and viability of the City Centre and other local centres	-	Both sites are on the edge of the city, and are likely to draw vitality from the city centre and local centres	
<p>Insignificant impacts: SA objectives 2, 4, 5, 13, 16</p> <p>Overall Impact: Sites 687 (Thurcaston Road / Hadrian Road – amber site) and 1040 (Mountain Road – red site). Overall the impact of this policy is negative, but it helps to provide needed employment sites.</p> <p>Recommendation: Require the generation of renewable energy on the sites.</p>			

Policy E02. General Economic Development Areas

Land within the General Economic Development Areas, as identified on the Policies Map, will be retained primarily for light industry (E(g)iii), general industry (B2) and small (non-strategic) storage and distribution (B8) uses, with ancillary offices.

The following other uses will also be acceptable in principle where they involve the conversion of a building which is not portal framed in construction:

- a) Day nurseries (Class E(f))
- b) Places of worship (Class F1(f))
- c) Indoor sport, recreation and fitness (Class E(d))
- d) Education (Class F1(a))
- e) Public halls or exhibition halls (Class F1(e))
- f) Halls or meeting places for the principal use of the local community (Class F2(c))
- g) Car show rooms and other sui generis uses which are commonly found in industrial estates. (These would include uses such as builder's merchant, haulage yard, MOT testing station and bus garage)
- h) Wholesale uses (non B8)

And can demonstrate that:

- a) Where any of the above "other uses" are considered to be a "main town centre use" they have satisfied the policy requirements of the sequential and impact tests in policies TCR01 and TCR02
- b) Where the above "other use" is an E class use which does not require consideration of the sequential or impact tests, a condition may be attached to the permission that would restrict the proposed use to a particular sub-category in accordance with policy TC09

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
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3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	+	The policy supports the development of day nurseries, places of worship, sport/fitness, education etc.	
4. To improve community safety, reduce crime and the fear of crime.	+	The varied types of activities permitted by this policy mean that employment sites could be used in the evenings as well as daytime, helping to reduce crime and the fear of crime	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	Supports growth of local employment opportunities in more established industrial areas, usually close to residential areas with diverse populations. This supports the development of social capital in sustainable locations.	
6. To increase biodiversity levels.	-?	Economic development on new sites or existing sites with biodiversity assets could negatively affect biodiversity.	
7. To conserve and enhance the historic environment, heritage assets and their settings	-?	Economic development on new sites or that involves the demolition of buildings of heritage value could negatively affect the built environment.	
8. To manage prudently the natural resources, and protect and enhance air quality	-	Economic development could use natural resources and affect air quality. However the policy allows for reuse of buildings	Mitigation measures to reduce risk of flooding. Site based flood risk assessments required at application submission.
9. To protect water quality and resources, and minimise flood risk.	-	Economic development will use more water, generate more wastewater and increase flood risk	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	-	Economic development is likely to use additional energy	
11. To encourage land use and development that optimises the use of previously developed land & buildings.	+? (depends on location)	It is expected that new employment opportunities in the city will mostly use brownfield land or previously occupied buildings however, this depends upon the acceptability of that land for specific types of employment uses (B8 distribution for example)	

12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+/-	The policy supports non-office employment and more social uses in general economic development areas. These help to provide employment within the city, so reducing the need to travel longer distances for work and retail; but such development is likely to be car-dependent.	The policy only talks about parking; include requirements about public transport access?
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+	Supports the creation of employment opportunities and not just employment associated with B class uses (retail and D uses acceptable subject to criteria)	
15. To support the vitality and viability of the City Centre and other local centres	+/-	The economic development areas are not all in the City Centre or local centres, so potentially reducing the vitality and viability of these centres. However the City Council aims to ensure that the City maintains and enhances its employment opportunities, some of which can contribute towards maintaining the vitality and viability of the retail centres.	
16. To raise the levels of educational achievement and develop a strong culture of enterprise and innovation.	+?	The policy supports day nurseries, education, meeting places, which can help to raise educational attainment	
<p>Insignificant impacts: SA objectives 1-3, 13</p> <p>Overall Impact: Mostly positive impact overall.</p> <p>Recommendation: Keep with no changes</p>			

Policy E03. High Quality Economic Development Areas

Land within High Quality Economic Development Areas (as identified on the Policies Map) will be retained for light industrial processes that do not have a detrimental effect on residential amenity (Light industry (E(g)iii), general industry (B2) and storage and distribution (B8) uses, with ancillary offices.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	This policy will help to create jobs in light industry, general industry and storage/distribution. These can help to reduce inequality by providing an income to those who are without one.	
6. To increase biodiversity levels.	-	Economic development on new sites or existing sites with biodiversity assets could negatively affect biodiversity.	

7. To conserve and enhance the historic environment, heritage assets and their settings	-?	Economic development on new sites or that involves the demolition of buildings of heritage value could negatively affect the built environment.	
8. To manage prudently the natural resources, and protect and enhance air quality	-?	Economic development could use natural resources and affect air quality.	
9. To protect water quality and resources, and minimise flood risk.	-	Economic development will use more water, generate more wastewater and increase flood risk	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	-?	Economic development is likely to use additional energy,	
11. To encourage land use and development that optimises the use of previously developed land & buildings.	+/-	While business parks tend to be located outside of the city centre by design, the allocations are long standing and most have been developed on brownfield land.	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	-?	Business parks and high quality employment areas tend to be located outside of the city centre and are connected primarily via the road network, although some have good cycle and pedestrian friendly routes.	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+	Provides a variety of high quality employment opportunities and investment.	
15. To support the vitality and viability of the City Centre and other local centres	+	Pioneer Park, which supports the knowledge economy, is reasonably well connected to the city centre.	
16. To raise the levels of educational achievement and develop a strong culture of enterprise and innovation.	+	Companies located at business parks can offer graduate jobs or placements for university students. They may also be involved in innovative and technologically advanced industries – an attractive base for them in Leicester would have greater chances of retaining them within the local area.	
Insignificant impacts: SA objectives 1-4, 13			
Overall Impact: Mixed overall impact, positive economically but negative environmentally.			
Recommendation:			

- Does the policy need to refer to adequate parking, like Policy E01? Also does it need to more clearly encourage public transport, walking and cycling; and refer to not overloading of the public highway?

Policy E04. Pioneer Park

- Within Pioneer Park as identified on the Policies Map (the Innovation and Technology Park at Abbey Meadows), Use Class E(g)(ii) development will be allowed to encourage inward investors, knowledge based and high skill/high added value firms to provide accommodation for both start up and local high growth uses
- A mix of Use Class E(g)(i), E(g)(ii) and E(g)(iii) development will be allowed within specific Innovation growth buildings, to provide grow on space for start-up and local high growth users.
- Science and Technology Educational Uses (F1a) and associated Research Institutes (E(g)(ii)) and other uses that can demonstrate a need to be located within the park or near to the National Space Centre will also be allowed
- New development needs to focus on the canal and riverside, enhancing their bio-diversity and visual amenity providing a high-quality setting and mitigate any risk from flooding.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	-	Constrains development of land for housing, as the area is mostly vacant and brownfield land (and so good for housing). However, this is a longstanding employment allocation and it justified due to economic need.	
2. To improve health and reduce health inequalities.	+	Provides for a wide range of jobs, which improve health and wellbeing	
6. To increase biodiversity levels.	+/-	Dependent upon site – vacant plots in the area may have biodiversity potential. Negative impact upon the natural ecology of Abbey Meadows posed by new development. However d) supports biodiversity enhancement.	
8. To manage prudently the natural resources, and protect and enhance air quality	-?	Development is likely to increase air pollution and use natural resources.	
9. To protect water quality and resources, and minimise flood risk.	-?	Area is located within a medium risk flooding area (Flood Zone 2) but only a small part of the allocation is designated such.	Include appropriate mitigation measures in future development
11. To encourage land use and development that optimises the use of previously developed land & buildings.	+	Area formerly had a heavy industrial presence so would have a concentration of brownfield sites	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+	Located on a High Quality Bus Route and adjacent to a National Cycle Route (sustrans. 6)	

14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	++	Accommodates high quality employment use in an area in need of regeneration.	
16. To raise the levels of educational achievement and develop a strong culture of enterprise and innovation.	+	Provision of land for start-up units (B1 uses) and allocation for D1 educational uses. Funding collaborations with partners	
Insignificant impacts: SA objectives 3-5, 10, 13, 15			
Overall Impact: Mixed overall impact: positive social and economic impacts, negative environmental impacts.			
Recommendation: Retain with no changes.			

Policy E05. Textile Area and Neighbourhood Employment Areas

Throughout the city and particularly around the city's textile area (surrounding the Spinney Hills area, within LE5), development that assists the city's reviving textile industry will be supported.

Neighbourhood Employment Areas

In the smallest lower quality neighbourhood employment areas, as identified on the Policies Map, regeneration will be encouraged, but some sites may not be suitable for housing due to existing constraints. Housing will only be acceptable where it can be clearly demonstrated that existing constraints can be mitigated, and it is not expected to result in any detrimental effect on the operation of the surrounding businesses.

Light industry (E(g)(iii)), B1c), general industry (Class B2) and/or storage and distribution (Class B8) uses will be encouraged to continue and/or redevelop for these uses.

Other uses such as

- Day nurseries (Class E(f))
- Places of worship (Class F1f)
- Indoor sport, recreation and fitness (Class E(d))
- Education (Class F1(a))
- Public halls or exhibition halls (Class F1(e))
- Halls or meeting places for the principal use of the local community (Class F2(c))
- Wholesale uses (non B8)

will be acceptable in principle where they involve the conversion of an existing building, which is not portal framed in construction and can demonstrate that:

- Where any of the above "other uses" are considered to be a "main town centre use" they must have satisfied the policy requirements of the sequential and impact tests in policies TCR01 and TCR02
- Where the above "other use" is an E class use which does not require consideration of the sequential or impact tests, a condition may be attached to the permission that would restrict the proposed use to a particular sub-category in accordance with policy TC09.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	0	The policy constrains the use of land for housing purposes except under restricted circumstances. However it broadly maintains the status quo, so the impact is likely to be limited.	
2. To improve health and reduce health inequalities.	0	The policy requires any new housing to be able to mitigate existing constraints, including health constraints (e.g. noise).	

		Protection and support for employment, particularly local employment in traditional industries, supports wellbeing; however this impact is likely to be limited.	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	+	The policy supports a traditional specialist industry.	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	The policy supports a traditional specialist industry, so supporting the city's diversity and social capital. It also supports diversity of employment uses, including industrial.	
6. To increase biodiversity levels.	0?	This policy will generally apply to brownfield rather than greenfield development, with limited impact on biodiversity.	
7. To conserve and enhance the historic environment, heritage assets and their settings	+?	The first part of the policy supports traditional industries, so cultural assets of the city.	Support reuse of existing buildings where appropriate?
8. To manage prudently the natural resources, and protect and enhance air quality	+?	The policy mostly applies to brownfield sites, so is unlikely to significantly affect natural resources during construction. It allows the reuse of existing buildings.	
9. To protect water quality and resources, and minimise flood risk.	0	This policy mostly applies to brownfield sites, so is unlikely to significantly increase flood risk.	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	0	The policy supports industries where the workforce has traditionally lived close to the jobs. This is good for climate change although it does not actively improve the situation.	
11. To encourage land use and development that optimises the use of previously developed land & buildings.	+	The policy supports the continuation of traditional land uses and mostly/only applies to previously developed land.	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+	The policy supports employment development in areas where people generally live very close to their place of work.	

15. To support the vitality and viability of the City Centre and other local centres	+	The policy supports the vitality of Spinney Hills.	
<p>Insignificant impacts: SA objectives 4, 13, 14, 16.</p> <p>Overall Impact: The overall impact of the policy is positive, as it protects and supports industrial uses which preserve a traditional industry and provide jobs.</p> <p>Recommendation: -</p>			

Policy E06. St. Georges Cultural Quarter

- a) Proposals will be encouraged which combine sympathetic design with a mix of uses, incorporating design studios, workspaces and residential use. Office uses are also encouraged. Proposals should meet the requirements of HE01
- b) To contribute to active street frontages, uses that fall in the E(b) use class and pubs/bars (Sui Generis) will be allowed on the parts of Halford Street and Rutland Street which fall within this area.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	+	Priority for mixed use development in this area, combining workplaces and residences, supplies a unique housing need in the city	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	+	Maintains a cultural district in the city centre where new entertainment, products and art is created for all to enjoy and consume.	
4. To improve community safety, reduce crime and the fear of crime.	+	Mix of uses within a city centre location prevents the area from becoming inactive at certain times of the day, helping to reduce crime	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	Supports the retention and enhancement of a fledgling community in the city centre with good economic potential. Diversity of class uses within this area is also promoted.	
7. To conserve and enhance the historic environment, heritage assets and their settings	0	Uses are expected to meet the requirements of HE01 protecting the historic environment.	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	0	Mix of use developments intensify land use, increasing energy efficiency. However this impact is unlikely to be significant.	

11. To encourage land use and development that optimises the use of previously developed land & buildings.	+	New development is likely to either use brownfield sites (replacement buildings) or convert existing buildings. Mix of use promotion of new development and conversions optimises the most efficient use of land available.	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+	The quarter is in a city centre location which is well connected to various sustainable transport means.	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+	A large variety of employment opportunities can be retained and created in the cultural quarter, some unique to that one area (or at least, unique in terms of being agglomerated there).	
15. To support the vitality and viability of the City Centre and other local centres	+	Supports the area as a unique 'quarter' of a special type of use which attracts all types of users, alongside support of retail and residential uses which further increase activity.	Specify routes to promote the greatest mix of uses within the area.
16. To raise the levels of educational achievement and develop a strong culture of enterprise and innovation.	+	Establishes a cultural and theatre base in the city, as well as a focused hub of creative enterprise.	
Insignificant impacts: SA objectives 2, 6, 8, 9 and 13.			
Overall Impact: Positive overall impact. No negative impacts identified			
Recommendation: Mention access by non-car modes?			

Policy E07. Employment: Support Strategies

- The city council will work with partners to ensure that Leicester has a thriving and diverse business community that innovates, attracts investment and creates jobs in the city
- The city council requires the developers implementing planning applications for major development to provide site specific Employment and Skills Plans to enable local people to secure employment and training opportunities (see link above). Such plans and their implementation will be required through conditions or Section 106 agreements (where one is already proposed for major planning applications)
- The city council will work with partners to support business to relocate from the Central Development Area into appropriate property
- The city council will support local business to reduce their carbon footprint by bringing together businesses concerned with the aim of improving their environmental performance
- Where one business can use another business's waste as a resource, the co-location of these businesses that would encourage the reuse and recycling of waste would be supported

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
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5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	The support measures in this policy will help businesses to collaborate (e.g. to reduce their carbon footprint) and work with the local community (e.g. to provide jobs to local residents). This increases social capital.	
8. To manage prudently the natural resources, and protect and enhance air quality	+	e) supports a circular economy, protecting natural resources. Shared parking minimises the need for paved areas, protecting the natural resource	
9. To protect water quality and resources, and minimise flood risk.	0		
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	+	Some support to businesses to reduce their emissions.	
11. To encourage land use and development that optimises the use of previously developed land & buildings.	0		
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	-	Support for businesses in the Central Development Area to move to other areas could increase the need to travel.	
13. To minimise waste and to increase the re-use, recovery and recycling of waste materials.	+	e) supports a circular economy, reducing waste	This component could be strengthened.
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	++	Strong support for a range of employment opportunities which attract and retain investment in the city.	
15. To support the vitality and viability of the City Centre and other local centres	-?	Supports business in moving from the Central Development Area to other areas, potentially reducing the vitality and viability of the City Centre	
16. To raise the levels of educational achievement and develop a strong culture of enterprise and innovation.	+	Requires major planning applications to provide training opportunities	
<p>Insignificant impacts: SA objectives 1-4, 6-9, 11</p> <p>Overall Impact: Overall a positive policy, especially for employment and the circular economy.</p> <p>Recommendation:</p> <ul style="list-style-type: none"> It is a shame that two criteria previously in this policy have been removed: 			

- Co-location of businesses would be supported where this would enable shared car parking
- Shared car parking, where places of worship are considering locating in an Employment designation would be strongly welcomed and supported, where it would minimise impacts on surrounding roads and parking. Where the place of worship can share parking with surrounding businesses, this would be encouraged. For instance, where both of the uses' hours of opening (evenings, weekends etc) mean that their peak traffic does not coincide with that of the other, then they are encouraged to share parking.

Policy E08. Vehicles Sales and Car Washes

Vehicle sales and car washes will only be acceptable where:

- a) They do not result in a significant loss of residential amenity (DQP06)
- b) They do not prevent future regeneration of the site and surrounding area
- c) Screening is adequate and well designed and should not be detrimental to the appearance of the street scene
- d) They do not significantly increase vehicle trips (T01)
- e) They do not lead to an over concentration of these uses on any main radial route
- f) They provide adequate drainage arrangements and measures to prevent water pollution.

To be able to keep the permanent need for this land under review, applications within the Central Development Area, retail and/or employment designations, should only be given limited period consent.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	-?	Could impact on the development of adjacent housing in certain locations	
7. To conserve and enhance the historic environment, heritage assets and their settings	0	Requirement for adequate levels of screening will limit the effect on residential amenity.	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	0	Supports a mode of transport that is unsustainable but, on its own, has limited impact on climate change.	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	0	Proposals are only acceptable if they prove they won't generate an increased amount of unnecessary vehicle trips, so reducing negative impacts (but not improving the existing situation).	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+	Provides a variety of jobs.	

Insignificant impacts: SA objectives 2-6, 8, 9, 11, 13, 15, 16

Overall Impact: Mostly neutral impacts. Positive impacts for employment and deprivation; possible negative impacts for housing.

Recommendation: There used to be a criterion about highway safety: reinstate?

CHAPTER 13. TOWN CENTRES AND RETAIL

Policy TCR01. Hierarchy of Town Centres

The council will support the following hierarchy of retail centres in Leicester:

City Centre

To ensure that Leicester City centre continues to be a sub-regional centre the majority of main town centre uses will be directed to it (TCR03). The central shopping core will be the focus for new retail development (TCR04).

Town Centre - Beaumont Leys

This centre is the location for town centre uses to serve the northwest sector of the city and greater Leicester Urban area, including Ashton Green (TCR05).

District Centres

Belgrave Road/ Melton Road, Evington Road and Narborough Road. District centres provide a range of facilities and are accessible by public transport (TCR05).

Local Centres

The local centres in Leicester are listed in Appendix 03. New local centres will be provided in Ashton Green and the Waterside. Local centres provide convenience shopping and other local services close to where people live (TCR05).

The Council will apply a sequential approach to main town centre uses outside of the areas listed above to support Leicester’s network of centres. Town centre uses should be located in designated centres in the first instance. Only if suitable sites cannot be found within designated centres will the Council consider edge-of-centre sites, or if no edge-of-centre site locations are available, out-of-centre locations. Preference will be given to edge-of-centre and out-of-centre sites that are accessible sites and well connected to the town centre. For instance, the site would be expected to be closely linked to the defined shopping centre in terms of proximity, continuity of function and ease of access by all modes of transport but particularly by foot.

The preferred location for new city centre retail development is the central shopping core (primary shopping area). The rest of the city centre will be treated as an edge-of-centre location for new city centre retail development.

New development should be consistent in scale with the size and character of the centre and its role in the hierarchy.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	A clear hierarchy of town centres helps to ensure that adequate services are provided to all parts of the community.	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City’s renewable energy resource, reducing dependency on non-renewable resources.	+	A hierarchy of town centres helps to ensure that services are available locally, so reducing the need to travel and associated climate change.	Mention 15 minute neighbourhoods
11. To encourage land use and development that optimises the use of previously developed land & buildings.	+	The policy aims to prevent disjointed and sprawl development, so helping to optimise the use of land.	

12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+	A hierarchy of town centres helps to improve accessibility to services and supports the use of walking, cycling and public transport.	
15. To support the vitality and viability of the City Centre and other local centres	++	A clear hierarchy of town centres by definition supports the vitality and viability of these centres.	
<p>Insignificant impacts: SA objectives 1-4, 6-9, 13, 14, 16</p> <p>Overall Impact: Overall a positive impact. Positive impacts for social capital, climate change, land use, transport, vitality and viability.</p> <p>Recommendation: Link to the concept of 15 minute neighbourhoods</p>			

Policy TCR02. Supporting Sustainable Town Centres – Impact Assessments

Proposals for retail and leisure uses outside a defined centre (in edge-of-centre or out-of-centre locations) will require an impact assessment where:

- The proposal provides a gross floorspace in excess of 500sqm
- The proposal is located within 800 metres of either
 - A district centre and is in excess of 300sqm gross floorspace
 - A local centre and is in excess of 200sqm gross floorspace.

This policy also applies to mezzanine floorspace and the variation of restrictive conditions.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	0	The policy helps to retain local retail provision (i.e. prevent the situation from worsening), which supports local communities.	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	+?	This policy indirectly supports existing retail centres, so helping to reduce the need to travel. New retail located outside suitable areas will require an impact assessment as a key material consideration in decision taking.	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+?	Protecting and enhancing local retail centres will help serve local needs, reducing the need to travel	
15. To support the vitality and viability of the City Centre and other local centres	++	The policy strongly reinforces and protects retail vitality and viability	
<p>Insignificant impacts: 1-5, 6-9, 11, 13, 14, 16</p> <p>Overall Impact: Mostly neutral overall impact. No negative impacts identified.</p>			

Recommendation: Specify what the impact assessment needs to cover! This appraisal assumes that it's an assessment of impact on vitality and viability of town centres.

Policy TCR03. City Centre

The Council will promote the growth of the city centre as a sub-regional shopping, leisure, historic, tourist and cultural destination as the most accessible and sustainable location for main town centre uses and in recognition of its central role in the city's economy and wider regeneration by adopting the following strategy.

Shopping

Maintaining a compact and accessible retail centre by:

- Safeguarding the central shopping core as the focus for city centre retail development (TCR01 & TCR04)
- Maintaining and enhancing the market at the heart of the retail centre
- Ensuring that any new retail development that is not located within the central shopping core is well integrated and closely linked with the streets of the central shopping core in terms of proximity, continuity of function and ease of access. (TCR01)

Leisure and cultural facilities

Supporting new leisure and cultural facilities, particularly where they are well connected to the central shopping core, to support the diversification of the city centre's offer as a visitor attraction. Family orientated leisure development and cultural facilities will be particularly welcomed.

Hotels

Complementary uses including new high-quality hotels, conference and banqueting venues will also be supported.

Heritage

Enriching the retail, leisure and tourism experience by conserving and enhancing the historic environment by encouraging the re-use and improvement of designated and other heritage assets and through the use of heritage-led regeneration within historic and cultural areas in the city centre.

Offices

Developing an economically prosperous centre through the location of both major and small offices and accommodation for creative industries. (See Chapter 12: Employment and Chapter 9: CDA, policies CHA01, CHA07 and ORA02)

Housing

Supporting residential development, whether by conversion of redundant buildings or new build, where acceptable living environments can be maintained or created (except in the Railway Station Area – see CDA 03). This includes the need for the developer to provide suitable mitigation measures (before development commences) where the operation of an existing business or community facility in its vicinity could have significant adverse effect on new development.

Education & Health

Schools and health uses will be supported in the city centre and other enabling facilities, which make city centre living a more attractive proposal.

Transport

Making the city centre the focus of public transport initiatives including:

- Supporting the implementation of Transforming Cities proposals
- Supporting the redevelopment of, and improving, bus interchange facilities
- Contributing towards the bus improvement strategy and future rapid mass transit proposals
- Continuing our partnership work with the rail industry to improve the interchange at the railway station, particularly with infrastructure, information and through ticketing for bus to rail interchange
- Reducing the separation of the bus stations and railway from the city centre

Connectivity

Building on the work of the Connecting Leicester programme, to create a hierarchy and network of pedestrian and cycle routes and good quality civic spaces, to reconnect disparate and disconnected parts of the centre.

This is to link together key historic and cultural assets, facilities and venues and where appropriate reduce the severance effect of the inner ring road.

Safe, accessible and inclusive

All new development should make a positive contribution to improving the vitality of the City Centre and should aim to improve the overall mix of uses, with particular regard to policies in the Central Development Area chapter. It is expected that new development will contribute to creating inclusive places that everyone can use easily and safely no matter their level of ability (DQP03). Feeling safe is particularly pertinent at night.

Therefore, the City Council will seek to:

- Make the City Centre more attractive to pedestrians, cyclists and public transport passengers and achieve high standards of access to and within the City Centre for disabled and older people
- Encourage uses that make key night time pedestrian routes as safe and well used as possible
- Have regard to crime and disorder issues through the regulation of pubs, bars and night clubs.

Public Toilets

The council will expect major schemes with large numbers of visitors to provide public toilets (DQP11)

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	?	The policy supports housing in the city centre, which helps to increase the amount of housing; however it may be difficult to provide high quality housing in the city centre.	
2. To improve health and reduce health inequalities.	+	The policy promotes social places and leisure activity, providing a good mix of shops and leisure services, which have a positive impact upon mental wellbeing.	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city’s landscape and townscape	+	The policy supports a vibrant and diverse city centre, including through heritage-led regeneration.	
4. To improve community safety, reduce crime and the fear of crime.	0	The policy aims to create an inclusive space where everyone is safe, including at night. It is unlikely to significantly increase or decrease crime.	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	The policy aims to provide a wide range of uses in the city centre, including reference to heritage, which will increase social capital.	Mention public/open spaces.
7. To conserve and enhance the historic environment, heritage assets and their settings	0	The policy aims to protect the historic environment and allow people to better enjoy it, although in practice	
11. To encourage land use and development that optimises the use of previously developed land & buildings.	+	A focus of retail, office and tourism facilities in the city centre helps to prevent their dispersal, and promotes an efficient use of land.	

12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	++	The policy strongly encourages (and should strongly improve) walking, cycling and public transport.	Does the policy need to include a statement about discouraging car use and/or parking in the city centre?
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	++	The policy encourages a vibrant mix of activities in the city centre, including retail and office employment.	
15. To support the vitality and viability of the City Centre and other local centres	++	The policy strongly supports the vitality and viability of the city centre	
16. To raise the levels of educational achievement and develop a strong culture of enterprise and innovation.	+	A strong and vibrant city centre will support a culture of enterprise and innovation.	
<p>Insignificant impacts: SA objectives 6, 8-10, 13</p> <p>Overall Impact: This is a very positive policy.</p> <p>Recommendation:</p> <ul style="list-style-type: none"> • Include reference to public/open spaces where people can rest and congregate, to help increase social capital? • Include reference to reducing/limiting car use and parking in the city centre? • Does the policy need to support a hierarchy of uses, e.g. shopping/leisure/office over residential? 			

Policy TCR04. Central Shopping Core (Primary Shopping Area)

New retail development and other supporting uses such as Class E(c), Class E(b), pubs (SG), hot food takeaways (SG) will continue to be focussed within the central shopping core (primary shopping area) in accordance with Policy TCR01.

Other main town centre uses (e.g. leisure/entertainment, tourism, healthcare, cultural facilities) can support the main retail function of the central shopping core and add to the vitality and viability of the centre. These uses will be supported where they are suitably located and would not unduly detract from the essential shopping function of the central shopping core. (TCR01)

In assessing proposals for non-retail uses within the central shopping core consideration will be given to:

- The location and prominence of a unit
- The levels of activity or footfall that the proposed use would generate
- Whether a shop front is retained (DQP08)
- Whether the proposal would maintain or enhance an active street frontage
- Any special contribution that the proposal would make to the vitality and viability of the central shopping core
- The length of time that a unit may have been vacant for
- The availability and suitability of alternative vacant units
- Whether the use is suitable in scale and size for the character of the area
- The quality of the design
- Whether the proposal would enhance the heritage value of a building or area

Development which secures the use of upper floors, (including residential development) will be supported where:

- The proposed development or uses would not have a harmful impact on the amenity of local residents due to noise, odour, disturbance or light pollution (DQP06); and

- In the case of residential uses a satisfactory living environment can be achieved.

On streets where there is lots of activity, residential or business uses (office, industry and storage) will not be appropriate at ground floor level except to provide entrances to these uses on upper floors as required.

Evening and night-time activities

Planning permission for uses associated with night-time and evening activity (e.g. night clubs, bars, pubs, hot food takeaways, some community uses etc.) will be expected to address anticipated impacts on residential uses or on the operation of other businesses in respect of noise, light, vibrations, smell etc. through the installation of appropriate mitigation measures before the new use commences to reduce these impacts to an acceptable level.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	+?	Residential use can be provided above the retail unit	
2. To improve health and reduce health inequalities.	+	Promotes social places and leisure activity, providing a good mix of shops and leisure services, which have a positive impact upon mental wellbeing.	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	++	Strongly supports leisure/ recreational activities. Protects the street-scenes of the principal shopping streets and secondary shopping frontages.	
4. To improve community safety, reduce crime and the fear of crime.	+/-	Increases activity in the central shopping core throughout the day and night. This could increase or decrease crime, depending on how the policy is implemented.	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	Promotes a diverse range of uses within the shopping core to meet as many needs as possible, including residential.	
7. To conserve and enhance the historic environment, heritage assets and their settings	?	Depends on the building; both preserving significant frontages and facilitating more efficient use from them may prove difficult to create without lasting harm to the heritage asset	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	+/-	Promotes a dense, multi-purpose form of development which helps to reduce the need to travel. However also could exacerbate the need for air conditioning in summer.	
11. To encourage land use and development that optimises the use of previously developed land & buildings.	+	Encourages the good use of upper floors.	

12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+	Central retail core is well served via the most sustainable transport modes available	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+	Provides jobs and supports existing jobs within the central shopping core. Protection of retail diversity increases the diversity of jobs available there.	
15. To support the vitality and viability of the City Centre and other local centres	++	The protection of the principal shopping streets in the central shopping core helps to preserve city centre vitality and viability.	
<p>Insignificant impacts: SA objectives 6, 8, 9, 13, 15</p> <p>Overall Impact: Positive overall impact.</p> <p>Recommendation:</p> <ul style="list-style-type: none"> • Does the 'evening economy' section need to mention prevention of crime? • For climate change purposes, should the policy say anything about air conditioning and/or door heaters in shops (i.e. limiting their use)? 			

Policy TCR05. Town Centre Uses in Town/ District and Local Shopping Centres

Main town centre uses including amusement arcades, launderettes, betting shops, hot food takeaways, saunas and massage parlours, car showrooms, minicab offices, and pay day loan shops, outside the central shopping core will be focused in the shopping centres shown on the Policies Map.

Proposals for such development and for extensions to shops within these centres will be considered against the following criteria:

- Do not prejudice the use of upper floors for residential use
- How the scale and design is sympathetic to the size and character of the centre and its role in the hierarchy
- The impact of traffic generated by the development and the arrangements for parking, loading, servicing and their impact on pedestrian and highway safety
- The diversity of uses on offer and the effect on the retail function of the shopping centre
- The proposal will maintain and enhance the vitality and viability and character of the shopping area.

Proposals for hot food takeaways will be assessed in accordance with policy TCR06.

Proposals elsewhere will be resisted other than those which accord with Policies TCR01 and TCR02.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	0	The policy prevents retail use from occupying or having adverse effects on residential uses on upper floors.	
4. To improve community safety, reduce crime and the fear of crime.	+	Residential uses on upper floors of shops can increase activity and surveillance along local shopping streets at night.	

5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	Helps to deliver a range of retail centres and retail uses.	Add requirements for disabled people?
7. To conserve and enhance the historic environment, heritage assets and their settings	?	Dependent upon building – could be listed and a proposal may have an impact upon its heritage value or the value of an adjacent listed building	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	0	Promoting residential accommodation on upper floors of shops intensifies the use of buildings and minimises energy use in allocating residential elsewhere on new build development. However only a few residential units can be provided within the constrained boundaries of retail centres.	
11. To encourage land use and development that optimises the use of previously developed land & buildings.	+	A new local centre at Ashton Green and will be built on greenfield land however the other centres are well established shopping areas and most retail development is anticipated to re-use existing buildings or be upon brownfield sites.	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+	Town centres help to reduce car-based travel because they are well served by public transport. The policy requires traffic and parking issues caused by retail proposals to be taken into account in deciding on development proposals.	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+	Supports local centre economies	
15. To support the vitality and viability of the City Centre and other local centres	+	Retail allocations within the city's inner and outer areas helps to promote vitality and prosperity outside the centre and brings value to neighbourhoods	
<p>Insignificant impacts: SA objectives 2, 3, 6, 8, 9, 13, 16</p> <p>Overall Impact: Positive overall impact.</p> <p>Recommendation: Should this policy also actively encourage more 'positive' uses than betting shops, massage parlours etc, e.g. supermarket, community centres?</p>			

Policy TCR06. Development for Food and Drink Purposes

Hot food takeaway and drink facilities (Sui generis) will continue to be supported in centres to meet demand and to add vitality and diversity. However, this will be subject to considerations of residential amenity, the effect on the vitality and viability of the centre and the cumulative impact of these uses.

In assessing proposals for hot food takeaway and drink uses account will be taken of the number, distribution and proximity of other hot food takeaway and drink uses, including those with unimplemented planning permission and the impact on the vitality and viability of the centre.

Proposals for the change of use of premises within centres for food, hot food takeaway and drink purposes will be permitted except where:

- a) The development either individually or cumulatively with other hot food takeaway and drink use (including unimplemented planning permission) would be likely to prove significantly detrimental to the amenities of the occupiers of nearby residential properties, to visual amenity, and to parking and traffic issues which cannot reasonably be controlled by condition
- b) A ventilation flue is required but it is considered that it would not be effective for purpose, it would cause problems of noise or fumes for the occupiers of nearby properties and/or would be detrimental to visual amenity
- c) A shop front is not retained
- d) It would prejudice the use of upper floors for residential use either at the application site and/or adjacent properties.

Where new hot food takeaways are acceptable the following measures may be necessary to reduce the litter associated with the proposed hot food takeaway:

- a) The provision and maintenance of a litter bin outside the premises at all times when the business is open
- b) One or more litter bins within the surrounding areas as appropriate to meet likely need
- c) Commitment to undertake litter picking both within the immediate vicinity of the premises and where necessary further away
- d) Provision of advisory signage

Where appropriate these measures will be secured by condition.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	0	The policy would protect but not enhance the use of upper floors for residential use.	
2. To improve health and reduce health inequalities.	0	Policy attempts to limit (but not improve) the cumulative effects of hot food takeaway and drink uses, some of which may sell unhealthy foodstuffs/beverages or provoke anti-social behaviour.	
4. To improve community safety, reduce crime and the fear of crime.	0	Policy addresses overconcentration concerns of building uses associated with anti-social behaviour and potentially more serious offences. This will help to limit but not improve issues of community safety.	
7. To conserve and enhance the historic environment, heritage assets and their settings	?	Dependent upon building; frontage design/proposed use may have an adverse effect upon the profile of a listed building or surroundings.	
13. To minimise waste and to increase the re-use, recovery and recycling of waste materials.	0	The policy actively aims to minimise litter and the impact of extraction equipment.	

15. To support the vitality and viability of the City Centre and other local centres	+	Promotes evening activity and a variety of food outlets selling different goods within the city centre; the loss of other retail uses is resisted.	
<p>Insignificant impacts: SA objectives 3, 5, 6, 8-12, 14, 16</p> <p>Overall Impact: Mostly neutral overall impact as policy aims to preserve the status quo. Impacts positively on vitality and viability.</p> <p>Recommendation:</p> <ul style="list-style-type: none"> Retain with no changes 			

Policy TCR07. Neighbourhood Parades

Within neighbourhood parades the following uses will be supported:

- Commercial, business and service uses (Class E)
- Community facilities

Proposals for other uses will be permitted provided that the use would not result in the neighbourhood parade being unable to meet the day to day needs of the local community and it can be demonstrated that:

- The proposal will retain an active ground floor use and frontage and provide a direct service or sales to visiting members of the public
- The development or use(s) will not be detrimental to the amenity of local residents (either individually or cumulatively) due to noise, odour or disturbance or light pollution or highway safety.

Where planning permission is necessary, changes of use at ground floor to residential will be permitted to the rear or on upper floors.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
2. To improve health and reduce health inequalities.	+	Policy seeks to retain and provide local shops, services and community facilities at the local level and within walking/cycling distance.	
4. To improve community safety, reduce crime and the fear of crime.	0	Protects the vitality and street activity of neighbourhood shops. Active frontages will allow for surveillance opportunities to be adopted. This will prevent crime but not significantly reduce it.	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	Aims to provide for the day to day needs of communities. Provision of community facilities will help the development of social capital.	
11. To encourage land use and development that optimises the use of previously developed land & buildings.	+	The policy assumes that existing shopping parades will be kept. If new build proposals come through, they will likely be replacing an existing unit.	

12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+	Shopping parades are close to residential development, usually within easy walking distance.	
15. To support the vitality and viability of the City Centre and other local centres	+	Supports the vitality of small scale shopping areas in predominantly residential areas. Local community centres can flourish from community support.	
<p>Insignificant impacts: SA objectives 1, 3, 6-10, 13, 14, 16</p> <p>Overall Impact: Positive overall impact.</p> <p>Recommendation:</p> <ul style="list-style-type: none"> Should the policy aim for a particular mixture of services in neighbourhood parades, e.g. at least one food shop, one pharmacy etc? 			

Policy TCR08. Main Town Centre Development Outside the Defined Shopping Centres

Where proposals for new shopping development and other main town centre uses, including betting offices, pay day loan shops, hot food takeaways and launderettes, have satisfied the requirements of the sequential test (policy TCR01) and suitable sites and premises are not available in appropriate shopping centres or edge of centre locations (and if necessary, an impact assessment (policy TCR02) has been undertaken) then the council will consider more favourably if the following apply:

- The proposed development is easily accessible by foot, cycle and by public transport
- Significant disturbance is unlikely to be caused to nearby residential areas (the change of use of mid terrace houses will not be acceptable)
- The traffic generated by the development will not have a significant detrimental impact on pedestrian and highway safety.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	Allows the potential for retail in non-designated areas so other neighbourhoods have locally based services.	
7. To conserve and enhance the historic environment, heritage assets and their settings	-?	Dependent upon building – could e.g. be a listed designation, or a large new development that could affect the setting of a listed building.	
8. To manage prudently the natural resources, and protect and enhance air quality	-	Large new retail development is likely to have a negative impact on resource use and air quality.	
9. To protect water quality and resources, and minimise flood risk.	-?	Large new retail development could have a negative impact on water resources, water quality and flooding.	
10. To reduce the potential impact of climate change by minimising energy usage, and to	?	Dependent upon whether proposals are new build or reuse existing buildings	

develop the City's renewable energy resource, reducing dependency on non-renewable resources.			
11. To encourage land use and development that optimises the use of previously developed land & buildings.	?	Depends on the development, e.g. redevelopment of local building for small shop or new build of large retail outlet.	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+	Policy supports development that is easily accessible by foot, cycle and public transport. New development can reduce the need to travel.	
15. To support the vitality and viability of the City Centre and other local centres	-?	Retail development located outside designated retail centres will have a detrimental on the vitality of those areas (draw business away, especially large scale retail provision) – but the sequential assessment and impact will have been considered in reaching a decision.	
<p>Insignificant impacts: SA objectives 1-4, 6, 13, 14, 16</p> <p>Overall Impact: Mixed impact.</p> <p>Recommendation: Retain with no changes</p>			

Policy TCR09. Planning Conditions: Main Town Centre Development and Class E Uses Outside of a Defined Centre

- a) If the sale of comparison goods from out-of-centre retail development, including supermarkets and superstores would adversely affect the viability of a shopping centre as a whole, the range of goods sold and/or the mix of convenience (includes food and drink) and comparison goods (includes clothing, shoes, furniture and household appliances) will be limited by condition.
- b) Conditions may also be necessary to prevent the development being subdivided into smaller units and to prevent the future addition of mezzanine floors.
- c) A condition may also be necessary to restrict a Class E use to a particular sub-category if that use does not require consideration of either the sequential or impact tests.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	0	Conditions may be set on large stores to limit detrimental impact upon the vitality of local shopping centres	
15. To support the vitality and viability of the City Centre and other local centres	0	Policy limits the range of goods sold in supermarkets and superstores so they do not undermine the sale of similar goods elsewhere in local retail centres via planning conditions.	

Insignificant impacts: SA objectives 1-4, 6-14, and 16.

Overall Impact: Very neutral overall impact: aims to maintain the status quo (i.e. no loss to local retail centres).

Recommendation: Retain with no changes.

CHAPTER 14. OPEN SPACE, SPORTS AND RECREATION

Policy OSSR01. Green Wedges

The green wedges as shown on the future policies map will be maintained as areas that prevent the merging of built settlements, help guide where development can take place, provide a green lung into urban areas and act as a recreational resource.

Development in green wedges will be permitted where:

- a) It does not adversely affect the predominantly open and undeveloped character of the green wedge
- b) The proposal relates to agriculture, horticulture, forestry, nature areas, allotments, burial grounds, low impact waste uses, outdoor sports, leisure, or recreation facilities including school playing fields, footpaths, cycleways and bridleways
- c) It provides a high quality of boundary and frontage treatment
- d) It enhances, retains and creates additional open space networks between the countryside and within the urban areas
- e) It enhances or retails public access to and within green wedges
- f) It enhances or creates additional recreational and/or biodiversity areas within the open space
- g) The proposal relates to a renewable energy development

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	-	The policy limits the areas where new housing would be permitted.	
2. To improve health and reduce health inequalities.	+/-	The policy protects and aims to enhance Green Wedges, which have health benefits in terms of green outlook, aesthetics and opportunities for outdoor recreation. Some Green Wedges are being lost in the north of the city. It is unclear whether improvements to the other Green Wedges will counterbalance this loss.	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	+/-	The policy protects (but does not enhance) the setting of heritage assets and sites for recreational activities. Green Wedges act as reminders of Leicester's agricultural past. Some Green Wedges are being lost in the north of the city. It is unclear whether improvements to the other Green Wedges will counterbalance this loss.	
6. To increase biodiversity levels.	-?	Green Wedges are often biodiverse. The policy aims to protect and enhance the biodiversity of Green Wedges. The policy permits some types of development that are likely to negatively affect biodiversity, e.g. waste uses, some renewable energy. Some Green Wedges are also being lost in the north of the city. It is unclear whether	

		improvements to the other Green Wedges will counterbalance this loss.	
7. To conserve and enhance the historic environment, heritage assets and their settings	0	Green Wedges provide natural environmental assets, and some include archaeological or cultural assets. The policy protects this aspect of Green Wedges.	
8. To manage prudently the natural resources, and protect and enhance air quality	-?	Green Wedges help to ensure that air is clean. The policy protects Green Wedges. Some Green Wedges are being lost in the north of the city. It is unclear whether improvements to the other Green Wedges will counterbalance this loss.	
9. To protect water quality and resources, and minimise flood risk.	+/-	Green Wedges help to ensure that water is clean and help to minimise flood risk. The policy protects (but does not enhance) Green Wedges. Some Green Wedges are being lost in the north of the city. It is unclear whether improvements to the other Green Wedges will counterbalance this loss.	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	+?	The benefits of Green Wedges include carbon fixing. The policy aims to protect Green Wedges. Some Green Wedges are being lost in the north of the city. It is unclear whether improvements to the other Green Wedges will counterbalance this loss. The policy permits renewable energy developments in Green Wedges: these would be subject to the other protective parts of this policy.	Permit renewable energy developments in Green Wedges?
13. To minimise waste and to increase the re-use, recovery and recycling of waste materials.	+	Permits low-impact waste uses in Green Wedges	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	0	Green Wedges help to ensure the attractiveness of areas, which can help to encourage high quality employment development. The policy protects but does not enhance Green Wedges.	
<p>Insignificant impacts: SA objectives 4, 5, 11, 12, 15, 16</p> <p>Overall Impact: This policy protects the status quo by limiting development in Green Wedges. It has a predominantly neutral impact, but the absence of the policy would lead to significant negative impacts. Negative impact on housing, as the policy restricts opportunities to develop new housing.</p> <p>Recommendation: Retain with no changes</p>			

Policy OSSR02. Development of Open Spaces

Development of open spaces, as shown on the policies map will be permitted if the open space is:

- a) Surplus to requirements in relation to its current open space typology, taking into consideration the quantity, quality and accessibility of existing open spaces
- b) Not needed for another type of open space
- c) The loss resulting from the proposed development would be replaced by equivalent or better open space provision in terms of typology, quantity, quality and accessibility
- d) The development is for alternative sports and recreational provision to that currently provided for on the open space, or ancillary development associated with the open space, the needs for which outweigh the loss of the current or former use
- e) The development enhances and/or retains public access to and within the open space
- f) The development enhances or creates additional recreational and/or biodiversity value

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	+	Allows housing to be built on open spaces under certain conditions	
2. To improve health and reduce health inequalities.	0	Open space supports sport and recreation which are good for health and wellbeing. The policy would require any loss of open space to be replaced.	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	0	Retains (or provides equivalent) open space, allowing people to be involved in recreational activities and value them as community assets.	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	0	Open space can cater for people with a variety of needs. The policy aims to retain open space.	
6. To increase biodiversity levels.	-?	The policy allows some development on open space, potentially affecting biodiversity (although the policy aims to protect biodiversity).	
7. To conserve and enhance the historic environment, heritage assets and their settings	-?	The policy allows some development on open space, affecting the landscape.	
8. To manage prudently the natural resources, and protect and enhance air quality	0	Open spaces can improve air quality. The policy impact is likely to be limited.	
9. To protect water quality and resources, and minimise flood risk.	0	Open spaces help to protect water quality and prevent flooding. The policy impact is likely to be limited.	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	0	Open spaces can help reduce the urban heat island effect and improve air quality. The policy impact is likely to be limited.	

11. To encourage land use and development that optimises the use of previously developed land & buildings.	-	Open space provisioning on brownfield site proposals can constrain development density (possibly more so than greenfield allocations).	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	0	The open space network includes footpaths and cycle paths which help promote sustainable transport. The policy may lead to some open spaces being developed, but aims to protect access to and within open spaces.	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	0	Open space provision, particular in the city centre, can help provide an attractive working environment. The policy aims to protect open spaces.	
Insignificant impacts: SA objectives 4, 13, 15, 16			
Overall Impact: This policy protects the status quo by limiting development in open space, and requiring the replacement of open space where development on open space is permitted.			
Recommendation: Retain with no changes			

Policy OSSR03. Open Space in New Development

- a) New development proposals should meet the need for open space provision arising from the development, taking account of local quantitative, qualitative and accessibility deficiencies in existing public and privately maintained open space, sport and recreation provision
- b) New high quality on-site open space, to an agreed standard, will normally be required and should be publicly accessible to all. Where appropriate, in addition to or as an alternative, contributions to improve the quality of, or access to, existing open space and public realm, will be sought
- c) New open spaces should be located in accessible, overlooked areas taking into account possible impacts of noise and floodlighting
- d) New development will be expected to be integrated across the site and connect to the wider open space network. This should be in the form of appropriate landscaping, water conveyance routes as part of a Sustainable Drainage Scheme, and tree planting that will provide connections for wildlife, water management, access and improved amenity
- e) Where development lies adjacent to the open space network, the proposal should be designed and positioned to facilitate wildlife migration and good design.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	+/-	Provision of new open space will limit the number of homes that can be provided on a site; however it will ensure that the homes are supported by necessary open space 'infrastructure'	
2. To improve health and reduce health inequalities.	+	New open space will improve health and wellbeing by providing green areas and opportunities for recreation.	

3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	++	New open space will provide opportunities for people to participate in recreational activities.	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	Open space provides a venue for people to meet each other, including through sports	
6. To increase biodiversity levels.	+	New open space is expected to be linked to existing green areas to support the movement of wildlife; and may themselves provide biodiversity, e.g. through tree planting.	
7. To conserve and enhance the historic environment, heritage assets and their settings	++	New open space helps to provide a setting for the cultural and built environment, and can provide new environmental assets.	
8. To manage prudently the natural resources, and protect and enhance air quality	+	New open space helps to improve air quality and also provide natural resources (e.g. food).	
9. To protect water quality and resources, and minimise flood risk.	+	New open space helps to improve water quality, reduce flood risk etc.	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	+	New open space will help to fix carbon through new plantings. It can also provide shading in the summer and reduce the heat island effect.	Could further reduce climate change by acting as a venue for renewable energy developments.
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+	The policy states that the open space should be "integrated across the site and connect to the wider open space network" and promotes access via walking and cycling routes.	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+/-	Open space in employment development reduces the amount of employment land that can be provided, but improves the quality of the environment for workers.	
<p>Insignificant impacts: SA objectives 4, 11, 13, 15 and 16</p> <p>Overall Impact: This is a very positive policy. New open space would improve many sustainability dimensions.</p> <p>Recommendation:</p> <ul style="list-style-type: none"> • Can/should renewable energy be encouraged on open space, e.g. wind turbines or photovoltaics on the edge of playing fields? 			

Policy OSSR04. Existing Playing Pitches

Existing playing pitches will be protected from development for other use unless it can be clearly demonstrated that:

- a) The site is surplus to requirements
- b) Equivalent or better facilities, in terms of quantity and/or quality will be provided in a suitable location
- c) The development is for alternative sports and recreation provision, the needs of which outweigh the loss
- d) The proposal is consistent with or does not conflict with the delivery of the Playing Pitch Strategy and Action Plan (2017)

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	+	Allows housing to be built on playing pitches spaces under certain conditions	
2. To improve health and reduce health inequalities.	0	Playing pitches support sport and recreation which are good for health and wellbeing. The policy would require any loss of playing pitches to be replaced.	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city’s landscape and townscape	0	Retains (or provides equivalent) playing pitches, allowing people to be involved in activities and value them as community assets.	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	0	Playing pitches help to promote social capital. The policy aims to maintain (though not enhance) playing pitches.	
7. To conserve and enhance the historic environment, heritage assets and their settings	0	Playing pitches are a form of built asset. The policy protects playing pitches.	
9. To protect water quality and resources, and minimise flood risk.	0	Playing pitches can provide a flood alleviation function. The policy protects playing pitches	
11. To encourage land use and development that optimises the use of previously developed land & buildings.	-	Protection of playing pitches can constrain development density (possibly more so than greenfield allocations).	
16. To raise the levels of educational achievement and develop a strong culture of enterprise and innovation.	0	Protection of playing pitches helps to protect the benefits of sports to educational achievement.	
Insignificant impacts: SA objectives 4, 6, 8, 10, 12-15			
Overall Impact: This policy protects the status quo by protecting existing playing pitches and requiring their replacement if lost.			
Recommendation: Retain policy with no changes.			

Policy OSSR05. Playing pitches and associated facilities

The city council will support proposals for development to provide or support playing pitches and their associated facilities provided:

- a) The proposal can be well accessed by walking, cycling and public transport and by those with disabilities (T03)

- b) The amenity of nearby residents is protected, including from the impacts of use (e.g. traffic and parking) and associated floodlighting
- c) The proposal is consistent or does not conflict with the delivery of the Playing Pitch Strategy and Action Plan.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	-	New playing pitch allocation may limit available space for housing provision.	
2. To improve health and reduce health inequalities.	++	Provides the means for sports to be played, improving people's health.	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	++	Improves the recreational function of an area via new playing pitches, which improves recreational value.	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	Sports facilities support social capital and act as spaces of community organisation and value. The policy specifically requires access for people with disabilities.	
9. To protect water quality and resources, and minimise flood risk.	?	Dependent upon location – could be at adverse risk of flooding (very likely if playing fields are adjacent to functional floodplains).	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+	The policy requires sports facilities to be accessible by sustainable travel means, helping to ensure that all journeys are undertaken by the most sustainable transport mode available.	
16. To raise the levels of educational achievement and develop a strong culture of enterprise and innovation.	+	Sports and associated good physical and mental health help to raise educational attainment.	
Insignificant impacts: SA objectives 4, 6-8, 10, 11, 13-15			
Overall Impact: Mostly positive overall impact as it would enhance the provision of open space.			
Recommendation: Retain with no changes			

Policy OSSR06. Built Sports Facilities

Development of new, or enhancement of existing built sports facilities will be permitted and encouraged where this contributes positively to the well-being and social cohesion of local communities, with preference being given to locations within or adjacent to an appropriate town or edge-of-town-centre site.

Built sports facilities will be acceptable outside town centres where:

- a) It can be demonstrated that there are no suitable premises within or adjacent to centres
- b) There are overriding community, amenity and environmental benefits deriving from an out of centre location

- c) Residential amenity is not unreasonably affected (DPQ06)
d) The development is easily accessible by walking, cycling and public transport (T03)

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
2. To improve health and reduce health inequalities.	++	New build sports facilities will provide physical health benefits. Physical health and social cohesion also support mental wellbeing.	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	++	Promotion of new and/or enhanced sport facilities will provide better opportunities for people to engage in recreational activities, leisure and sports.	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	Built sport facilities are can contribute positively to local communities and their development.	
6. To increase biodiversity levels.	-?	Build sports facilities on greenfield land, or biodiverse brownfield land can negatively affect biodiversity.	
7. To conserve and enhance the historic environment, heritage assets and their settings	+/-	New built sports facilities can act as cultural assets, but can also negatively affect heritage assets.	
9. To protect water quality and resources, and minimise flood risk.	-?	Built sports facilities can use significant amounts of water (e.g. pool, showers)	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	-?	Built sports facilities can require significant amounts of energy (e.g. heating of pool/sauna, cooling of gym, heating of shower water)	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+	The policy supports out of town centre facilities only where there are no nearer locations. It requires facilities to be easily accessible by non-car modes	
15. To support the vitality and viability of the City Centre and other local centres	+	Prioritising new build or enhanced sports facilities in town centre locations (or equivalent) helps support amenity variety there, improving the vitality and viability overall.	
Insignificant impacts: SA objectives 1, 4, 8, 11, 13, 14, 16.			
Overall Impact: Mixed overall impact.			
Recommendation: Retain with no changes			

Policy OSSR07. Waterways

Development within the waterway corridors will be permitted taking into account the following objectives:

- a) Realise the potential of the proximity of waterways to maximise the regeneration benefits of the site
- b) Reflect the character variations in the waterways, in terms of use, location and design
- c) Complement and enhance the architectural quality of the waterside, particularly in regard to historic assets
- d) Protect, maintain and enhance the nature conservation value of the waterway corridors, including delivering for the Water Framework Directive
- e) Protect, maintain and enhance the sustainable drainage functions of the waterway corridors
- f) Take opportunities to enhance the recreation and leisure roles of the waterway corridors
- g) Maintain, enhance, and create safe and publicly accessible routes to, along and adjacent to waterways, which are suitable for walking and cycling
- h) Improve surveillance of the waterway, including appropriate orientation, design, lighting and outlook
- i) Provide safe, secure and accessible mooring and boating facilities, where possible and appropriate
- j) Design to allow for flood management, access for maintenance, landscaping and emergency work, as required
- k) Not have an adverse impact on the structural integrity of the waterway
- l) Encourage the planting of trees along waterways to improve biodiversity and provide shading

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
2. To improve health and reduce health inequalities.	+	Promotes an increase in leisure and recreational activity along the waterways corridor, which provide health benefits. The creation of recreational opportunities in areas lacking them addresses health inequalities.	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city’s landscape and townscape	++	Protects the character of waterways across the city through landscaping and improved accessibility. Also supports the tourist quality of the waterways as a visitor destination. There are many historic assets along the waterways that can be enhanced by regeneration.	
4. To improve community safety, reduce crime and the fear of crime.	+	Regenerating the waterways can provide more surveillance and street activity in the area, helping reduce the fear of crime and improve community safety.	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	Social capital can be created along the regenerated waterways.	Make the routes along the waterways wheelchair accessible?
6. To increase biodiversity levels.	+	The policy promotes the protection and enhancement of biodiversity along the waterways, including tree planting	
7. To conserve and enhance the historic environment, heritage assets and their settings	+	Protection of natural and built assets along the waterways corridor supported via policy	
9. To protect water quality and resources, and minimise flood risk.	+	Policy attempts to create opportunities for flood protection	

		along the waterways, and improvement of water quality.	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	+	The waterways can help to provide cooling to counter the heat island effect. The policy supports the planting of trees for shading.	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+	Supports the provision of walking/cycling routes along the waterways corridor.	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+?	Regenerating the waterways provides an attractive environment for businesses to locate, thus indirectly supporting employment.	
15. To support the vitality and viability of the City Centre and other local centres	+	Regeneration of the waterways provides a public open space, an attractive environment for businesses and a tourist destination within the city centre.	
<p>Insignificant impacts: SA objectives 1, 8, 11, 13, 16</p> <p>Overall Impact: Very positive overall impact.</p> <p>Recommendation: Should routes along the waterways be wheelchair accessible?</p>			

CHAPTER 15. THE NATURAL ENVIRONMENT

Policy NE01. Protecting designated sites, legally protected and priority species, and priority habitats

For proposals affecting nationally or locally designated sites, legally protected and priority species, and priority habitats, the following will be considered:

- a) Development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments) will not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both the impact on the features of the site that make it of special scientific interest, and any impacts on the broader network of Sites of Special Scientific Interest
- b) Development proposals on, or affecting, locally designated sites (including regionally important geological sites) will only be permitted where it can be demonstrated that the need for development outweighs the need to safeguard the nature conservation or geological value of the site
- c) Development proposals on, or affecting, sites supporting priority habitats and priority species will only be permitted where it can be demonstrated that the need for development outweighs the need to safeguard the nature conservation or geological value of the site
- d) Development proposals on, or affecting, sites supporting legally protected species will only be permitted where it can be demonstrated that it has suitably avoided, minimized, mitigated or compensated for the loss of that habitat and/or impact on that species. Developments that cannot demonstrate this should not be permitted

Development will only be permitted where significant harm to biodiversity is avoided. Where harmful impacts cannot be avoided, they should be minimised and mitigated for through design, layout and detailing of the development, or as a last resort compensated for, which may include off-site measures.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	-	Protection of sites of high biodiversity value is likely to reduce the amount of land available for housing. Mitigation factors may put constraints upon scheme viability.	
2. To improve health and reduce health inequalities.	0	The policy aims to protect biodiversity sites but does not actively improve them. Green areas have a positive effect on health and wellbeing; this policy helps to protect that.	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	0	Protects identified and vulnerable wildlife habitats and species, so people are able to enjoy recreational elements of the City's natural heritage. The policy protects but does not enhance these sites.	
6. To increase biodiversity levels.	-?	The policy aims to minimise impacts on biodiversity, but cumulative small-scale impacts could still occur. The policy does not aim to enhance/increase biodiversity across the city	Link to biodiversity net gain policy
7. To conserve and enhance the historic environment, heritage assets and their settings	0	Policy seeks to protect and manage, but not enhance, natural environmental assets in the city.	

8. To manage prudently the natural resources, and protect and enhance air quality	0	Protected sites help to protect air quality. The policy protects but does not enhance these sites.	
9. To protect water quality and resources, and minimise flood risk.	0	Indirectly, this policy would protect water quality by protecting biodiverse sites.	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	0	Habitats within the city can reduce the urban heat island effect. The policy helps to protect those areas.	
11. To encourage land use and development that optimises the use of previously developed land & buildings.	+	By resisting development on sites with biodiversity potential and wildlife habitats, the policy indirectly supports development on brownfield land instead.	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	0	Attractive habitats can create more pleasant surroundings, which encourage people to invest in the city, providing employment opportunities. This policy protects but would not enhance these habitats.	
<p>Insignificant impacts: SA objectives 4, 5, 12, 13, 15, 16</p> <p>Overall Impact: Mostly neutral overall impact as the policy aims to protect the status quo. Impacts positively on indicator 8 (natural resources) and 10 (brownfield land). Negative impact on indicator 1 (housing); also on 6 (biodiversity) since in practice the policy is likely to 1. constrain development, but also 2. allow a cumulation of small-scale impacts on protected sites and species.</p> <p>Recommendation: Can the policy be rephrased in conjunction with NE02 to emphasise enhancement rather than just protection from harm? Quite a lot of the allocated development sites are in Local Wildlife Sites. Presumably that development wouldn't be expected to meet the policy criteria? Does that need to be stated?</p>			

Policy NE02. Biodiversity Gain

All developments will avoid biodiversity loss and enhance biodiversity where possible. In accordance with national legislation, developments are required to provide a minimum of 10% biodiversity net gain.

Developments will be permitted where:

- An overall net gain in biodiversity of at least 10%, as calculated by Natural England's most recent Biodiversity metric or successor document, and commensurate with the size and scale of development, has been demonstrated
- The design of the new development, including landscape, enhances retained habitats and provides new areas and opportunities for wildlife, wherever possible and/or
- The size, location, creation, establishment, and long-term aftercare of off-site biodiversity compensation and enhancement has been agreed with the council.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	+/-	A requirement for biodiversity net gain could reduce the number of homes that can be developed on a given site,	

		although this is balanced by qualifiers (“commensurate with the size and scale of development”, “wherever possible”). Green areas can also make homes more attractive.	
2. To improve health and reduce health inequalities.	+	Green areas support good health, although some biodiversity net gain measures (e.g. green roofs) may not be publicly accessible	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city’s landscape and townscape	+	Biodiverse areas are generally a positive addition to the landscape and support recreational activities	
6. To increase biodiversity levels.	+	Overall the policy should help to increase biodiversity levels.	
7. To conserve and enhance the historic environment, heritage assets and their settings	+	New areas of biodiversity can help to enhance the setting of heritage assets.	
8. To manage prudently the natural resources, and protect and enhance air quality	+	Woodlands and other green areas absorb CO2 and other air pollutants.	
9. To protect water quality and resources, and minimise flood risk.	+	Woodlands and other green areas reduce runoff and help to prevent flooding.	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+/-	Requirements for biodiversity gain could reduce the amount of employment land that can be developed on a given site, although this is balanced by qualifiers (“commensurate with the size and scale of development”, “wherever possible”). Green areas can also make employment sites more attractive.	
<p>Insignificant impacts: SA objectives 4, 5, 10-13, 15, 16</p> <p>Overall Impact: Overall the policy impacts are positive, particularly with respect to biodiversity, air and water; and the impacts on housing and employment are roughly balanced.</p> <p>Recommendation: Consider specifying areas of the city where biodiversity gain could be provided offsite, e.g. areas being considered for new green infrastructure</p>			

Policy NE03. Green and Blue Infrastructure

Development proposals should:

- a) Integrate green and blue infrastructure into the design of the scheme at the earliest stages of the development process, taking into consideration existing natural assets, and the most suitable locations and types of new provision
- b) Maximise the multiple functions and associated benefits of green and blue infrastructure including improving air and water quality, storing carbon, managing flood risk, providing opportunities for biodiversity net gain, facilitating urban cooling, growing food, and providing spaces for people to enjoy for leisure and recreation purposes

- c) Connect green and blue infrastructure across and around the site, and to the wider green and blue infrastructure network
- d) Agree the long-term maintenance and management of green and blue infrastructure at an early stage.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	+/-	Provision of green and blue infrastructure is likely to reduce the amount of land available for housing and could constrain housing viability. However it will help to ensure non-car access to housing and make housing more attractive.	
2. To improve health and reduce health inequalities.	+	New green and blue infrastructure provides areas which are good for health and wellbeing; and can lead to more walking and cycling.	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	+	New green and blue infrastructure could allow for more walking and cycling as recreational activities, and can link to the city's heritage, e.g. canals and river.	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	Attractive new open areas can enhance social capital by providing areas where people can meet.	
6. To increase biodiversity levels.	+	New green and blue infrastructure will improve biodiversity.	
7. To conserve and enhance the historic environment, heritage assets and their settings	+?	Policy could lead to the enhancement of existing environmental assets, e.g. canals	
8. To manage prudently the natural resources, and protect and enhance air quality	+	Provision of new green and blue infrastructure will improve the wider environment, e.g. air quality, flood risk reduction	
9. To protect water quality and resources, and minimise flood risk.	+	Provision of new green and blue infrastructure will improve the wider environment, e.g. flood risk reduction	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	+	New green and blue infrastructure can help to reduce the urban heat island effect, provide shading, and absorb carbon.	

12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+	A green and blue infrastructure network can encourage walking and cycling	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+/-	Attractive surroundings will encourage people to invest in the city, providing employment opportunities. However the requirement to provide green and blue infrastructure could also limit the amount of employment land provided.	
<p>Insignificant impacts: SA objectives 4, 11, 13, 15, 16</p> <p>Overall Impact: This policy has a very positive overall impact, as it would provide new green and blue spaces and connect these to form a network for walking and cycling. It could restrict the amount of new housing and employment land provided.</p> <p>Recommendation: Link policy to provision of SuDS and biodiversity net gain</p>			

Policy NE04. Ancient Woodland, Veteran Trees and Irreplaceable Habitats

Development should aim to protect and, if possible enhance ancient woodland, ancient or veteran trees, and irreplaceable habitats. Development resulting in the loss of, or harm to, ancient woodland, ancient or veteran trees, and irreplaceable habitat will not normally be permitted except:

- a) Where the public benefit clearly outweighs the loss or harm to the habitat
- b) A suitable compensation strategy is agreed with the Council and is in place

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	-	Protection of ancient woodlands and veteran trees is likely to reduce the amount of land available for housing. Could constrain scheme viability.	
2. To improve health and reduce health inequalities.	0	The policy aims to protect and enhance irreplaceable habitats. Green areas have a positive effect on health and wellbeing; this policy helps to protect that.	
6. To increase biodiversity levels.	+/-	The policy aims to minimise impacts on biodiversity, but cumulative small-scale impacts could still occur. The policy supports enhancement of irreplaceable habitats	
7. To conserve and enhance the historic environment, heritage assets and their settings	0	Irreplaceable habitats are a form of heritage asset. The policy seeks to protect and enhance this	
8. To manage prudently the natural resources, and protect and enhance air quality	0	Ancient trees provide a seedbank and help to protect air quality.	

11. To encourage land use and development that optimises the use of previously developed land & buildings.	+?	By resisting development on ancient woodlands and sites with veteran trees, the policy indirectly supports development on brownfield land instead.	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	0	Attractive habitats, including ancient woodlands and sites with veteran trees, can create pleasant surroundings which encourage people to invest in the city, providing employment opportunities.	
<p>Insignificant impacts: SA objectives 2-5, 9, 10, 12, 13, 15, 16</p> <p>Overall impact: Mostly neutral overall impact as the policy aims to protect the status quo. Impacts positively on indicator 11 (brownfield land). Negative impact on indicator 1 (housing); also on 6 (biodiversity) since in practice the policy is likely to 1. constrain development, but also 2. allow a cumulation of small-scale impacts on ancient woodlands and veteran trees.</p> <p>Recommendation: Retain with no changes</p>			

CHAPTER 16. TRANSPORTATION

Policy T01. Sustainable Transport Network

The Council will continue to work closely with partners, to deliver shared plans that proactively support development of a sustainable transport network for the city, as indicated in the Leicester Transport Plan. Development will be supported in suitable locations, where it promotes sustainable transport by ensuring:

- a) Walking, cycling, bus and rail are prioritised, and development is fully integrated with relevant networks and new infrastructure being developed for these transport modes
- b) Transport interchanges and hubs are easily accessible to new residents and employees
- c) Developments are designed to encourage walking, cycling and public transport use, and to discourage unnecessary car use
- d) Micromobility options, car, e-bike and bike sharing arrangements will be encouraged
- e) Proactive measures are put in place to help address climate change and deliver improved air quality through low emission transport solutions
- f) The safety of all highway users is a primary consideration
- g) The design of new highway infrastructure fully takes into account accessibility for all potential users, including those with limited mobility and the elderly
- h) Opportunities to support healthy living are promoted
- i) The streetscape and public realm design creates high quality places
- j) Opportunities for transport technologies that support sustainable transport objectives are promoted

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
2. To improve health and reduce health inequalities.	+	Support for walking and cycling – active travel – helps to support good health. The policy also promotes opportunities to support healthy living.	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city’s landscape and townscape	+	Sustainable transport networks allow better opportunities for people to reach cultural and recreational venues	
4. To improve community safety, reduce crime and the fear of crime.	+	The policy notes that the safety of all highway users is a primary consideration	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+	The policy prioritises walking, cycling and public transport, which helps to tackle inequality. It specifically aims to promote accessibility for all potential users including those with limited mobility and the elderly.	
6. To increase biodiversity levels.	0	Indirectly, this policy should help to reduce air pollution, road kill etc. In practice, its impact on biodiversity is likely to be limited.	
8. To manage prudently the natural resources, and protect and enhance air quality	+	The policy aims to improve air quality, and supports walking, cycling, e-bikes and public transport.	

10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	+	The policy supports walking, cycling and public transport which have fewer greenhouse gas emissions per person-km than car use	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	++	This is the main purpose of the policy	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+	The policy supports good accessibility to employment opportunities	
15. To support the vitality and viability of the City Centre and other local centres	+	Good quality walking, cycling and public transport facilities support the vitality and viability of city and local centres	
Insignificant impacts: SA objectives 1, 7, 9, 11, 13, 16			
Overall Impact: Overall this is a very positive policy.			
Recommendation: Retain with no changes.			

Policy T02. Climate Change and Air Quality

By the end of the plan period, it will be expected that implementation of the council's transport plans and policies will:

- Deliver against the council's climate change targets and commitments (to be established, following the consultation)
- Ensure air quality in Leicester will progressively improve, below UK nitrogen dioxide targets towards the 2021 WHO targets and delivers against emerging fine particle PM2.5 commitments. Major development proposals will be expected to take account of future supplementary planning guidance on air quality.

This will be achieved by:

- a) Prioritising sustainable modes of transport, including cycling, walking and public transport
- b) Increasing the uptake of low emission vehicles, by requiring new development to make provision for zero emission vehicles
- c) Requiring all major developments located close or within the Air Quality Management Areas (AQMA), through an air quality impact assessment
 - To demonstrate that there is not an unacceptably detrimental effect on air quality
 - meet the requirements of the council's Air Quality Action Plan and any future supplementary planning guidance

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
2. To improve health and reduce health inequalities.	+?	Support for walking and cycling – active travel – helps to support good health. Ensuring that air quality meets legal standards also supports good health.	

6. To increase biodiversity levels.	+	Indirectly supports biodiversity by helping to reduce air pollution and meet climate change targets	
7. To conserve and enhance the historic environment, heritage assets and their settings	+	Helps to protect heritage assets which are often susceptible to poor air quality	
8. To manage prudently the natural resources, and protect and enhance air quality	++	The policy aims to improve air quality through promotion of walking, cycling, zero emission vehicles and air quality impact assessments	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	++	The policy aims to reduce greenhouse gas emissions through promotion of walking, cycling, zero emission vehicles and air quality impact assessments	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	++	The policy supports sustainable modes of transport	
<p>Insignificant impacts: SA objectives 1, 3-5, 9, 11, 13-16</p> <p>Overall Impact: The overall impact of this policy is very positive, particularly in terms of air quality, climate change and sustainable transport.</p> <p>Recommendation: a) overlaps with Policy T01a) – reduce overlap?</p>			

Policy T03. Accessibility and Development

New development will be permitted where it takes into account the need for accessibility by all potential users and in particular how it can support delivery of the council's sustainable transport objectives. This will be achieved by

- a) Ensuring that people are able to make responsible transport choices, by having suitable and affordable alternative options to the car easily available; and
- b) Having local services within 15 minutes by walking or cycling

Pedestrians and People with Limited Mobility

- c) The needs of pedestrians, the elderly, people with disabilities and those with limited mobility have been properly considered and incorporated in any scheme design and layout
- d) All new and improved routes are high quality, convenient, safe and well connected with the existing routes and streets
- e) Support is provided for active travel behaviour initiatives, as appropriate
- f) Support developments that provide a '15 minute neighbourhood', aiming for all local services to be available by walking or cycling within 15 minutes, with cleaner air and a safer local environment.

Cycling

- g) All new and improved routes are high quality, convenient, safe and well connected with the existing/proposed cycle route network and streets
- h) Adequate cycle parking is provided, including secure cycling parking and bike share infrastructure as appropriate
- i) New or improved cycle routes are designed to avoid conflict with pedestrians, motorists and other road users.

Buses

- j) New bus routes/priority measures and connections with the existing bus network are provided and are well integrated into new development schemes as appropriate and ensuring that the Leicester Enhanced Bus Partnership Plan is taken into account
- k) New development is designed and located so that occupiers are within close walking distance (400m) to existing or proposed frequent bus routes
- l) Support is provided for active travel behaviour initiatives as appropriate
- m) Bus hubs are well integrated with walking and cycling networks and appropriate cycle parking provision is made.

Rail

- l) Development in the Rail Station area is well connected by walking, cycling, and bus infrastructure, including appropriate secure cycle parking provision
- m) Development does not prejudice the implementation of future rail infrastructure at Knighton Junction, Syston Junction and Wigston Junction.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
2. To improve health and reduce health inequalities.	+?	Support for walking and cycling – active travel – helps to support good health.	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city’s landscape and townscape	+	Sustainable transport networks allow better opportunities for people to reach cultural and recreational venues	
4. To improve community safety, reduce crime and the fear of crime.	+	The focus on reducing conflict between cyclists and others could help to reduce accidents.	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	++	The policy is very strong on ensuring that everyone has access to services, housing etc.	
8. To manage prudently the natural resources, and protect and enhance air quality	+	Support for walking, cycling and public transport should help to reduce air pollution	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City’s renewable energy resource, reducing dependency on non-renewable resources.	+	Support for walking, cycling and public transport should help to reduce greenhouse gas emissions	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	++	This is the main purpose of the policy	

14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+	The policy supports good accessibility to employment opportunities	
15. To support the vitality and viability of the City Centre and other local centres	+	Good quality walking, cycling and public transport facilities support the vitality and viability of city and local centres	
<p>Insignificant impacts: SA objectives 1, 6, 7, 9, 11, 13, 16</p> <p>Overall Impact: The policy is very positive overall.</p> <p>Recommendation:</p> <ul style="list-style-type: none"> • It would be helpful to specify whether 15 minutes refers to walking or cycling. The two are very different. • This policy seems to overlap a lot with policy T01. In particular, c) and j) above overlap with T01a, T02a and T06a. Reduce the overlap? 			

Policy T04. Park and Ride

Proposals for new Park and Ride sites and extensions to existing Park and Ride sites will be supported where they satisfy other relevant policies in the Local Plan. New development should, where relevant, support and provide for integration with existing and proposed park and ride sites and routes.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
2. To improve health and reduce health inequalities.	+/-	Air pollution and congestion (and their impact on health) typically increase near P&R sites, but P&R reduces air pollution and congestions elsewhere.	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	+	P&R sites allow easier access to the city centre and associated cultural and recreational activities, including by tourists.	
6. To increase biodiversity levels.	+/-	Likely to have an effect on biodiversity if the P&R is on a greenfield site or a brownfield site with biodiversity interest. On the other hand, to the extent that the P&R reduces congestion and air pollution elsewhere, it can have a positive effect.	
7. To conserve and enhance the historic environment, heritage assets and their settings	+/-	As 6.	
8. To manage prudently the natural resources, and protect and enhance air quality	+/-	As 6.	
9. To protect water quality and resources, and minimise flood risk.	+/-	P&R and access roads are likely to increase runoff, with effect on water quality and flooding. However they prevent increased	

		runoff and possibly risk of flooding elsewhere.	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	+	P&R shift people from cars to buses. This helps to reduce greenhouse gas emissions, particularly if the buses are electric or hybrid.	
11. To encourage land use and development that optimises the use of previously developed land & buildings.	+	P&R use land, but this tends to be on the edge of town, allowing more efficient land uses and better reuse of previously developed land in the city centre.	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	++	P&R shift people from cars to buses.	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+	P&R can facilitate access to employment opportunities.	
<p>Insignificant impacts: SA objectives 1, 4, 5, 13, 15, 16.</p> <p>Overall Impact: Overall a positive policy. Negative impacts would be at/near the P&R site, with land take, runoff, air pollution etc. However this would improve the situation elsewhere, especially in the city centre, since it would allow for less parking to be provided.</p> <p>Recommendation: Support electric charging points at P&R sites.</p>			

Policy T05. Freight

To meet the needs of commercial vehicles, including HGVs and vans are met and that adequate provision can be made for the freight need of Leicester, the following will be required:

- a) Ensuring that non-residential development provides parking spaces, loading and unloading facilities and manoeuvring space within the site, for all necessary commercial vehicles
- b) Encouraging the efficient and sustainable movement of freight including last mile opportunities and by alternative methods, beyond traditional road-based transport where possible
- c) Opportunities to maximise the use of existing waterways within Leicester, through the provision of water taxis and water freight connections should be explored where feasible, by working with the canals and rivers trust
- d) Providing opportunities for sustainable freight movement where possible on rail, by working with Network Rail and other agencies in considering potential low-key freight uses.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	+	Helps to ensure that materials for new housing can be transported to site	
6. To increase biodiversity levels.	-	Where provisions for commercial vehicles take up greenfield land or	

		biodiverse brownfield land, this will negatively affect biodiversity. Yards for switching between freight and last mile opportunities would also take up land.	
8. To manage prudently the natural resources, and protect and enhance air quality	+/--	Alternative last mile opportunities and transporting freight by train would help to protect air quality, but other freight movements are likely to worsen air quality	
9. To protect water quality and resources, and minimise flood risk.	-	Development for commercial vehicles and for switching between freight and last mile opportunities would take up land, which is likely to increase runoff and flooding.	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	+/--	See 8.	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	++/-	The policy aims to move freight as sustainably as possible. However in most circumstances this is likely to be by lorry rather than rail or alternative last mile opportunities.	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	++	The policy helps to ensure that freight traffic is accommodated, which supports employment opportunities	
<p>Insignificant impacts: SA objectives 2-5, 7, 11, 13, 15, 16</p> <p>Overall Impact: This policy has economic benefits, and aims to make freight transport as sustainable as possible, but has unavoidable negative impacts on biodiversity, air and water quality, and climate change.</p> <p>Recommendation: Retain with no changes</p>			

Policy T06. Highways Infrastructure

The council will require the transport impact of development to be mitigated, through the following provisions and highways infrastructure list, as identified in the Infrastructure List in **Appendix 4**.

- The prioritisation of sustainable transport infrastructure supporting relevant walking, cycling, bus and rail improvement
- Improvement of highways infrastructure, to deliver safe and efficient schemes, including road and junction improvements and related traffic management measures; delivery of relevant safety schemes and 20mph zones; and urban traffic management systems and smart signalisation where appropriate
- Appropriate parking provision as set out in the council's standards
- Travel plans including behaviour management provisions

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
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1. To ensure that the existing and future housing stock meets the housing needs of the City.	+/-	Supports new housing developments, but imposes costs (parking provision, travel plans etc.) in money and space that could reduce the amount of housing provided on a given site.	
4. To improve community safety, reduce crime and the fear of crime.	+	The policy aims to deliver safe schemes, including 20mph zones, that would reduce accidents etc.	
6. To increase biodiversity levels.	-	The policy aims to minimise land take for roads and parking, but it allows for such land take which is likely to negatively affect biodiversity	
8. To manage prudently the natural resources, and protect and enhance air quality	-	This policy aims to minimise new roads and parking, but it allows for them which supports car use and associated resource and air quality problems	
9. To protect water quality and resources, and minimise flood risk.	-	This policy aims to minimise land take for new roads and parking, but it allows for them which will lead to more runoff, water pollution and flood risk	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	-	This policy aims to minimise new roads and parking, but it allows for them which supports car use and associated impacts on energy use and climate change	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	-	The policy's parking standards are maximum levels that allow for less parking where appropriate. However overall this policy supports the provision of parking and roads	Encourage multi-use parking areas
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	++/-	The policy helps to ensure access to employment opportunities by multiple modes but especially the car. It does impose some costs on businesses (parking provision, travel plans etc.)	
15. To support the vitality and viability of the City Centre and other local centres	+	The policy helps to ensure that there is adequate parking and road access to centres.	
<p>Insignificant impacts: SA objectives 2, 4, 5, 7, 11, 13, 16</p> <p>Overall Impact: This policy has economic benefits, and aims to make make road traffic and parking as safe and limited as possible, but has unavoidable negative impacts on biodiversity, air and water quality, and climate change.</p> <p>Recommendation: Is there any reason why some housing in Leicester shouldn't be car free? Should that be encouraged?</p>			

Policy T07 Car Parking

- a) All new developments, including changes of use, which generate a demand for car parking or servicing, will be required to make provision to meet such demand (either on site or offsite) including for those with disabilities, appropriate to the scale and nature of the development, having regard to road safety considerations and any parking standards set out in supplementary documents, local and national guidance.
- b) Car parking should be considered as an integral part of the overall design of the scheme. Development proposals should consider the following key principles in the design, to address car parking issues:
 - Ensure car parking is usable, safe and secure
 - Avoid car parking dominating the street-scene
 - Use discreet and innovative solutions to deliver a suitable mix of car parking
 - Ensure it does not impede cycling infrastructure
- c) For residential developments:
 - Meet any defined parking standards, as set out in guidance, unless there is a strong reason that this cannot be met
 - Designated parking locations must be convenient for residents
 - Communal parking areas must be safe and attractive, use appropriate materials, lighting and landscaping features and include sufficient levels of overlooking, be small enough to retain a courtyard feel, and incorporate convenient pedestrian linkages to properties
 - Streets should be wide enough to accommodate the likely levels and positions of on-street parking
 - Dwellings with on-plot parking, should provide an external charging point, sufficient to enable overnight charging for electric vehicles. For developments with communal parking areas, such as apartments, a proportion of the un-allocated parking spaces should have the capacity to easily retrofit a recharge point for communal use
 - Car free housing developments will be positively considered in suitable locations, such as the city centre and close to transport interchanges
- d) All development proposals should ensure that emergency and refuse vehicles are not impeded by car parking
- e) Within commercial, industrial and non-residential developments, adequate provision should be made for parking, servicing and loading, without having an impact on the operational effectiveness of development and safe movement of people, vehicles and goods. Car parking spaces should also have the capacity to easily retrofit a recharge point for communal use

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	+/-	The policy requires the delivery of adequate parking. This reduces the amount of housing that can be built, but provides for people’s need for parking. The policy supports car-free housing where appropriate.	
2. To improve health and reduce health inequalities.	+?	The policy helps to reduce the stress of finding a parking space!	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city’s landscape and townscape	0	The policy aims to preserve the street scene by expecting parking to be discreet and to not dominate the street scene.	
4. To improve community safety, reduce crime and the fear of crime.	0	Parking is expected to be secure, and emergency vehicles should not be impeded by parking.	
6. To increase biodiversity levels.	-	Parking areas involve paving over areas that could otherwise be biodiverse.	

7. To conserve and enhance the historic environment, heritage assets and their settings	-	Parking is generally unattractive, despite the policy's aims to make it discreet and not dominant of the street scene	
8. To manage prudently the natural resources, and protect and enhance air quality	+/-	The policy helps to provide parking for an unsustainable form of transport that uses natural resources, but it helps to protect air quality by preventing congestion, unsuccessful searches for parking spaces etc.	
9. To protect water quality and resources, and minimise flood risk.	-	Parking areas involve paving over areas where water would usually be able to infiltrate, exacerbating flooding	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	-	Parking supports an unsustainable form of transport	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	--/+	The policy supports an unsustainable form of transport, but it also supports car-free development where appropriate	
<p>Insignificant impacts: SA objectives 5, 11, 13-16</p> <p>Overall Impact: Overall the policy impact is negative: the policy is trying to minimise the impacts of what is essentially an unsustainable activity.</p> <p>Recommendation: Retain with no changes</p>			

CHAPTER 17. FUTURE MINERALS AND WASTE NEEDS

Policy FMWN01. New Waste and Existing Waste Uses

Applications for new, and extensions to existing facilities, will be assessed against the following criteria:

- a) There is a proven local market or quantitative need for a facility to process an identified waste stream(s)
- b) It will use a technology or combination of technologies which will help increase the city's recycling and recovery rates
- c) The site can easily be accessed by either the strategic road network or other forms transport such as rail (T01)
- d) The local area is able to accommodate the proposed waste use, or where the proposal is in an area of other waste uses, the combination of these uses will not lead to significant harm
- e) Any impacts on the natural and historical environment, and residential amenity can be adequately mitigated in line with policies regarding these matters within this plan (HE01, DQP06)
- f) The site will be adequately screened to minimise any visual impact (DQP01)
- g) Where waste needs to be 'stacked' or 'bundled', these shall be no higher than the height of any site screening, or the local prevailing building heights whichever is smaller
- h) Waste processing which has the potential to produce significant odours and noise (following mitigation) will only be acceptable where it is carried out in a sealed structure.
- i) New waste development should be on brownfield land where possible.

Where the use is temporary a strategy will be required defining what steps will be taken once the use has stopped to either:

- j) Allow the site to be redeveloped or regenerated
- k) Return the site to a similar condition to what the site was like before the use commenced.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
2. To improve health and reduce health inequalities.	0	It is expected that new waste management sites will employ procedures that minimise health risk (or pose no risk). The site is expected to produce no significant odours or noise.	
6. To increase biodiversity levels.	-?	Depends on the site – new sites could be a risk to existing biodiversity, including through runoff or worsened air quality	
7. To conserve and enhance the historic environment, heritage assets and their settings	0	e) requires impacts on the natural and historical environment and residential amenity to be mitigated.	
8. To manage prudently the natural resources, and protect and enhance air quality	-?	Improperly or temporarily managed sites can lead to air pollution, although the policy aims to minimise this issue.	
9. To protect water quality and resources, and minimise flood risk.	-?	Improperly or temporarily managed sites can lead to water pollution, although the policy aims to minimise this issue.	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	+	Reuse and recycling of waste products helps to reduce energy consumption.	

11. To encourage land use and development that optimises the use of previously developed land & buildings.	?	Depends on the site	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	-	Waste sites are likely to generate significant HGV traffic.	
13. To minimise waste and to increase the re-use, recovery and recycling of waste materials.	++	Promotes sustainable waste management and the reuse of waste products.	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+	Waste facilities provide a variety of employment opportunities.	
Insignificant impacts: SA objectives 1, 3-5, 15, 16 Overall Impact: Mixed overall impact. Recommendation: Prioritise rail transport over road			

Policy FMWN02. End of Life Vehicle Facilities

New, or extensions to existing, end of life vehicle processing facilities will be approved where:

- There is a proven need for the facility
- It is located in an area which will not impact residential amenity, or in the case of extensions, if any impact to residential amenity can be satisfactorily mitigated (DQP06)
- Any dismantling and depollution of vehicles is carried out in a sealed unit to ensure the protection of the local and wider environment.

Also, the following details will be needed:

- How recovered materials will be stored including all waste liquids, removed parts for re-sale and car shells
- A scaled plan showing arrangements for capture of waste liquids
- A statement about how hazardous waste materials including but not limited to brake pads, brake fluid, oil, lead balance weights, catalytic convertors and batteries will be disposed of
- The total of waste throughput per annum.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
2. To improve health and reduce health inequalities.	0	The policy requires all potential hazardous dismantling of old vehicles to be carried out within sealed structures and not outside, limiting pollutants harming the health of neighbours.	
6. To increase biodiversity levels.	-?	Depends on the site – could be a potential risk to existing biodiversity, including through noise, worsened air quality or runoff	

7. To conserve and enhance the historic environment, heritage assets and their settings	0	May have limited impacts on the landscape, but likely to be minimal due to screening requirements	
8. To manage prudently the natural resources, and protect and enhance air quality	-?	Any harmful procedure are to be done within a sealed unit, however there is still some possibility of dust, noise etc.	
9. To protect water quality and resources, and minimise flood risk.	-?	The policy includes requirements of dealing with waste liquids etc., but there is still the possibility of pollution if site is not managed properly.	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	+/-	Recycling old vehicle parts helps to save energy to manufacture new ones, but also uses energy.	
11. To encourage land use and development that optimises the use of previously developed land & buildings.	+/-	Depends on the site	Policy should focus upon brownfield land
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	0	Import of vehicles and export of materials will increase transport on local roads, but impact is likely to be limited	
13. To minimise waste and to increase the re-use, recovery and recycling of waste materials.	++	Promotes the creation and retention of facilities which recycle old cars and motorised transport.	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	0	Creates some employment possibilities, but limited.	
Insignificant impacts: SA objectives 1, 3-5, 15, 16.			
Overall Impact: Fairly positive overall impact.			
Recommendation: Encourage or require development to be on brownfield land?			

Policy FMWN03. Managing Leicester's minerals resources

The city council will contribute to the region's supply needs, to ensure an adequate and steady supply of minerals, in a way that supports Leicester's social, environmental and economic objectives. This will be achieved by:

- a) Identifying specific mineral safeguarding areas including deposits of brick clay and sand and gravel. These areas are shown on the policies map
- b) Where a mineral development is proposed within a mineral safeguarding area, consideration should be given to:
 - Whether the mineral resource is present, has already been extracted, or is of insufficient extent to be of any economic value

- The potential impact of extraction on the environment, local communities and other neighbouring uses.

An Environmental Statement may be required. Restoration will be required to take place after extraction, to ensure the site is returned to the most appropriate and beneficial after use at the earliest opportunity. Where a non-mineral development is proposed within a mineral safeguarding area, consideration should be given to:

- Whether there is an exceptional overriding need for the development, which outweighs the value of the mineral resource
- The potential impact of development on the environment, local communities and other neighbouring uses
- The views of the mineral planning authority on the risk of preventing minerals extraction.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	+/-	The policy could constrain housing by not permitting it in mineral safeguarding areas. However it helps to provide materials that are necessary for house building.	
2. To improve health and reduce health inequalities.	0	The policy aims to protect health by considering the impact of proposals on local communities and other neighbouring uses.	
6. To increase biodiversity levels.	+/-	Mineral extraction works are likely reduce biodiversity levels in the short term while carrying out the mineral extraction operations. However, restoration to 'the most appropriate and beneficial after use' mean that biodiversity should be maintained in the long term.	
7. To conserve and enhance the historic environment, heritage assets and their settings	-?	Impacts on heritage and the landscape are likely but should be minimised through the use of an environmental statement.	
8. To manage prudently the natural resources, and protect and enhance air quality	-	Mineral sites are likely to increase dust, and vehicles to/from the site can increase air pollution. They also remove a finite resource.	
9. To protect water quality and resources, and minimise flood risk.	-	Mineral sites can lead to pollution of local watercourses	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+	Provides jobs, though the operations to extract minerals are only temporary. Also provides necessary materials for employment development.	
<p>Insignificant impacts: SA objectives 3-5, 10-13, 15, 16.</p> <p>Overall Impact: Mostly neutral impact. Impacts positively on employment; negatively on biodiversity, natural resources and water; mixed on housing and landscape/heritage.</p> <p>Recommendation: Retain with no changes</p>			

Policy FMWN04. Provision of New Aggregates Recycling Facilities

Applications for new aggregate recycling facilities such as urban quarries and temporary facilities designed to regrade previously developed land will be looked upon favourably where:

- The site will make a significant contribution to secondary aggregate production in Leicester

- b) It meets the location criteria set out in Policy FMWN01 New Waste and Existing Waste Uses
- c) It is easily accessible by lorries, HGVs and other vehicles without unduly impacting amenity (T05)
- d) The site is adequately screened using both fencing and landscaping (DQP04)
- e) Any materials stored on site are not stored at a height which causes a visual obstruction
- f) Methods are implemented to prevent dust and other particulate matter leaving the site in an uncontrolled manner

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	+/-	Aggregates sites prevent opportunities for housing to come forward. However they provide aggregate for housebuilding.	
2. To improve health and reduce health inequalities.	0	The policy aims to minimise health issues by requiring proposals to prevent harmful levels of dust and other particulates.	
6. To increase biodiversity levels.	-	Aggregate recycling sites tend to be large scale and open in nature: they can harm biodiversity, also indirectly through runoff, dust etc.	
7. To conserve and enhance the historic environment, heritage assets and their settings	-?	The sites are expected to not cause a visual obstruction, and policy FMWN01 will require them to be screened. However, by their nature these operations require aggregate to be stored in high piles and will have visual impacts.	
8. To manage prudently the natural resources, and protect and enhance air quality	++/-	Will lead to recycling of aggregates, specifically demolition waste from cleared sites, but can also increase dust locally.	
9. To protect water quality and resources, and minimise flood risk.	-?	Aggregate recycling facilities can lead to runoff	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	+	Promotes reuse of old building materials.	
11. To encourage land use and development that optimises the use of previously developed land & buildings.	+/-	Temporary facilities help to 'regrade' brownfield land for other uses, although they can prevent more efficient use of the land.	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	-	Lorries and HGVs must be able to easily access the site without affecting neighbouring amenity. However, by its nature, the use will increase lorry movements.	

13. To minimise waste and to increase the re-use, recovery and recycling of waste materials.	++	The policy directly supports recycling. to improve the quality of	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+	Provides some short term jobs (temporary facilities)	
<p>Insignificant impacts: SA objectives 3-5, 15, 16</p> <p>Overall Impact: Mixed overall impact.</p> <p>Recommendation: Retain with no changes.</p>			

CHAPTER 18. DEVELOPMENT AND INFRASTRUCTURE

Policy DI01. Developer Contributions and Infrastructure

Development will provide or contribute towards the provision of measures to directly mitigate its impact. Contributions and the delivery of necessary infrastructure will be secured by planning condition and/or planning obligation.

The council will seek planning contributions to ensure the infrastructure necessary to support the Local Plan is delivered in accordance with the current Section 106 and CIL Regulations (as amended) and to secure site specific planning obligations, for the delivery of essential infrastructure to support development.

Infrastructure necessary to support new development will be provided and be available when first needed to serve the development's occupants and users and/or to mitigate otherwise adverse material impacts. To achieve this, the delivery of development may need to be phased to reflect the delivery of infrastructure.

Viability: Any consideration of viability, including in decision making, will be in accordance with the guidance.

Monitoring fees: The council will seek a fee to be used for the monitoring of developer contributions.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	++	Developer contributions often support affordable housing	
2. To improve health and reduce health inequalities.	+?	CIL can improve health facility quality and efficiency	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	+?	Developer contributions can aid community infrastructure such as leisure facilities and sports grounds.	
5. To support diversity, tackle inequality, and support the development and growth of social capital across the communities.	+?	CIL can be used to fund community infrastructure which increases social capital.	
6. To increase biodiversity levels.	+?	CIL and obligations can be used for landscape schemes that increase biodiversity.	
7. To conserve and enhance the historic environment, heritage assets and their settings	+?	Environment and archaeological assets may be safeguarded with contributions if proven necessary to do so.	
9. To protect water quality and resources, and minimise flood risk.	+?	CIL and obligations can be used for SuDS	
12. To make efficient use of existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all, and to ensure that all journeys are undertaken by the most sustainable mode available.	+?	Developer contributions can be required to improve sustainable transportation networks and enhance access-ways to new developments.	
15. To support the vitality and viability of the City Centre and other local centres	+?	The vitality of local centres can be supported if the contributions lead to improved community facilities.	

16. To raise the levels of educational achievement and develop a strong culture of enterprise and innovation.	+	Improved schools funded via CIL funding and other planning contributions	
<p>Insignificant impacts: SA objectives 4, 8, 10, 11, 13, 14</p> <p>Overall Impact: Very positive potential impacts, but this depends on the level of developer contributions and what they are spent on, hence the uncertainty. No negative impacts identified.</p> <p>Recommendation:</p> <ul style="list-style-type: none"> To ensure that the policy remains up to date if government changes CIL/S106 arrangements, remove 'the current' and maybe rephrase as something like "delivered in accordance with government arrangements for developer contributions (currently Section 106 and CIL Regulations)"? The policy does not specify or list the types of actions that the developer contributions will be used for. Affordable housing has traditionally been given priority. If this continues to be the case, then most of the other benefits will not materialise. Does the policy need to include a list of priorities, or of the actions that would be expected? 			

Policy DI02. Electronic Communications

Broadband

All new residential development of 10 dwellings or more, or non-residential development with additional floorspace of 1,000m² or more, or a site area of 1 hectare or more, will be expected to include the provision of full fibre gigabit capable network infrastructure Fibre to the Premises (FTTP) to enable broadband services for all occupiers.

On residential sites below 10 dwellings, or non-residential development with additional floorspace of less than 1,000m², or a site under 1 hectare in area, FTTP should still be installed where the costs are no more than copper line broadband infrastructure.

Mobile Communications Infrastructure and Masts

Planning permission will be granted for mobile telecommunications development where it can be demonstrated that:

- The proposal does not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation that is operated in the national interest
- The site is part of a network that keeps the number of sites to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion
- The proposed development is acceptable in terms of visual amenity and the outlook of neighbouring properties having taken into account all practicable options and alternative sites, including the possibilities of mast-sharing and erecting aerials on an existing building, site, mast or other structure
- Highway safety can be protected and street clutter minimalised
- The installation and operation of the infrastructure would not harm the health or vigour of existing trees
- Applications for an addition to an existing mast or base station are accompanied by a statement that self-certifies that the cumulative exposure, when operational, will not exceed guidelines set by the International Commission on Non-Ionizing Radiation Protection (ICNIRP)

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
2. To improve health and reduce health inequalities.	0?	Self-certification re. ICNIRP guidelines should help to protect people's health	
3. To provide better opportunities for people to participate in cultural and recreational activities; and to protect the city's landscape and townscape	+/-	Provision of broadband and mobile communications infrastructure helps to provide recreation, but can have a negative impact on the landscape and townscape	

7. To conserve and enhance the historic environment, heritage assets and their settings	-?	Telecommunication equipment can negatively affect the setting of historic buildings, and can harm archaeological assets	
10. To reduce the potential impact of climate change by minimising energy usage, and to develop the City's renewable energy resource, reducing dependency on non-renewable resources.	+?	Good telecommunications can help to reduce the need to travel, thus minimising energy use	
11. To encourage land use and development that optimises the use of previously developed land & buildings.	0	The policy encourages the efficient use of existing telecoms equipment, but its impact in this respect is likely to be minimal	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	++	Good internet connections are key for high quality business opportunities, including for home working	
16. To raise the levels of educational achievement and develop a strong culture of enterprise and innovation.	+	Access to the internet is an important component of education	
<p>Insignificant impacts: SA objectives 1, 4-6, 8, 9, 12, 13, 15</p> <p>Overall Impact: Generally positive impacts, but with possible negative impact.</p> <p>Recommendation: Retain with no change</p>			

CHAPTER 20. PLANNING ENFORCEMENT

Policy PE01. Planning Enforcement

The Council will investigate and act on reported breaches of planning control in accordance with Planning Enforcement Policy and Procedure*. Cases will be prioritised and investigations will be carried out proportionately according to the planning harm caused and the resources available.

Where appropriate, the council will seek to resolve issues through negotiation. However, if informal negotiations fail to resolve the identified breach of planning control, and where it is considered appropriate and expedient to do so, formal action will be taken.

SA Objective	Impact	Commentary	Possible changes to the draft policy/ mitigation
1. To ensure that the existing and future housing stock meets the housing needs of the City.	+	Non-conforming development can be served enforcement notices for the purpose of safeguarding certain sites for more appropriate uses. These uses could include housing.	
4. To improve community safety, reduce crime and the fear of crime.	+	Helps to prevent inappropriate development that is not consistent with the Local Plan	
7. To conserve and enhance the historic environment, heritage assets and their settings	+	Enforcement action on listed buildings can protect the status of a heritage asset from unlawful development.	
14. To create high quality employment opportunities and develop a strong, diverse and stable local economy which attracts and retains investment.	+	Non-conforming development can be served enforcement notices for the purpose of safeguarding certain sites for more appropriate uses. These uses could include new employment uses.	
15. To support the vitality and viability of the City Centre and other local centres	+	The policy includes enforcement on unlawful development and/or changes of use which might have undermined centre vitality and viability.	
<p>Insignificant impacts: SA objectives 2, 3, 5, 6, 8-13, 16</p> <p>Overall Impact: Mostly neutral overall impact. No negative impacts identified.</p> <p>Recommendation: Retain with no changes</p>			