

APPENDIX A: OPPORTUNITIES AND CONSTRAINTS

NOTE: The information in the following tables is still being compiled. In particular information relating to employment / job growth (from the Sub-Regional Study), affordable housing, the results of detailed transport studies and public benefit mapping will be added when available. District Councils and other key partners are invited to provide additional information as appropriate.

Leicester - Zone 1 (Map 1)

Employment / Job Growth	Constraints	Opportunities	Issues
<p><u>District Level Employment Land Study (Charnwood)</u></p> <ul style="list-style-type: none"> • Manufacturing over-represented (although does include high-tech) • Under-represented in financial and business services • Declining entrepreneurship since 1998 against regional rise • Skills mis-match • Historic decline in total employment (albeit volatile) • Historic decline in industrial employment (parallels UK) • Pockets of deprivation (all in Loughborough) where there is high unemployment and other kinds of disadvantage. • Only small job-growth forecast 	<p><u>District Level Employment Land Study (Charnwood)</u></p> <ul style="list-style-type: none"> • Higher than county avg. employed in knowledge-based sector (Charn, 14%) • Strategic location within Three Cities – large labour catchment • Strong inward investment from multi-nationals • Major university with strong specialisms • Potential to attract under Civil Service relocation • Upward trend in office employment (albeit volatile) and warehousing • Charnwood provides comparatively well paid jobs, many in high-technology manufacturing. 		
<p>Employment Land</p>	<p><u>District Level Employment Land Study (Charnwood)</u></p> <ul style="list-style-type: none"> • No development sites identified within Thurmaston 	<p><u>District Level Employment Land Study (Charnwood)</u></p> <ul style="list-style-type: none"> • Further employment opportunities, especially in the service sector, are available in Leicester. • ELS shows need for 50ha needed for 2 Strategic Employment Site on northern fringe of Leicester • Areas to the south of Borough have attracted overspill demand from Leicester. • 6ha industrial employment site identified 	

		<p>with permission at Birstall</p> <p><u>Sub-Regional ELPS</u></p> <ul style="list-style-type: none"> • South Charnwood Business Park (see reference to Strategic Employment Site above). 	
<p>Access / Capacity of Services</p>	<p><u>Civic Amenity:</u></p> <ul style="list-style-type: none"> • Sibley Civic Amenity site has no spare capacity to serve the surrounding area. • There is a discrete concentration of high education deprivation within the zone, notably within Birstall. • In many areas around the PUA there is a marked deficit of publicly accessible greenspace, these coincide with areas of high population density, including Birstall in zone 1. 		
<p>Water / Sewerage Capacity</p>	<p><u>EMRA Water Supply Assessment 2005</u></p> <ul style="list-style-type: none"> • The Three Cities HMA is most vulnerable to increased housing growth in the East Midlands and it contains the main towns likely to be most affected by growth. <p><u>EMRA Water Quality and Treatment Assessment 2005</u></p> <ul style="list-style-type: none"> • To assess how well existing sewerage treatment works could accommodate extra development. • The River Soar is designated as a sensitive area (Eutrophic) under the Urban Wastewater Treatment Directive. • Freshwater Fish Directive Sites are located in Wanlip and Beaumont Leys, this restricts the discharge of certain chemicals and could have capacity and cost implications for Sewerage Treatment Works. • Within the Leicester HMA, Wanlip is a location with a potentially high risk for 	<p><u>EMRA Water Supply Assessment 2005</u></p> <ul style="list-style-type: none"> • Severn Trent Water serves almost all of the Leicester HMA. • For a constant rate of growth at option 2B, the Three Cities Sub-Region has sufficient supply for the plan period. <p><u>EA Spatial Review of Water Supply and Quality in the East Midlands (2006)</u></p> <ul style="list-style-type: none"> • Taking account of STWs planned improvements, and assuming that new developments improve efficiency by 25%, the Three Cities area will not go into deficit at the preferred level of growth. • The study did not assess sewerage treatment works with population equivalents of less than 10,000, where there may be a surplus of capacity or room for expansion. 	<ul style="list-style-type: none"> • ODFM has indicated that all new housing should be 25% more water efficient, this is not taken into account in the EMRA Water Supply Assessment.

	<p>the need to expand Sewerage Treatment Works.</p> <p><u>EA Spatial Review of Water Supply and Quality in the East Midlands (2006)</u></p> <ul style="list-style-type: none"> • Taking account of STWs planned improvements, the Three Cities area goes into deficit from 2024 if we assume the preferred option level of growth. • Leicester is one of the areas with the highest risk of lack of future sewerage capacity. 		
Strategic Designations and Environmental Issues	<ul style="list-style-type: none"> • Floodplains of the River Soar to the east and the National Forest to the west. • Includes the settlements of Thurcaston, Birstall, Rothley and Mountsorrel • Green Wedge overlaps the Floodplain to the east and to the west. • Charnwood Forest enclosed by Loughborough, Quorn, Mountsorrel and Thurcaston. • A smaller floodplain runs across the zone between Thurcaston and Rothley. • Areas of Separation divide Mountsorrel and Rothley, Thurcaston and Cropston and Birstall and Wanlip. 	<ul style="list-style-type: none"> • Good access to a variety of areas of open space and woodland. • The area North of Birstall has been allocated for housing site and employment, now being constructed. • Areas within the zone are clearly defined by designations such as floodplains, Green Wedges and the National Forest. • The Community Forest Project is based in Central Leicestershire Area and aims to promote green infrastructure around the City Boundary, including the parishes of Thurcaston and Cropston, Birstall and Wanlip. 	<p>Further information from Public Benefit Mapping to be added.</p>
Affordable Housing	<p><u>Charnwood Housing Needs Survey 2003</u> The survey identifies a need of 1,409 units annually, the borough has a supply of 749 units, and this leaves a deficit of 660 units a year in the Borough.</p> <p><u>East Midlands Housing Market Study 2004</u> House prices in Charnwood are 4.5 times the average annual income. Only 9 of the 40 authorities in the East Midlands had higher house price- income ratios.</p>	<p><u>Affordable Housing SPD 2005</u> Charnwood BC set a target to seek a minimum of 30% of new units to be for affordable housing on developments of 25 or more units, or 1 ha.</p>	<p>HMA Profile Study to be considered</p> <p>Regional Approach to Affordable Housing Study (Due August 2006) HMA assessments will be used primarily for the Regional Housing Strategy - i.e. distribution of funds for affordable housing etc. There may be an opportunity to feed in some of the conclusions to the Regional Plan EIP in May 2007.</p>
Urban Capacity			<p>Refer to district level information in Appendix.</p>
Transport	<ul style="list-style-type: none"> • Improvements to the Outer Ring Road and associated radial routes could be 	<ul style="list-style-type: none"> • Opportunity to encourage modal shift to sustainable forms of transport 	<p>Regional Funding Allocation Advice</p>

	required.	<ul style="list-style-type: none"> • Development within zone 1 could allow for a dedicated quality bus corridor to the city centre • Park and Ride site to be constructed alongside the A6 • New cycle routes 	
Growth Point Funding			
Others			

Leicester - Zone 2 (Map1)

	Constraints	Opportunities	Issues
<p>Employment / Job Growth</p>	<p>District Level Employment Land Study (Charnwood)</p> <ul style="list-style-type: none"> • Manufacturing over-represented (although includes high-tech) • Under-represented in financial and business services • Declining entrepreneurship since 1998 against regional rise • Skills mis-match • Historic decline in total employment (albeit volatile) • Historic decline in industrial employment (parallels UK) • Only small job-growth forecast 	<p>District Level Employment Land Study</p> <ul style="list-style-type: none"> • Higher than county average employed in knowledge-based sector (Charnwood 14%) • Strategic location within Three Cities – large labour catchment • Strong inward investment from multi-nationals • Major university with strong specialisms • Potential to attract under Civil Service relocation • Upward trend in office employment (albeit volatile) and warehousing • Charnwood provides comparatively well paid jobs, many in high-technology manufacturing. 	
<p>Employment Land</p>		<p>District Level Employment Land Study</p> <ul style="list-style-type: none"> • A number of employment areas are located in Thurmaston and Syston (inc. Watermead BP, Harrowgate Drive). Benefit from overspill of enquiries from Leicester. Consent to expand former by 5.15ha. • Charnwood provides comparatively well paid jobs, many in high-technology manufacturing. • Further employment opportunities, especially in the service sector, are available in Leicester. 	
<p>Access / Capacity of Services</p>	<p><u>Civic Amenity</u></p> <ul style="list-style-type: none"> • Sites relating to zone 2 are Sibley and Oadby. Sibley Civic Amenity site has no spare capacity to serve the surrounding area. • Within the central Leicestershire area, the highest concentrations of areas 	<p><u>Civic Amenity</u></p> <ul style="list-style-type: none"> • Oadby's civic amenity site currently has no spare capacity but is about to undergo redevelopment to create additional capacity. 	

	<p>suffering multiple deprivation tend to be located within Leicester City, however, Thurmaston has relatively high deprivation</p> <ul style="list-style-type: none"> • There are discrete concentrations of high education deprivation within the zone, notably within Thurmaston and Syston • In many areas around the PUA there is a marked deficit of publicly accessible greenspace, these coincide with areas of high population density, including Thurmaston and Syston in zone 2. • Thurmaston is an area experiencing both greenspace deficit and high levels of deprivation. 		
<p>Water / Sewerage Capacity</p>	<p><u>EMRA Water Supply Assessment 2005</u></p> <ul style="list-style-type: none"> • The Three Cities HMA is most vulnerable to increased housing growth in the East Midlands and it contains the main towns likely to be most affected by growth. <p><u>EMRA Water Quality and Treatment Assessment 2005</u></p> <ul style="list-style-type: none"> • To assess how well existing sewerage treatment works could accommodate extra development. • Freshwater Fish Directive Sites are located in East Goscote and Cossington, this restricts the discharge of certain chemicals and could have capacity and cost implications for Sewerage Treatment Works. • The River Soar is designated as a sensitive area (Eutrophic) under the Urban Wastewater Treatment Directive. <p><u>EA Spatial Review of Water Supply and Quality in the East Midlands (2006)</u></p>	<p><u>EMRA Water Supply Assessment 2005</u></p> <ul style="list-style-type: none"> • Severn Trent Water serves almost all of the Leicester HMA. • For a constant rate of growth at option 2B, the Three Cities Sub-Region has sufficient supply for the plan period. <p><u>EMRA Water Quality and Treatment Assessment 2005</u></p> <ul style="list-style-type: none"> • In zone 2, there are no sites of high risk for the potential of expansion of Sewerage Treatments Works. <p><u>EA Spatial Review of Water Supply and Quality in the East Midlands (2006)</u></p> <ul style="list-style-type: none"> • Taking account of STWs planned improvements, and assuming that new developments improve efficiency by 25%, the Three Cities area will not go into deficit at the preferred level of growth. • The study did not assess sewerage treatment works with population equivalents of less than 10,000, where there may be a surplus of capacity or 	<ul style="list-style-type: none"> • ODFM has indicated that all new housing should be 25% more water efficient, this is not taken into account in the EMRA Water Supply Assessment.

	<ul style="list-style-type: none"> Taking account of STW's planned improvements, the Three Cities area goes into deficit from 2024 if we assume the preferred option level of growth. Leicester is one of the areas with the highest risk of lack of future sewerage capacity. 	room for expansion.	
Strategic Designations and Environmental Issues	<ul style="list-style-type: none"> Floodplain overlapping green wedge to west. Includes the settlements of Thurmaston, Syston and Queniborough. A number of small floodplains cross from north to east. Green wedge divides the settlements of Thurmaston and Syston. Areas of separation between Barkby and Syston, and Syston, Queniborough and East Goscote. <p><u>Charnwood</u>: Zone 2 contains two Scheduled Monuments, The Hamilton Deserted Medieval Village and a Roman Villa.</p>	The Community Forest Project is based in Central Leicestershire Area and aims to promote green infrastructure around the City Boundary including the parishes of Syston, Thurmaston and Barkby Thorpe.	Further information from Public Benefit Mapping to be added.
Affordable Housing	<p>Charnwood Housing Needs Survey 2003</p> <p>The survey identifies a need of 1,409 units annually, the borough has a supply of 749 units, and this leaves a deficit of 660 units a year in the Borough.</p> <p>East Midlands Housing Market Study 2004</p> <p>House prices in Charnwood are 4.5 times the average annual income. Only 9 of the 40 authorities in the East Midlands had higher house price- income ratios.</p>	Affordable Housing SPD 2005	HMA Profile Study to be considered Regional Approach to Affordable Housing Study (Due August 2006)
Urban Capacity			HMA assessments will be used primarily for the Regional Housing Strategy - i.e. distribution of funds for affordable housing etc. There may be an opportunity to feed in some of the conclusions to the Regional Plan EIP in May 2007.
Transport		<ul style="list-style-type: none"> Opportunity to encourage modal shift to sustainable forms of transport. Development within zone 2 could allow for the extension of proposed Leicester 	Refer to district level information in Appendix. Regional Funding Allocations Advice, Regional Transport Funding Priorities.

		<p>quality bus corridors.</p> <ul style="list-style-type: none"> • Development towards the northern boundary of zone 2 would allow for the provision of an eastern bypass including connections to strategic road network. It could also enable improvements to existing rail station in Syston. • Development in the south of the zone could justify competition of the Eastern District Distributor Road. Appropriate sections of an orbital route could be provided depending on the scale of development, this could be a full eastern bypass to provide connections to the strategic road network including a new junction to the M1. Additional Park and Rides sites could be added on the main radial routes. <p><u>Schemes identified in The Regional Transport Funding Priorities</u> Syston Eastern Bypass:</p> <ul style="list-style-type: none"> • Scheme to develop alternative route for A607 traffic currently running through the village of Syston. It will alleviate casualty and air quality problems in the town centre. The improvements will directly benefit, pedestrian, cycle, car and public transport users. Improves conditions in Syston. Also improves accessibility along the A607 between Leicester and Melton Mowbray, supporting the regional role of each of these centres. The scheme is planned to open in 2014. <p>A46 Hobbyhorse Grade Separated Junction:</p> <ul style="list-style-type: none"> • Replacement of the enlarged at-grade round about with an offline GSJ (the enlargement of the existing roundabout will only provide congestion relief until 2014/15). The new GSJ will improve safety and reduce congestion through increased capacity. The scheme provides 	
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		<p>significant future congestion benefits on the strategically important A46 route linking the M1, Leicester, Newark and Lincoln, together with the wider Eastern Sub-Area. The proposal will help improve the strategic accessibility of Leicester.</p> <p>Both improvement schemes are suggested in the East Midlands Regional Funding Allocations Advice but are yet to acquire funding status.</p>	
Growth Point Funding			
Others			

Leicester - Zone 3 (Map1)

		Constraints	Opportunities	Issues
Employment / Job Growth	RES <ul style="list-style-type: none"> 0.5% reduction in registered business (Harborough). Largest decline in Leicestershire 	RES <ul style="list-style-type: none"> 0.5% reduction in registered business (Harborough). Largest decline in Leicestershire 	District Level <u>Employment Land Study</u> (Harborough) <ul style="list-style-type: none"> Relatively highly skilled workforce (21% management; 15% professional) High proportion of residents with degrees Wages 10% higher than national average Least deprived district in Leicestershire. Employment growth in Harborough grew 53% (1991-03) (16% East Midlands). Growth in service sector and distribution. 	
Employment Land			District Level <u>Employment Land Study</u> (Harborough) <ul style="list-style-type: none"> ELS considered possible employment land at Leicester Airport (210ha). The Report concluded that poor access and remoteness limited its scope for general employment use. Scraptoft Business Centre (only EL site in Zone 3). No plans to expand. 	
Access / Capacity of Services	The Civic Amenity sites relating to zone 2 are Sibley and Oadby. Sibley Civic Amenity site has no spare capacity to serve the surrounding area.		Oadby's civic amenity site currently has no spare capacity but is about to undergo redevelopment to create additional capacity. A new school is proposed as part of a large area of land allocated for development within Leicester.	
Water / Sewerage Capacity	<u>EMRA Water Supply Assessment 2005</u> <ul style="list-style-type: none"> The Three Cities HMA is most vulnerable to increased housing growth in the East Midlands and it contains the main towns likely to be most affected by growth. 	<u>EMRA Water Supply Assessment 2005</u> <ul style="list-style-type: none"> Severn Trent Water serves almost all of the Leicester HMA. For a constant rate of growth at option 2B, the Three Cities Sub-Region has sufficient supply for the plan period. 	<u>EMRA Water Supply Assessment 2005</u> <ul style="list-style-type: none"> ODPM has indicated that all new housing should be 25% more water efficient, this is not taken into account in the EMRA Water Supply Assessment. 	

	<p><u>EMRA Water Quality and Treatment Assessment 2005</u></p> <ul style="list-style-type: none"> To assess how well existing sewerage treatment works could accommodate extra development. <p><u>EA Spatial Review of Water Supply and Quality in the East Midlands (2006)</u></p> <ul style="list-style-type: none"> Taking account of STWs planned improvements, the Three Cities area goes into deficit from 2024 if we assume the preferred option level of growth. Leicester is one of the areas with the highest risk of lack of future sewerage capacity. 	<p><u>EMRA Water Quality and Treatment Assessment 2005</u></p> <ul style="list-style-type: none"> In zone 3, there are no Fresh Water Fish Directive sites or sites of high risk for the potential of expansion of Sewerage Treatments Works. <p><u>EA Spatial Review of Water Supply and Quality in the East Midlands (2006)</u></p> <ul style="list-style-type: none"> Taking account of STWs planned improvements, and assuming that new developments improve efficiency by 25%, the Three Cities area will not go into deficit at the preferred level of growth. The study did not assess sewerage treatment works with population equivalents of less than 10,000, where there may be a surplus of capacity or room for expansion. 	
<p>Strategic Designations and Environmental Issues</p>	<p>Includes the settlements of Scaptoft, Thurnby, Stoughton and Houghton on the Hill. Green wedge borders Leicester, south of Thurnby.</p>	<p>There are few floodplain areas within the zone. The Community Forest Project is based in Central Leicestershire Area and aims to promote green infrastructure around the City Boundary including Scaptoft, Thurnby and Bushby, Stoughton and Little Stretton.</p>	<p>Further information from Public Benefit Mapping to be added.</p>
<p>Affordable Housing</p>	<p><u>Housing Needs Survey 2003</u> The survey identified an increase in the average house price of 114% from 1998 to 2003, compared with a national average of 92%.</p>	<p><u>Affordable Housing SPD 2006</u> The SPD requires 30% affordable housing of sites of 5 dwellings or more.</p>	<p><u>HMA Profile Study</u> to be considered <u>Regional Approach to Affordable Housing Study</u> (Due August 2006) HMA assessments will be used primarily for the Regional Housing Strategy - i.e. distribution of funds for affordable housing etc. There may be an opportunity to feed in some of the conclusions to the Regional Plan EiP in May 2007.</p>
<p>Urban Capacity</p>			<p>Refer to district level information in Appendix.</p>
<p>Transport</p>		<ul style="list-style-type: none"> Opportunity to encourage modal shift to sustainable forms of transport. Development within zone 3 could allow 	

		<p>for the extension of proposed Leicester quality bus corridors.</p> <ul style="list-style-type: none"> • Additional Park and Rides sites could be added on the main radial routes. • Development in zone 3 could justify competition of the Eastern District Distributor Road. Appropriate sections of an orbital route could be provided depending on the scale of development, this could be a full eastern bypass to provide connections to the strategic road network including a new junction to the M1. 	
Growth Point Funding			
Others			

Leicester - Zone 4 (Map1)

Employment / Job Growth	Constraints	Opportunities	Issues
<p><u>District Level Employment Land Study (Oadby and Wigston)</u></p> <ul style="list-style-type: none"> High proportion employed in manufacturing. Low proportion employed in managerial positions. Entrepreneurship below County average <p><u>RES</u></p> <ul style="list-style-type: none"> 17.3% of job seekers have been out of work for more than 1 year (O&W) (Second highest district in Leicestershire) 0% forecast employment growth (2004-2014) (O&W) (joint lowest district with Blaby) 	<p><u>District Level Employment Land Study (Oadby and Wigston)</u></p> <ul style="list-style-type: none"> Zone 4 employment sites are mainly small commercial properties, clustered around the west of Wigston and the west of Oadby. There are few vacant premises within these two main employment areas, and there is a lack of quality modern properties across the zone. The sectoral shift has increased demand for high quality properties. Companies are not locating in zone 4 due to this lack of suitable sites, and are displaced to neighbouring zones. Recent trend in employment land take up has focused on Wigston. This may be a result of employment land availability rather than a true reflection of market demand. Two thirds of this take up has been for B8 uses (warehousing and distribution) and the remaining third for mixed use. The shortage of employment land in 	<p><u>District Level Employment Land Study (Oadby and Wigston)</u></p> <ul style="list-style-type: none"> Proportionally higher unemployment compared to County Forecast increase in SMEs 	
<p>Employment Land</p>	<p><u>District Level Employment Land Study (Oadby and Wigston)</u></p> <ul style="list-style-type: none"> Zone 4 employment sites are mainly small commercial properties, clustered around the west of Wigston and the west of Oadby. There are few vacant premises within these two main employment areas, and there is a lack of quality modern properties across the zone. The sectoral shift has increased demand for high quality properties. Companies are not locating in zone 4 due to this lack of suitable sites, and are displaced to neighbouring zones. Recent trend in employment land take up has focused on Wigston. This may be a result of employment land availability rather than a true reflection of market demand. Two thirds of this take up has been for B8 uses (warehousing and distribution) and the remaining third for mixed use. The shortage of employment land in 	<p><u>District Level Employment Land Study (Oadby and Wigston)</u></p> <ul style="list-style-type: none"> The need for strategic cross-border co-operation facilitated at the regional level to allocate sufficient employment land to allow the Borough to grow and benefit from improvements in Leicester followings its regeneration Given it will be difficult to find potential new employment areas the Borough Council needs to assess whether there are other areas in the Borough that are being underused in anyway. With such a shortfall of employment land and premises the Borough Council should consider protecting existing employment areas more strongly Consideration given to Strategic Employment Site at Stretton Hall (25ha) providing high-quality jobs (on Oadby and Wigston and Harborough border). Access constraints at site mean this would only be feasible with southern relief road (paid by Growth Point funding?) 	

	<p>zone 4 is likely to remain a problem due to the size constraints of the Borough it lies in. With such a shortfall of employment land and premises, existing supply should be protected.</p> <ul style="list-style-type: none"> Identified need for 4.7ha within O&W 	<ul style="list-style-type: none"> Also O&W LDF will identify another 18ha for employment land <p><u>Sub-Regional ELPs</u></p> <ul style="list-style-type: none"> O&W willing to consider B1 business use as part of mixed use development opportunities in sustainable locations on urban edge (at Stretton Hall). Plus redevelopment of older sites 	
<p>Access / Capacity of Services</p>	<ul style="list-style-type: none"> Within the central Leicester Shire area, the highest concentrations of areas suffering multiple deprivation tend to be located within Leicester City, however Wigston has relatively high deprivation. There is a discrete concentration of high education deprivation within the zone, notably within Wigston. In many areas around the PUA there is a marked deficit of publicly accessible greenspace, these coincide with areas of high population density, including Oadby and Wigston in zone 4. Wigston is an area experiencing both greenspace deficit and high levels of multiple deprivation. 	<p>The Civic Amenity sites relating to zone 4 are Oadby and Whetstone. Oadby's civic amenity site currently has no spare capacity but is about to undergo redevelopment to create additional capacity.</p>	
<p>Water / Sewerage Capacity</p>	<p><u>EMRA Water Supply Assessment 2005</u></p> <ul style="list-style-type: none"> The Three Cities HMA is most vulnerable to increased housing growth in the East Midlands and it contains the main towns likely to be most affected by growth <p><u>EMRA Water Quality and Treatment Assessment 2005</u></p> <ul style="list-style-type: none"> To assess how well existing sewerage treatment works could accommodate extra development. Freshwater Fish Directive Sites are located in Newton Harcourt, to the south of Wigston and Great Glen, this restricts the discharge of certain chemicals and could have capacity 	<p><u>EMRA Water Supply Assessment 2005</u></p> <ul style="list-style-type: none"> Severn Trent Water serves almost all of the Leicester HMA. For a constant rate of growth at option 2B, the Three Cities Sub-Region has sufficient supply for the plan period. <p><u>EA Spatial Review of Water Supply and Quality in the East Midlands (2006)</u></p> <ul style="list-style-type: none"> Taking account of STWs planned improvements, and assuming that new developments improve efficiency by 25%, the Three Cities area will not go into deficit at the preferred level of growth. The study did not assess sewerage treatment works with population 	<ul style="list-style-type: none"> ODPM has indicated that all new housing should be 25% more water efficient, this is not taken into account in the EMRA Water Supply Assessment.

	<p>and cost implications for Sewerage Treatment Works.</p> <ul style="list-style-type: none"> An SSSI runs along the River Sence from the south of Wigston to Westerby. Within the Leicester HMA, Oadby is a location with a potentially high risk for the need to expand Sewerage Treatment Works. <p><u>EA Spatial Review of Water Supply and Quality in the East Midlands (2006)</u></p> <ul style="list-style-type: none"> Taking account of STWs planned improvements, the Three Cities area goes into deficit from 2024 if we assume the preferred option level of growth. Leicester is one of the areas with the highest risk of lack of future sewerage capacity. 	<p>equivalents of less than 10,000, where there may be a surplus of capacity or room for expansion.</p>	
Strategic Designations and Environmental Issues	<p>Includes the settlements of Oadby, Wigston and Great Glen. Green Wedge divides the settlements of Oadby and Wigston. There is also Green Wedge to the north of Oadby that extends to Thurnby.</p> <p><u>Housing Needs Survey 2003</u> The survey identified an increase in house prices of 114% from 1998 to 2003, compared with a national average of 92%.</p>	<p>The Community Forest Project is based in Central Leicestershire Area and aims to promote green infrastructure around the City Boundary including Kilby, Wistow, Great Glen and the majority of the borough of Oadby and Wigston.</p> <p><u>Affordable Housing SPD 2006</u> The SPD requires 30% affordable housing of sites of 5 dwellings or more.</p>	<p>Further information from Public Benefit Mapping to be added.</p> <p>HMA Profile Study to be considered Regional Approach to Affordable Housing Study (Due August 2006) HMA assessments will be used primarily for the Regional Housing Strategy - i.e. distribution of funds for affordable housing etc. There may be an opportunity to feed in some of the conclusions to the Regional Plan EIP in May 2007.</p> <p>Refer to district level information in Appendix.</p>
Urban Capacity			
Transport	<p><u>Oadby & Wigston</u>: Concern over locating a Park and Ride in the zone as the strategic road connections are poor and land available land is limited; this should perhaps be used to provide housing or</p>	<ul style="list-style-type: none"> Opportunity to encourage modal shift to sustainable forms of transport. Development within zone 4 could allow for the extension of proposed Leicester quality bus corridors. 	

	employment.	<ul style="list-style-type: none"> • Additional Park and Rides sites could be added on the main radial routes. • Development in zone 4 could justify competition of the Eastern District Distributor Road. Appropriate sections of an orbital route could be provided depending on the scale of development, this could be a full eastern bypass to provide connections to the strategic road network including a new junction to the M1. 	
Growth Point Funding			
Others			

Leicester - Zone 5 (Map1)

		Issues	
Employment / Job Growth	Constraints	Opportunities	
<p>District Level Employment Land Study (Oadby and Wigston and Blaby)</p> <ul style="list-style-type: none"> • Low unemployment in Blaby • High proportion employed in manufacturing. Low proportion employed in managerial positions. • Entrepreneurship below County average <p><u>RES</u></p> <ul style="list-style-type: none"> • 17.6% (Blaby) and 17.3% (O&W) of job seekers who have been out of work for more than 1 year (Blaby) (highest districts in Leicestershire) 	<p>District Level Employment Land Study (Oadby and Wigston and Blaby)</p> <ul style="list-style-type: none"> • Demand for sites close to M1 but due to poor transport infrastructure a Strategic Employment Site could not be supported 	<p>District Level Employment Land Study (Oadby and Wigston and Blaby)</p> <ul style="list-style-type: none"> • High skilled workforce, including public administration and banking/finance. • Largest employment sector is distribution, hotels and restaurants (Blaby) • Proportionally higher entrepreneurship compared to County • Proportionally higher unemployment compared to County • Forecast increase in SMEs 	
<p>Employment Land</p>	<p>District Level Employment Land Study</p> <ul style="list-style-type: none"> • Demand for sites close to M1 but due to poor transport infrastructure a Strategic Employment Site could not be supported 	<p>District Level Employment Land Study</p> <ul style="list-style-type: none"> • The Blaby Study supports a Strategic Employment Site, given Blaby's favourable location and consequently its sub-regional and regional role to play in the property market. • Most of EL supply to come forward in Blaby is close to Leicester border split between zones 5 and 6. Within zone 5 there are 4 sites at Carlton Park totalling 8.83ha, and one site at Cambridge Road, Whetstone (2.31ha) • Strong industrial/distribution sector close to M1 	
<p>Access / Capacity of Services</p>	<ul style="list-style-type: none"> • Within the central Leicester Shire area, the highest concentrations of areas suffering multiple deprivation tend to be located within Leicester City, however South Wigston has relatively high deprivation. • There are discrete concentrations of high education deprivation within the zone, notably within Blaby and South Wigston 	<p>The Civic Amenity sites relating to zone 4 are Oadby and Whetstone. Oadby's civic amenity site currently has no spare capacity but is about to undergo redevelopment to create additional capacity.</p>	
<p>Water / Sewerage</p>	<p><u>EMRA Water Supply Assessment 2005</u></p>	<p><u>EMRA Water Supply Assessment 2005</u></p>	<ul style="list-style-type: none"> • ODPM has indicated that all new

<p>Capacity</p>	<ul style="list-style-type: none"> The Three Cities Sub-Region is most vulnerable to increased housing growth in the East Midlands and it contains the main towns likely to be most affected by growth. <p><u>EMRA Water Quality and Treatment Assessment 2005</u></p> <ul style="list-style-type: none"> To assess how well existing sewerage treatment works could accommodate extra development. The River Soar is designated as a sensitive area (Eutrophic) under the Urban Wastewater Treatment Directive. Freshwater Fish Directive Sites are located in Glen Parva and Narborough, this restricts the discharge of certain chemicals and could have capacity and cost implications for Sewerage Treatment Works. <p><u>EA Spatial Review of Water Supply and Quality in the East Midlands (2006)</u></p> <ul style="list-style-type: none"> Taking account of STWs planned improvements, the Three Cities area goes into deficit from 2024 if we assume the preferred option level of growth. Leicester is one of the areas with the highest risk of lack of future sewerage capacity. 	<ul style="list-style-type: none"> Sewern Trent Water serves almost all of the Leicester HMA. For a constant rate of growth at option 2B, the Three Cities Sub-Region has sufficient supply for the plan period. <p><u>EMRA Water Quality and Treatment Assessment 2005</u></p> <ul style="list-style-type: none"> In zone 5, there are no sites of high risk for the potential of expansion of Sewerage Treatments Works. <p><u>EA Spatial Review of Water Supply and Quality in the East Midlands (2006)</u></p> <ul style="list-style-type: none"> Taking account of STWs planned improvements, and assuming that new developments improve efficiency by 25%, the Three Cities area will not go into deficit at the preferred level of growth. The study did not assess sewerage treatment works with population equivalents of less than 10,000, where there may be a surplus of capacity or room for expansion. 	<p>housing should be 25% more water efficient, this is not taken into account in the EMRA Water Supply Assessment.</p>
<p>Strategic Designations and Environmental Issues</p>	<ul style="list-style-type: none"> Floodplain and Green Wedge in the Soar and Sence valleys. Green Wedge separates Whetstone, Blaby and Countesthorpe. Includes the settlements of South Wigston, Glen Parva, Whetstone and Blaby. <p><u>Blaby: Area of Separation between</u></p>	<ul style="list-style-type: none"> The Community Forest Project is based in Central Leicestershire Area and aims to promote green infrastructure around the City Boundary including Glen Parva, Blaby CP, Countesthorpe, Cosby, Broughton Astley, Whetstone and the South Wigston area of Oadby and Wigston Borough. 	<p>Further information from Public Benefit Mapping to be added.</p>

	<p>Whetstone and Cosby. The floodplain of the River Sence lies between the PUA and settlements of Whetstone and Blaby.</p> <p>Zone 5 has high levels of Nitrogen Dioxide and gravimetric particulate matter, particularly in Whetstone and Cosby.</p> <p><u>Blaby Housing Needs and Market Study 2005</u> The study identifies 228 affordable housing units required per annum for the next five years.</p>	<p>Blaby BC has set a target to seek 40% affordable housing on developments of over 10 dwellings or 0.5 ha.</p>	<p>HMA Profile Study to be considered Regional Approach to Affordable Housing Study (Due August 2006) HMA assessments will be used primarily for the Regional Housing Strategy - i.e. distribution of funds for affordable housing etc. There may be an opportunity to feed in some of the conclusions to the Regional Plan EIP in May 2007.</p> <p>Refer to district level information in Appendix.</p>
Affordable Housing			
Urban Capacity	<p><u>Blaby: Blaby Urban Capacity Study 2006</u> indicates capacity for 89 dwellings in Whetstone, Countesthorpe and Blaby over the next 10 years.</p> <p><u>Blaby:</u> The current capacity issues around J21 are a constraint to development.</p>		
Transport		<ul style="list-style-type: none"> • Opportunity to encourage modal shift to sustainable forms of transport. • Development within zone 5 could allow for the extension of proposed Leicester quality bus corridors. • There is a railway station located in South Wigston. • Development in the zone could support the case for a railway station in Blaby. • Development in zone 4 could provide a new orbital route with connection to the strategic road network. This could require a new junction to the M1. 	
Growth Point Funding			
Others			

Leicester - Zone 6 (Map1)

		Constraints		Opportunities		Issues	
Employment / Job Growth	<p><u>District Level Employment Land Study (Blaby)</u></p> <ul style="list-style-type: none"> Low unemployment in Blaby <p><u>RES</u></p> <ul style="list-style-type: none"> 17.6% of job seekers who have been out of work for more than 1 year (Blaby) (highest district in county) <p><u>Employment Change in Leicestershire, 1998-2004 (ABI)</u></p> <ul style="list-style-type: none"> High ratio of business units to number of employees within Enderby and St Johns ward (10,200) 	<p><u>District Level Employment Land Study (Blaby)</u></p> <ul style="list-style-type: none"> High skilled workforce, including public administration and banking/finance. Largest employment sector is distribution, hotels and restaurants Proportionally higher entrepreneurship compared to County <p><u>Employment Change in Leicestershire, 1998-2004 (ABI)</u></p> <ul style="list-style-type: none"> 4,500 employed in banking, finance and business services within Pastures and Enderby and St Johns wards 	<p><u>District Level Employment Land Study (Blaby)</u></p> <ul style="list-style-type: none"> Low unemployment in Blaby <p><u>RES</u></p> <ul style="list-style-type: none"> 17.6% of job seekers who have been out of work for more than 1 year (Blaby) (highest district in county) <p><u>Employment Change in Leicestershire, 1998-2004 (ABI)</u></p> <ul style="list-style-type: none"> High ratio of business units to number of employees within Enderby and St Johns ward (10,200) 	<p><u>District Level Employment Land Study (Blaby)</u></p> <ul style="list-style-type: none"> The Study supports a Strategic Employment Site, given Blaby's favourable location and consequently its sub-regional and regional role to play in the property market. In Blaby, the existing employment areas are all productive, some of very high quality (e.g. Meridian Park, Grove Park) Recommended consolidation of Grove Park, Carlton Park and Meridian Park. Strong demand for office space Most of employment land (allocated or permission) in Blaby is located on Zone 6 (Enderby and St.John's, and Winstanley) (35.63ha in Zone 6 across 9 sites). Includes two small sites in Kirby Muxloe. The largest site is Grove Park which accounts for 25.3ha of this). <p><u>Sub-Regional ELPS</u></p> <ul style="list-style-type: none"> BDC committed to finding a Strategic Employment Site through LDF process - Blaby Technology Park (recommended) 	<p><u>District Level Employment Land Study</u></p> <p>Study recommendations include:</p> <ul style="list-style-type: none"> Considering stricter planning policy to limit out-of-town offices to support Leicester's regeneration. The true availability of Carlton Park needs to be monitored to make sure it is a realistic part of the District of Blaby's overall land supply Recommend small starter workshop units (0-100 sqm) 		
Employment Land	<p><u>District Level Employment Land Study (Blaby)</u></p> <ul style="list-style-type: none"> Major concern from business survey is majority of available land is for office use which is preventing industrial and distribution users finding sites. Industrial and distribution market is strong but shortage of land to accommodate Lack of freehold space and quality premises for industrial use identified. Strong demand for small, starter workshop units 	<p><u>District Level Employment Land Study (Blaby)</u></p> <ul style="list-style-type: none"> Major concern from business survey is majority of available land is for office use which is preventing industrial and distribution users finding sites. Industrial and distribution market is strong but shortage of land to accommodate Lack of freehold space and quality premises for industrial use identified. Strong demand for small, starter workshop units 	<p><u>District Level Employment Land Study (Blaby)</u></p> <ul style="list-style-type: none"> Major concern from business survey is majority of available land is for office use which is preventing industrial and distribution users finding sites. Industrial and distribution market is strong but shortage of land to accommodate Lack of freehold space and quality premises for industrial use identified. Strong demand for small, starter workshop units 	<p><u>District Level Employment Land Study (Blaby)</u></p> <ul style="list-style-type: none"> The Study supports a Strategic Employment Site, given Blaby's favourable location and consequently its sub-regional and regional role to play in the property market. In Blaby, the existing employment areas are all productive, some of very high quality (e.g. Meridian Park, Grove Park) Recommended consolidation of Grove Park, Carlton Park and Meridian Park. Strong demand for office space Most of employment land (allocated or permission) in Blaby is located on Zone 6 (Enderby and St.John's, and Winstanley) (35.63ha in Zone 6 across 9 sites). Includes two small sites in Kirby Muxloe. The largest site is Grove Park which accounts for 25.3ha of this). <p><u>Sub-Regional ELPS</u></p> <ul style="list-style-type: none"> BDC committed to finding a Strategic Employment Site through LDF process - Blaby Technology Park (recommended) 	<p><u>District Level Employment Land Study</u></p> <p>Study recommendations include:</p> <ul style="list-style-type: none"> Considering stricter planning policy to limit out-of-town offices to support Leicester's regeneration. The true availability of Carlton Park needs to be monitored to make sure it is a realistic part of the District of Blaby's overall land supply Recommend small starter workshop units (0-100 sqm) 		

<p>Access / Capacity of Services</p>	<p>The Civic Amenity sites relating to zone 6 are Whetstone, Barwell and Coalville. Barwell and Coalville have no spare capacity.</p> <p>In many areas around the PUA there is a marked deficit of publicly accessible greenspace, these coincide with areas of high population density, including Leicester Forest East in zone 6.</p>	<p>location at south-west of J21 of M1)</p>	
<p>Water / Sewerage Capacity</p>	<p><u>EMRA Water Supply Assessment 2005</u></p> <ul style="list-style-type: none"> The Three Cities Sub-Region is most vulnerable to increased housing growth in the East Midlands and it contains the main towns likely to be most affected by growth. <p><u>EMRA Water Quality and Treatment Assessment 2005</u></p> <ul style="list-style-type: none"> To assess how well existing sewerage treatment works could accommodate extra development. The River Soar is designated as a sensitive area (Eutrophic) under the Urban Wastewater Treatment Directive. Freshwater Fish Directive Sites are located in Huncote and Croft, this restricts the discharge of certain chemicals and could have capacity and cost implications for Sewerage Treatment Works. <p><u>EA Spatial Review of Water Supply and Quality in the East Midlands (2006)</u></p> <ul style="list-style-type: none"> Taking account of STWs planned improvements, the Three Cities area goes into deficit from 2024 if we assume the preferred option level of growth. Leicester is one of the areas with the 	<p><u>EMRA Water Supply Assessment 2005</u></p> <ul style="list-style-type: none"> Severn Trent Water serves almost all of the Leicester HMA. For a constant rate of growth at option 2B, the Three Cities Sub-Region has sufficient supply for the plan period. <p><u>EMRA Water Quality and Treatment Assessment 2005</u></p> <ul style="list-style-type: none"> In zone 6, there are no sites of high risk for the potential of expansion of Sewerage Treatments Works. <p><u>EA Spatial Review of Water Supply and Quality in the East Midlands (2006)</u></p> <ul style="list-style-type: none"> Taking account of STWs planned improvements, and assuming that new developments improve efficiency by 25%, the Three Cities area will not go into deficit at the preferred level of growth. The study did not assess sewerage treatment works with population equivalents of less than 10,000, where there may be a surplus of capacity or room for expansion. 	<ul style="list-style-type: none"> ODPM has indicated that all new housing should be 25% more water efficient, this is not taken into account in the EMRA Water Supply Assessment.

	highest risk of lack of future sewerage capacity.		Further information from Public Benefit Mapping to be added.
Strategic Designations and Environmental Issues	<ul style="list-style-type: none"> Green Wedge and floodplain in the Soar Valley Includes the settlements Braunstone, Leicester Forest East, Enderby and Narborough. Most of the area joining the City boundary east of the M1 is urban. Green Wedges run through Soar Valley South and Sence Valley and between Enderby and Narborough. <p>Zone 6 has high levels of Nitrogen Dioxide and gravimetric particulate matter in most parishes within this zone.</p> <p><u>Blaby</u>: There are Areas of Separation between Stoney Stanton and Sapcote, and between Huncote and Narborough.</p> <p><u>Blaby</u>: Minerals extraction in Huncote and Croft area is a constraint to urban extension.</p> <p><u>Blaby Housing Needs and Market Study 2005</u> The study identifies 228 affordable housing units required per annum for the next five years.</p>	<ul style="list-style-type: none"> The Community Forest Project is based in Central Leicestershire Area and aims to promote green infrastructure around the City Boundary including Leicester Forest East, Lubbesthorpe, Braunstone, Enderby, Narborough, Huncote, and Croft. 	
Affordable Housing		<p>Blaby BC has set a target to seek 40% affordable housing on developments of over 10 dwellings or 0.5 ha.</p>	<p>HMA Profile Study to be considered</p> <p>Regional Approach to Affordable Housing Study (Due August 2006) HMA assessments will be used primarily for the Regional Housing Strategy - i.e. distribution of funds for affordable housing etc. There may be an opportunity to feed in some of the conclusions to the Regional Plan EIP in May 2007.</p>
Urban Capacity	<p><u>Blaby</u>: Braunstone Town, Leicester Forest East and Kirby Muxloe have an urban capacity of 56 dwellings over the next 10 years according to the 2006 Blaby Urban Capacity Study.</p> <p><u>Blaby</u>: Consideration needs to be given to the current M1 improvements, which are not due to be completed until 2015.</p>		<p>Refer to district level information in Appendix.</p>
Transport		<ul style="list-style-type: none"> Opportunity to encourage modal shift to sustainable forms of transport. Development in zone 6 would provide the 	

	<p><u>Blaby</u>: The proposed Park and Ride at J21 is still subject to planning permission.</p> <p><u>Blaby</u>: The current capacity issues around J21 are a constraint to development.</p>	<p>opportunity to extend the existing Park and Ride site including A47 bus corridor improvements.</p> <ul style="list-style-type: none"> Improved connections to strategic road network would be required. This could have a significant impact on the current proposals for M1 widening. Consideration should also be given to a connection with J21a. Connections with Fosse Park and major employment sites may also require improvements. 	
Growth Point Funding			
Others			

Leicester - Zone 7 (Map1)

	Constraints	Opportunities	Issues
<p>Employment / Job Growth</p> <p><u>District Level Employment Land Study (Charnwood)</u></p> <ul style="list-style-type: none"> • Manufacturing over-represented (although does include high-tech) • Under-represented in financial and business services • Declining entrepreneurship since 1998 against regional rise • Skills mis-match • Historic decline in total employment (albeit volatile) • Historic decline in industrial employment (parallels UK) • Only small job-growth forecast <p><u>District Level Employment Land Study (Hinckley and Bosworth)</u></p> <ul style="list-style-type: none"> • High proportion commute out of Borough for employment • Below average wages within the County 	<p><u>District Level Employment Land Study (Charnwood)</u></p> <ul style="list-style-type: none"> • Higher than county avg. employed in knowledge-based sector (Cham, 14%) • Strategic location within Three Cities – large labour catchment • Strong inward investment from multi-nationals • Major university with strong specialisms • Potential to attract under Civil Service relocation • Upward trend in office employment (albeit volatile) and warehousing • Charnwood provides comparatively well paid jobs, many in high-technology manufacturing. <p><u>District Level Employment Land Study (Hinckley and Bosworth)</u></p> <ul style="list-style-type: none"> • Increasing number of businesses. Registrations are greater than de-registrations. • Growth in transport, storage and communications • Low unemployment rate • Forecast growth in SMEs and increase in service sector employment 	<p><u>District Level Employment Land Study (Various)</u></p> <ul style="list-style-type: none"> • Industrial stock in Anstey is of older construction and rated poor (multi-storey design, poor facilities/access) Charnwood) • Full occupancy on Markfield IE (Hinckley and Bosworth) 	<p>Employment Land</p>
<p>Access / Capacity</p>	<p>The Civic Amenity sites relating to zone 7</p>		

<p>of Services</p>	<p>are Coalville, Sibley and Whetstone. Coalville and Sibley have no spare capacity.</p> <ul style="list-style-type: none"> • Within the central Leicester Shire area, the highest concentrations of areas suffering multiple deprivation tend to be located within Leicester City, however Ratby has relatively high deprivation. • There are discrete concentrations of high education deprivation within the zone, notably within Anstey and Ratby. • In many areas around the PUA there is a marked deficit of publicly accessible greenspace, these coincide with areas of high population density, including Anstey, Glenfield and Groby in zone 7. 		
<p>Water / Sewerage Capacity</p>	<p><u>EMRA Water Supply Assessment 2005</u></p> <ul style="list-style-type: none"> • The Three Cities Sub-Region is most vulnerable to increased housing growth in the East Midlands and it contains the main towns likely to be most affected by growth. <p><u>EMRA Water Quality and Treatment Assessment 2005</u></p> <ul style="list-style-type: none"> • To assess how well existing sewerage treatment works could accommodate extra development. <p><u>EA Spatial Review of Water Supply and Quality in the East Midlands (2006)</u></p> <ul style="list-style-type: none"> • Taking account of STWs planned improvements, the Three Cities area goes into deficit from 2024 if we assume the preferred option level of growth. • Leicester is one of the areas with the highest risk of lack of future sewerage capacity. 	<p><u>EMRA Water Supply Assessment 2005</u></p> <ul style="list-style-type: none"> • Severn Trent Water serves almost all of the Leicester HMA. • For a constant rate of growth at option 2B, the Three Cities Sub-Region has sufficient supply for the plan period. <p><u>EMRA Water Quality and Treatment Assessment 2005</u></p> <ul style="list-style-type: none"> • In zone 7, there are no Fresh Water Fish Directive sites or sites of high risk for the potential of expansion of Sewerage Treatments Works. <p><u>EA Spatial Review of Water Supply and Quality in the East Midlands (2006)</u></p> <ul style="list-style-type: none"> • Taking account of STWs planned improvements, and assuming that new developments improve efficiency by 25%, the Three Cities area will not go into deficit at the preferred level of growth. • The study did not assess sewerage treatment works with population equivalents of less than 10,000, where 	<ul style="list-style-type: none"> • ODFM has indicated that all new housing should be 25% more water efficient, this is not taken into account in the EMRA Water Supply Assessment.

	<p>Green Wedge and Floodplain cut across the zone, defining the separation between the Leicester PUA and neighbouring villages of Ratby, Groby and Anstey. Green Wedge lies between Glenfield, Kirby Muxloe and Kirby Fields, and north of Glenfield. Charmwood Forest to north west. The settlements of Glenfield Ratby, Groby and Anstey are located within this zone.</p> <p>Zone 7 has high levels of Nitrogen Dioxide and gravimetric particulate matter, particularly in Kirby Muxloe, Ratby and Glenfield.</p>	<p>there may be a surplus of capacity or room for expansion.</p> <p>National Forest to north west, extending to the settlements of Ratby, Groby and Anstey. The Community Forest Project is based in Central Leicestershire Area and aims to promote green infrastructure around the City Boundary including Kirby Muxloe, Desford, Ratby, Groby, Glenfield and Anstey.</p>	<p>Further information from Public Benefit Mapping to be added.</p>
<p>Affordable Housing</p>	<p><u>Charmwood Housing Needs Survey 2003</u> The survey identifies a need of 1,409 units annually, the borough has a supply of 749 units, and this leaves a deficit of 660 units a year in the Borough.</p> <p><u>East Midlands Housing Market Study 2004</u> House prices in Charmwood are 4.5 times the average annual income. Only 9 of the 40 authorities in the East Midlands had higher house price- income ratios.</p>	<p><u>Affordable Housing SPD 2005</u> Charmwood BC set a target to seek a minimum of 30% of new units to be for affordable housing on developments of 25 or more units, or 1 ha.</p>	<p>HMA Profile Study to be considered Regional Approach to Affordable Housing Study (Due August 2006) HMA assessments will be used primarily for the Regional Housing Strategy - i.e. distribution of funds for affordable housing etc. There may be an opportunity to feed in some of the conclusions to the Regional Plan EIP in May 2007.</p>
<p>Urban Capacity</p>			<p>Refer to district level information in Appendix.</p>
<p>Transport</p>		<ul style="list-style-type: none"> • Opportunity to encourage modal shift to sustainable forms of transport. • There is a part time park and ride site located in the zone and an additional Park and Ride site proposed near the A46 / A50. 	
<p>Growth Point Funding Others</p>			

Loughborough and Shepshed (Map 2)

	Constraints	Opportunities	Issues
<p>Employment / Job Growth</p>	<p><u>District Level Employment Land Study (Charnwood)</u></p> <ul style="list-style-type: none"> • Manufacturing over-represented (although includes high-tech) • Under-represented in financial and business services • Declining entrepreneurship since 1998 against regional rise • Skills mis-match • Historic decline in total employment (albeit volatile) • Historic decline in industrial employment (parallels UK) • Pockets of deprivation (all in Loughborough) where there is high unemployment and other kinds of disadvantage. • Only small job-growth forecast 	<p><u>District Level Employment Land Study (Charnwood)</u></p> <ul style="list-style-type: none"> • Higher than county avg. employed in knowledge-based sector (Charn, 14%) • Strategic location within Three Cities – large labour catchment • Strong inward investment from multi-nationals • Major university with strong specialisms • Potential to attract under Civil Service relocation • Upward trend in office employment (albeit volatile) and warehousing • Charnwood provides comparatively well paid jobs, many in high-technology manufacturing. <p><u>Employment Change in Leicestershire, 1998-2004 (ABI)</u></p> <ul style="list-style-type: none"> • High proportion employed in public administration • Largest number of employees in Loughborough town centre, outside City (20,400) 	
<p>Employment Land</p>	<p><u>District Level Employment Land Study</u></p> <ul style="list-style-type: none"> • Lack of high-quality EL and modern premises may constrain growth • Strong competition to Lbh's town centre, especially Nottingham • Restrictions placed on Science Park extension may sterilise the site when spare capacity could be used by knowledge-based firms. • No suitable sites identified for strategic warehousing 	<p><u>District Level Employment Land Study</u></p> <p>Study recommendations include:</p> <ul style="list-style-type: none"> • Support for land to the west of the existing Science Park for a new Science Park (additional 50ha) (LDF suggests further 30ha 2016-2026) • Small scale office use to meet local demand on Loughborough Town Centre opportunity sites • Strategic office demand, including sub-regional footloose occupiers and 	

		<p>Civil Service relocation, the 'location of choice' is likely to be the proposed science park.</p> <ul style="list-style-type: none"> Loughborough Innovation Centre (start-up site for R&D) Consent to expand Charnwood Office Village Modern development at Gelders Hall IE (Shepshed) Good access to M1 16ha, over 5 sites, identified within ELS as development sites for offices, R&D and industrial. Plus 20ha allocation at Dishley Grange, Hathern. 	
<p>Access / Capacity of Services</p> <p>Water / Sewerage Capacity</p>	<p><u>EMRA Water Supply Assessment 2005</u></p> <ul style="list-style-type: none"> The Three Cities Sub-Region is most vulnerable to increased housing growth in the East Midlands and it contains the main towns likely to be most affected by growth. <p><u>EMRA Water Quality and Treatment Assessment 2005</u></p> <ul style="list-style-type: none"> To assess how well existing sewerage treatment works could accommodate extra development. Freshwater Fish Directive Sites are located in to the north and south of Shepshed, this restricts the discharge of certain chemicals and could have capacity and cost implications for Sewerage Treatment Works. Within the Leicester HMA, Osgathorpe (Snarrows), to the west of Shepshed, is a location with a potentially high risk for the need to expand Sewerage Treatment Works. 	<p><u>EMRA Water Supply Assessment 2005</u></p> <ul style="list-style-type: none"> Severn Trent Water serves almost all of the Leicester HMA. For a constant rate of growth at option 2B, the Three Cities Sub-Region has sufficient supply for the plan period. <p><u>EA Spatial Review of Water Supply and Quality in the East Midlands (2006)</u></p> <ul style="list-style-type: none"> Taking account of STW's planned improvements, and assuming that new developments improve efficiency by 25%, the Three Cities area will not go into deficit at the preferred level of growth. The study did not assess sewerage treatment works with population equivalents of less than 10,000, where there may be a surplus of capacity or room for expansion. 	<ul style="list-style-type: none"> ODPM has indicated that all new housing should be 25% more water efficient, this is not taken into account in the EMRA Water Supply Assessment.

	<p><u>EA Spatial Review of Water Supply and Quality in the East Midlands (2006)</u></p> <ul style="list-style-type: none"> • Taking account of STWs planned improvements, the Three Cities area goes into deficit from 2024 if we assume the preferred option level of growth. • Green Wedges separate Loughborough from Shepshed, Hathern and Quorn. • Flood Plain north and east of Loughborough. <p><u>Charnwood</u>: Charnwood Forest extends around the south and south western edges of Loughborough. The National Forest lies to the south of Shepshed and to the south west of Loughborough (The Outwoods) and to the east (Big Meadow). To the west of Loughborough is Garendon Park a Grade 11 Historic Park and Garden, including listed buildings and structures and a Scheduled Ancient Monument (site of an Abbey).</p>		
<p>Strategic Designations and Environmental Issues</p>	<p>Shepshed is bordered to the south by the National Forest.</p>		
<p>Affordable Housing</p>	<p><u>Charnwood Housing Needs Survey 2003</u> The survey identifies a need of 1,409 units annually, the borough has a supply of 749 units, and this leaves a deficit of 660 units a year in the Borough.</p> <p><u>East Midlands Housing Market Study 2004</u> House prices in Charnwood are 4.5 times the average annual income. Only 9 of the 40 authorities in the East Midlands had higher house price-income ratios.</p>	<p><u>Affordable Housing SPD 2005</u> Charnwood BC set a target to seek a minimum of 30% of new units to be for affordable housing on developments of 25 or more units, or 1 ha.</p>	<p><u>HMA Profile Study</u> Regional Approach to Affordable Housing Study (Due August 2006)</p>

Urban Capacity			Refer to district level information in Appendix.
Transport		<ul style="list-style-type: none"> • Opportunity to encourage modal shift to sustainable forms of transport. • Development in Loughborough would require transport infrastructure improvements, these could include the provision of a link road from A6 North to A512 at junction 23 and a bypass for Hathern. Additional capacity requirements at J23 should be considered. • Public Transport links to the town centre, railway station and other key locations would require improvements. • A Park and Ride site should be considered. <p>Schemes identified in <u>The Regional Transport Funding Priorities</u> Loughborough Integrated Transport System:</p> <ul style="list-style-type: none"> • Completion of inner Ring Road permitting pedestrian and bus service improvements to the town centre. Regeneration of town centre, facilitating the implementation of the masterplan by removing impact of through traffic. Increases accessibility of town centre, including expanded retail core and bus service improvements. Supports urban regeneration objectives in existing urban areas. <p>Link road from A512 to A6 proposed in draft LDF.</p>	
Growth Point Funding Others			

Market Harborough (Map 3)

	Constraints	Opportunities	Issues
Employment / Job Growth	<p><u>RES</u></p> <ul style="list-style-type: none"> 0.5% reduction in registered business (Harborough). Largest decline in Leicestershire 	<p><u>District Level Employment Land Study (Harborough)</u></p> <ul style="list-style-type: none"> Relatively highly skilled workforce (21% management; 15% professional) High proportion of residents with degrees Wages 10% higher than national average Least deprived district in Leicestershire. Employment growth in Harborough grew 53% (1991-03) (16% East Midlands). Growth in service sector and distribution. <p><u>RES</u></p> <ul style="list-style-type: none"> Forecast employment growth of 0.6% in Harborough (2004-2014) (joint highest with North West Leicestershire) <p><u>Employment Change in Leicestershire, 1998-2004 (ABI)</u></p> <ul style="list-style-type: none"> High proportion of employment is in the banking sector Historic increase in number of employees in Harborough (+8,800) (Largest in Leicestershire) 	<p>Employment growth in Harborough grew 53% (1991-03) (16% East Midlands). Expansion in service sector and distribution.</p>
Employment Land	<p><u>District Level Employment Land Study</u></p> <ul style="list-style-type: none"> 2/45 new companies located in Leicestershire established in Harborough Shortage of B1/B2 for expansion of local business (3k-50k m2) and start-up units. All allocated B2 and B8 sites have been developed so B1 sites are now being permitted for mixed B1/B2/B8 	<p><u>District Level Employment Land Study</u></p> <ul style="list-style-type: none"> Welland Business Park is largest in district (after Magna Park) over 40 units. ELS recommends extension to the Point business park. Total land highly suited to being brought forward in Market Harborough is 25.2ha (20-22ha B2/B8; 4-5ha B1) 	

	<p><u>RES</u></p> <ul style="list-style-type: none"> Only 3.8% of developed land is currently derelict (Harborough) (lowest in Leicestershire) 		
<p>Access / Capacity of Services</p> <p>Water / Sewerage Capacity</p>	<p><u>EMRA Water Supply Assessment 2005</u></p> <ul style="list-style-type: none"> The Three Cities Sub-Region is most vulnerable to increased housing growth in the East Midlands and it contains the main towns likely to be most affected by growth. <p><u>EMRA Water Quality and Treatment Assessment 2005</u></p> <ul style="list-style-type: none"> To assess how well existing sewerage treatment works could accommodate extra development. Within the Leicester HMA, Market Harborough is a location with a potentially high risk for the need to expand Sewerage Treatment Works. <p><u>EA Spatial Review of Water Supply and Quality in the East Midlands (2006)</u></p> <ul style="list-style-type: none"> Taking account of STWs planned improvements, the Three Cities area goes into deficit from 2024 if we assume the preferred option level of growth. Market Harborough is a town with the highest risk of lack of future sewerage capacity. 	<p><u>EMRA Water Supply Assessment 2005</u></p> <ul style="list-style-type: none"> Severn Trent Water serves almost all of the Leicester HMA. For a constant rate of growth at option 2B, the Three Cities Sub-Region has sufficient supply for the plan period. <p><u>EMRA Water Quality and Treatment Assessment 2005</u></p> <ul style="list-style-type: none"> In the Market Harborough area, there are no Fresh Water Fish Directive sites. <p><u>EA Spatial Review of Water Supply and Quality in the East Midlands (2006)</u></p> <ul style="list-style-type: none"> Taking account of STWs planned improvements, and assuming that new developments improve efficiency by 25%, the Three Cities area will not go into deficit at the preferred level of growth. The study did not assess sewerage treatment works with population equivalents of less than 10,000, where there may be a surplus of capacity or room for expansion. 	<ul style="list-style-type: none"> ODPM has indicated that all new housing should be 25% more water efficient, this is not taken into account in the EMRA Water Supply Assessment.
<p>Strategic Designations and Environmental Issues</p> <p>Affordable</p>	<p><u>Housing Needs Survey 2003</u></p>	<p><u>Affordable Housing SPD 2006</u></p>	<p>HMA Profile Study</p>

Housing	The survey identified an increase in house prices of 114% from 1998 to 2003, compared with a national average of 92%.	The SPD requires 30% affordable housing of sites of 5 dwellings or more.	Regional Approach to Affordable Housing Study (Due August 2006)
Urban Capacity			Refer to district level information in Appendix.
Transport		<ul style="list-style-type: none"> Opportunity to encourage modal shift to sustainable forms of transport. <p><u>Schemes identified in The Regional Transport Funding Priorities</u> A6 Kibworth bypass:</p> <ul style="list-style-type: none"> Improves accessibility along the A6 between Leicester, Market Harborough and Kettering – supporting the regional role of Leicester and Market Harborough. 	
Growth Point Funding			
Others			

Hinckley, Earl Shilton, Barwell and Burbage (Map 4)

	Constraints	Opportunities	Issues
<p>Employment / Job Growth</p> <p><u>Leicestershire's Rural Economy</u></p> <ul style="list-style-type: none"> Lower educational attainment compared to rest of Leicestershire <p><u>District Level Employment Land Study (Hinckley and Bosworth)</u></p> <ul style="list-style-type: none"> High Index of Multiple Deprivation for Earl Shilton High proportion commute out of Borough for employment Below average wages within the County <p><u>RES</u></p> <ul style="list-style-type: none"> 0% forecast employment growth (2004-2014) (joint lowest district with O&W) 	<p><u>District Level Employment Land Study (Hinckley and Bosworth)</u></p> <ul style="list-style-type: none"> Increasing number of businesses. Registrations are greater than de-registrations. Growth in transport, storage and communications Low unemployment rate Forecast growth in SMEs and increase in service sector employment 	<p><u>District Level Employment Land Study</u></p> <ul style="list-style-type: none"> 69% of the properties, 88% of the floorspace, are in Hinckley. Another 10% of the floorspace (24% of the premises) are in the adjacent towns of Earl Shilton and Barwell. Possible new business park (Strategic Employment Site) allocation through LDF process on northern relief road. Supply of employment land in Hinckley (allocated or committed) is 37.3ha <p><u>Sub-Regional ELPS</u></p> <ul style="list-style-type: none"> Hinckley Business Park (see above) 	
<p>Employment Land</p> <p><u>District Level Employment Land Study</u></p> <ul style="list-style-type: none"> Lack of employment land. In addition to Strategic Employment Site there needs to be a further allocation of 10ha to meet local and sub-regional business park needs There is specific shortage of start-up space, follow-on space (up to 2000 sqft) and premises for more established companies (2000-5000 sqft). Lack of available properties in Earl Shilton. Few quality freehold properties 	<p><u>EMRA Water Supply Assessment 2005</u></p> <ul style="list-style-type: none"> Severn Trent Water serves almost all of the Leicesters HMA. For a constant rate of growth at 	<p><u>EMRA Water Supply Assessment 2005</u></p> <ul style="list-style-type: none"> ODPM has indicated that all new housing should be 25% more water efficient, this is not taken into account in the EMRA Water Supply Assessment. 	
<p>Access / Capacity of Services</p> <p>Water / Sewerage Capacity</p>			

	<p>towns likely to be most affected by growth.</p> <p><u>EMRA Water Quality and Treatment Assessment 2005</u></p> <ul style="list-style-type: none"> To assess how well existing sewerage treatment works could accommodate extra development. <p><u>EA Spatial Review of Water Supply and Quality in the East Midlands (2006)</u></p> <ul style="list-style-type: none"> Taking account of STWs planned improvements, the Three Cities area goes into deficit from 2024 if we assume the preferred option level of growth. 	<p>option 2B, the Three Cities Sub-Region has sufficient supply for the plan period.</p> <p><u>EMRA Water Quality and Treatment Assessment 2005</u></p> <ul style="list-style-type: none"> In the Hinckley area, there are no Fresh Water Fish Directive sites or sites of high risk for the potential of expansion of Sewerage Treatments Works. <p><u>EA Spatial Review of Water Supply and Quality in the East Midlands (2006)</u></p> <ul style="list-style-type: none"> Taking account of STWs planned improvements, and assuming that new developments improve efficiency by 25%, the Three Cities area will not go into deficit at the preferred level of growth. The study did not assess sewerage treatment works with population equivalents of less than 10,000, where there may be a surplus of capacity or room for expansion. 	
Strategic Designations and Environmental Issues	Green Wedge separates the settlements of Hinckley and Earl Shilton.		
Affordable Housing	<u>Housing Needs Assessment</u> This study has identified a need for 254 units of affordable housing per annum for the next 5 years.	<p><u>Hinckley: Hinckley & Bosworth BC</u> currently request 20% affordable housing on sites of 25 dwellings or 1 hectare in urban areas. A recent <u>Housing Needs Survey</u> suggests that this could be raised to 40% on sites of 10 or more dwellings. The LDF suggests a figure of 35% for discussion.</p>	<p>HMA Profile Study</p> <p>Regional Approach to Affordable Housing Study (Due August 2006)</p>
Urban Capacity			Refer to district level information in Appendix. Report due September 2006 from Baker Associates
Transport	<u>Hinckley</u> : Concern over the capacity of	<ul style="list-style-type: none"> Opportunity to encourage modal shift 	

	the A5 particularly at peak times.	<p>to sustainable forms of transport.</p> <ul style="list-style-type: none"> • Provision of a South facing slip roads at M69 junction 2 including connection to A47 at Earl Shilton could be considered if development occurred in this area. • The Earl Shilton Bypass should also be completed. • Improvements could be required to the A5, particularly at Longshoot. This would require support from the West Midlands. • Improved links to a railway station and dedicated Public Transport Links to the town centre may be possible. <p><u>Schemes identified in The Regional Transport Funding Priorities</u></p> <p><u>Earl Shilton Bypass:</u></p> <ul style="list-style-type: none"> • 5km single carriageway bypass of Earl Shilton along the A47. Significant local benefits to Earl Shilton. Improves strategic access along the A47, between Hinckley and Leicester and with Nuneaton in the West Midlands, supporting the role of all these centres. 	
Growth Point Funding		<u>Hinckley:</u> Possibility of development within the boundary of the Earl Shilton bypass.	
Others			

Melton Mowbray (Map 5)

	Constraints	Opportunities	Issues
Employment / Job Growth	<p><u>District Level Employment Land Study</u></p> <ul style="list-style-type: none"> Need to upgrade mix of economic activity towards higher value. Lack of provision for small firms and start-ups Local economy reliant upon one or two of its largest employers. Little inward investment – growth due to expansion of existing companies. Not good location for large-scale office development Low earnings generated by jobs located in the Borough, to access well paid jobs the Borough's residents often have to commute out. 	<p><u>District Level Employment Land Study</u></p> <ul style="list-style-type: none"> Specialisms in manufacturing (esp. food and drink) and entrepreneurship (small firm, micro-enterprises) which should be supported 	<p>New EL should be focused on MM Recommended additional 20k m2 offices and 16ha (B2/B8)</p>
Employment Land	<p><u>District Level Employment Land Study</u> Study recommendations include:</p> <ul style="list-style-type: none"> Need to upgrade mix of economic activity towards higher-value, knowledge-based activities. Need to provide space for small and emerging firms 	<p><u>District Level Employment Land Study</u></p> <ul style="list-style-type: none"> New EL should be focused on MM Recommended additional 20,000m² (B1) and 16ha (B2/B8) in town centre Support to the Borough's food and drink sector, particularly encouraging diversification towards higher-value activities 	
Access / Capacity of Services			
Water / Sewerage Capacity	<p><u>EMRA Water Supply Assessment 2005</u></p> <ul style="list-style-type: none"> The Three Cities Sub-Region is most vulnerable to increased housing growth in the East Midlands and it contains the main towns likely to be most affected by growth. <p><u>EMRA Water Quality and Treatment Assessment 2005</u></p>	<p><u>EMRA Water Supply Assessment 2005</u></p> <ul style="list-style-type: none"> Severn Trent Water serves almost all of the Leicester HMA. For a constant rate of growth at option 2B, the Three Cities Sub-Region has sufficient supply for the plan period. <p><u>EA Spatial Review of Water Supply and</u></p>	<ul style="list-style-type: none"> ODPM has indicated that all new housing should be 25% more water efficient, this is not taken into account in the EMRA Water Supply Assessment.

	<ul style="list-style-type: none"> To assess how well existing sewerage treatment works could accommodate extra development. The River Eye is designated as an SSSI to the East of Melton. Freshwater Fish Directive Sites are located in Brentingby and Wyfordby, this restricts the discharge of certain chemicals and could have capacity and cost implications for Sewerage Treatment Works. Within the Leicester HMA, Melton Mowbray is a location with a potentially high risk for the need to expand Sewerage Treatment Works. <p><u>EA Spatial Review of Water Supply and Quality in the East Midlands (2006)</u></p> <ul style="list-style-type: none"> Taking account of STWs planned improvements, the Three Cities area goes into deficit from 2024 if we assume the preferred option level of growth. Melton Mowbray is a town with the highest risk of lack of future sewerage capacity. 	<p><u>Quality in the East Midlands (2006)</u></p> <ul style="list-style-type: none"> Taking account of STWs planned improvements, and assuming that new developments improve efficiency by 25%, the Three Cities area will not go into deficit at the preferred level of growth. The study did not assess sewerage treatment works with population equivalents of less than 10,000, where there may be a surplus of capacity or room for expansion. 	
Strategic Designations and Environmental Issues			
Affordable Housing			<p>HMA Profile Study</p> <p>Regional Approach to Affordable Housing Study (Due August 2006)</p> <p>Refer to district level information in Appendix.</p> <p>Report published September 2003 by Baker Associates.</p>
Urban Capacity			
Transport		<ul style="list-style-type: none"> Opportunity to encourage modal shift 	<p>Regional Funding Allocation Advice,</p>

		<p>to sustainable forms of transport.</p> <p><u>Schemes identified in The Regional Transport Funding Priorities</u></p> <p><u>Melton Mowbray Bypass:</u></p> <ul style="list-style-type: none"> The scheme will help to support and maintain the regional role of Melton Mowbray including the accommodation of plan-led growth. It will help to improve the attractiveness of the town by removing some of the through traffic including knock-on improvements to the bus services, thereby increasing their attractiveness. Will also help to improve intra-regional accessibility. <p><u>Syston Eastern Bypass:</u></p> <ul style="list-style-type: none"> Scheme to develop alternative route for A607 traffic currently running through the village of Syston. Improves accessibility along the A607 between Leicester and Melton Mowbray, supporting the regional role of each of these centres. The scheme is planned to open in 2014. 	transport priorities.
<p>Growth Point Funding</p> <p>Others</p> <p>a. Land ownership</p> <p>b. Infrastructure capacity e.g. schools, health facilities e.g. recreation land</p> <p>c. Loss of</p> <p>d. Sensitive neighbouring uses</p> <p>e. Accumulation of constraints and opportunities</p>			

Coalville (Map 6)

Employment / Job Growth	Constraints	Opportunities	Issues
	<p><u>District Level Employment Land Study (North West Leicestershire)</u></p> <ul style="list-style-type: none"> Mainly low value activities (manufacturing, logistics) <p><u>Leicestershire's Rural Economy</u></p> <ul style="list-style-type: none"> Lower educational attainment compared to County 	<p><u>District Level Employment Land Study (North West Leicestershire)</u></p> <ul style="list-style-type: none"> Forecast increase in warehousing jobs by 28% (NWL, 2004-2016) (40%, NWL, 2004-20) Forecast total jobs increase by 9% (NWL, 2004-2016) <p><u>RES</u></p> <ul style="list-style-type: none"> 4% increase in number of registered businesses in North West Leicestershire (highest district in Leicestershire) Forecast employment growth of 0.6% in North West Leicestershire (2004-2014) (joint highest with Harborough) <p><u>Employment Change in Leicestershire, 1998-2004 (ABI)</u></p> <ul style="list-style-type: none"> Historic increase in number of employees in North West Leicestershire (+8,800) (Largest in Leicestershire) 	
<p>Employment Land</p>	<p><u>District Level Employment Land Study (North West Leicestershire)</u></p> <ul style="list-style-type: none"> Office premises mainly located in Coalville (Ashby and nr J24 M1). Coalville office are on a number of sites including Whitwick Business Park. Subdued market for offices. Limited opportunities to attract office and R&D due to no major town/education institution. Over-reliance on large-scale warehousing may not deliver higher-value Premises in centre of Coalville are poor and units becoming vacant is a possibility. 	<p><u>District Level Employment Land Study (North West Leicestershire)</u></p> <ul style="list-style-type: none"> Proximity to M1 and NEMA Large growth in industrial/distribution sector on modern estates (inc. Bardon) Forest Business Park (Bardon) has received companies relocated from outside Leics where there is constrained demand Forecast increase in business space by 10% (NWL, 2004-2016) Planning consent to increase general industrial sites at Forest BP (2.5ha), Whitwick BP (1.3ha) and Stephenson IE (1.4ha) 	<p><u>District Level Employment Land Study (North West Leicestershire)</u></p> <ul style="list-style-type: none"> 3 good quality sites in Coalville Stephenson IE Hermitage IE Whitwick Business Park

	<ul style="list-style-type: none"> Based on demand forecasts – over-supply of office development. Limited growth forecast for sector 	<ul style="list-style-type: none"> Modern IEs at Stephenson's and Whitwick <p><u>RES</u></p> <ul style="list-style-type: none"> 75.2% of developed land in North West Leicestershire is derelict (highest district in Leicestershire) 	
<p>Access / Capacity of Services</p> <p>Water / Sewerage Capacity</p>	<p><u>EMRA Water Supply Assessment 2005</u></p> <ul style="list-style-type: none"> The Three Cities Sub-Region is most vulnerable to increased housing growth in the East Midlands and it contains the main towns likely to be most affected by growth. <p><u>EMRA Water Quality and Treatment Assessment 2005</u></p> <ul style="list-style-type: none"> To assess how well existing sewerage treatment works could accommodate extra development. Within the Leicester HMA, Packington, to the West of Coalville, is a location with a potentially high risk for the need to expand Sewerage Treatment Works. <p><u>EA Spatial Review of Water Supply and Quality in the East Midlands (2006)</u></p> <ul style="list-style-type: none"> Taking account of STW's planned improvements, the Three Cities area goes into deficit from 2024 if we assume the preferred option level of growth. 	<p><u>EMRA Water Supply Assessment 2005</u></p> <ul style="list-style-type: none"> Severn Trent Water serves almost all of the Leicester HMA. For a constant rate of growth at option 2B, the Three Cities Sub-Region has sufficient supply for the plan period. <p><u>EMRA Water Quality and Treatment Assessment 2005</u></p> <ul style="list-style-type: none"> In Coalville area, there are no Fresh Water Fish Directive sites. <p><u>EA Spatial Review of Water Supply and Quality in the East Midlands (2006)</u></p> <ul style="list-style-type: none"> Taking account of STW's planned improvements, and assuming that new developments improve efficiency by 25%, the Three Cities area will not go into deficit at the preferred level of growth. The study did not assess sewerage treatment works with population equivalents of less than 10,000, where there may be a surplus of capacity or room for expansion. 	<ul style="list-style-type: none"> ODPM has indicated that all new housing should be 25% more water efficient, this is not taken into account in the EMRA Water Supply Assessment.
<p>Strategic Designations and Environmental Issues</p>	<p>Coalville lies within the National Forest. Green Wedge divides the areas of Coalville, Whitwick and Swannington.</p>		

Affordable Housing	North West Leicestershire SPG Identifies a need of 104 affordable houses per annum.		HMA Profile Study Regional Approach to Affordable Housing Study (Due August 2006)
Urban Capacity			Refer to district level information in Appendix. Urban Capacity Study , Published October 2004
Transport		<ul style="list-style-type: none"> • Opportunity to encourage modal shift to sustainable forms of transport. • Development in Coalville would be likely to require improvements to A511 south of Coalville and the provision of A511 Bardon Road Bypass. Other road network may also need improvement depending on the scale and location of development. • Improvements are already planned for M1 widening at J22 (by 2016). Capacity of A42 would also need to be expanded, particularly J13. 	
Growth Point Funding Others		<u>Leicestershire's Rural Economy</u> <ul style="list-style-type: none"> • Recommends further develop the National Forest as a destination for visitors 	

