

## External Memo: technical note

<b>To</b>	Sean Nicholson, Stratford-on-Avon District Council
<b>From</b>	Alex Perry, Lepus Consulting
<b>Subject</b>	Update to the Habitats Regulations Assessment
<b>Code</b>	LC-186: Stratford-on-Avon DC Core Strategy Post-Exam
<b>Date</b>	13 <sup>th</sup> August 2015
<b>CC</b>	Neil Davidson, Lepus Consulting



### Summary

*This technical note updates the findings of the Habitats Regulations Assessment (HRA) prepared in 2014 to assess any significant environmental effects of the Stratford-on-Avon Core Strategy on European sites.*

### Update to the Habitat Regulations Assessment

1. A Habitats Regulations Assessment was produced in April 2014, which assessed likely significant environmental effects arising from the site allocations and policy proposals set out in the Stratford-on-Avon Core Strategy.
2. Nine European sites were identified using a 20km area of search around the Stratford-on-Avon District including any sites that were potentially connected through means other than geographical proximity, such as hydrologically.
3. This technical note confirms that there is no change to the results of the 2014 Habitats Regulations Assessment. The following three documents were reviewed:
  - Final Water Resource Management Plan HRA (July, 2014)
  - Draft Drought Plan HRA (May, 2013)
  - Natural England consultation response (July, 2014)

### Final Water Resource Management Plan HRA

4. The draft Water Resource Management Plan (dWRMP) HRA concluded that no adverse effects on European sites will arise from the schemes set out in the Severn Trent Water Resources Management Plan 2014, including abstraction issues.
5. The Final Water Resource Management Plan (fWRMP) HRA concludes that Severn Trent Water's Final Water Resource Management Plan will have no likely significant effects on European sites.
6. As such, any conclusions in the Core Strategy HRA based on the dWRMP have not been affected.

## **Draft Drought Plan HRA**

7. The draft Drought Plan (dDP) HRA was assessed when the original HRA report was produced. The dDP HRA concludes that two of the options set out in the dDP will have significant effects on European sites.
8. The two options are:
  - River Wye drought order at Wyelands: likely significant effects on the River Wye SAC and uncertain effects on the Severn Estuary EMS, both individually and in combination with the Dwr Cymru Welsh Water Drought Plan
  - River Severn drought permit and/or order from the River Severn at Trimpley: uncertain effects on the Severn Estuary EMS, both individually and in combination with the South Staffordshire Water drought order for the River Severn at Hampton Loade and the Environment Agency drought order for the River Severn regulation system
9. Neither of the options are thought to be affected by the Stratford-on-Avon Core Strategy. As such, any conclusions in the Core Strategy HRA based on the dDP have not been affected or changed.

## **Natural England consultation response**

10. Natural England provided a consultation response on the Stratford-on-Avon District Council Proposed Submission Core Strategy in July 2014.
11. The consultation response provides recommendations on key policies in the Core Strategy which focus on the Natural Environment, Green Infrastructure and Landscape.
12. None of the modifications were prompted by concerns about potential effects on European sites and Natural England confirmed it was satisfied that the conclusion that the Core Strategy would not result in likely significant effects on European sites in the 2014 HRA was appropriate. The proposed modifications to the Core Strategy have been screened for potential effects on European sites and there is no change to the conclusion in the 2014 HRA.

This appendix sets out the assessment findings of proposed modifications to the Stratford-on-Avon Core Strategy. It details whether the modification requires further SA or HRA work or not. Notional differences introduced by the modification are unlikely to have triggered further assessment in which case the reader is referred to earlier assessment findings in the May 2015 SA Report or September 2014 Addendum. Single word changes to make a sentence clearer or modifications to correct previous have not been included in the table below.

## SA and HRA of Proposed Modifications (June 2015)

The following table has reproduced the detail of each modification unless it is the text of the modification is especially lengthy in which case the modification has been presented in an abbreviated form. Full details of each modification can be found on the Council's website<sup>1</sup> in the June 2015 version of the 'Core Strategy with Modifications'.

Section	Policy	Page	Proposed Modification text or summary of modification (text in italic is copied directly from the modifications (and contextual text) of the June 2015 Core Strategy)	Further SA work?	Further HRA work?
1.1.10	N/A	5	<i>The Council will consider opportunities to accommodate additional development on large rural brownfield sites, ensuring that previously used land is brought back into use where proposals are accepted as representing a sustainable approach.</i>	N	N
Vision	N/A	14	Various minor modifications. Promotion of brownfield land in line with NPPF. Housing quanta figure is now 11,320 (was previously 10,800).	N	N
Strategic Objectives	N/A	17	Strategic Objective 4: The change is in line with national changes regarding Code for Sustainable homes.	N	N
Strategic Objectives	N/A	17	Strategic Objective 6: <i>The risk of flooding will be managed effectively by taking a whole catchment approach to implement</i>	N	N

<sup>1</sup> <https://www.stratford.gov.uk/planning/core-strategy-proposed-modifications-2015.cfm>

			<i>sustainable flood management schemes.</i>		
Strategic Objectives	N/A	18	<i>New Strategic Objective: Previously developed sites in sustainable locations will have been re-used for purposes that are of an appropriate type and scale, while retaining their important natural, historic and other features.</i>	N	N
Strategic Objectives	N/A	18	<i>Strategic Objective 12: A sustainable balance between employment growth and housing provision will be maintained as a result of the implementation of at least 35 hectares of additional land for general business uses, thereby helping to meet the needs of new and existing businesses wishing to locate or expand in the District.</i>	N	N
Strategic Objectives	N/A	18	<i>Strategic Objective 14: An additional 11,320 dwellings (an average of 566 per annum) will have been granted planning permission and built across the District on brownfield and greenfield sites, reflecting the dispersed settlement pattern of the District. Where justified by the available evidence, the District Council will have worked with neighbouring councils to help meet any unmet housing needs arising outside the District. In addition, the needs of Gypsies and Travellers will have been met through the provision of 41 additional pitches by 2019 and an additional 30 pitches thereafter, a total of 71 pitches by 2031.</i>	N	N
Strategic Objectives	N/A	18	<i>Strategic Objective 15: A mix of sizes, types and tenures of housing will have been built by a range of developers, housing associations and other providers. To improve the affordability of housing across the District, 35% of dwellings on eligible sites will have been provided as affordable homes.</i>	N	N
2.2.2	CS.1 Sustainable Development	24	<i>Planning for places (an environmental role) – use the planning system to both protect and enhance our natural, built and historic environment, to use natural resources prudently, ensuring the effective use of land through reusing previously developed land and promoting mixed use developments, and to mitigate and adapt to</i>	N	N

			<i>climate change, including moving to a low-carbon economy.</i>		
Main policy text	CS.2 Climate Change and Sustainable Construction	28	<i>Reduce energy demand through energy efficiency measures; and Extensions and the Re-Use of Buildings</i>	N	N
3.1.4	CS.2 Climate Change and Sustainable Construction	29	<i>Subject to the introduction via the Building Regulations of higher energy targets aimed at achieving the Government's Zero Carbon Homes Policy, new homes will have to incorporate renewable and low carbon energy technologies and the Council's SPD requirement for 10% renewable energy on site will no longer be applied.</i>	Y - No change anticipated to overall SA evaluation which was originally '++' for SA objectives 5 and 6. Recognition of national obligations via Regulations is an alternative tool to deliver climate change benefits.	N
3.1.8	CS.2 Climate Change and Sustainable Construction	29	<i>The Government has indicated the Code for Sustainable Homes standards will be phased out and will be replaced by national standards for energy and water within Building Regulations for new homes. For non-residential development, the Council will use the alternative standards provided by BREEAM to demonstrate the energy and water performance.</i>	Y - new content supports previous SA findings.	N
Main policy text	CS.3 Sustainable Energy	31	<i>The Council is commissioning a study to identify "district heating priority areas". All new developments in district heating priority areas will be required to incorporate infrastructure for district heating, and will be expected to connect to existing systems where and when this is available, unless demonstrated that this would render development unviable. All new developments in other areas</i>	Y - new content supports previous SA findings.	N

			<i>will be encouraged to incorporate infrastructure for district heating, and will be expected to connect to any existing suitable systems (including systems that will be in place at the time of construction), unless it is demonstrated that this would render development unviable. Detailed advice on District Heating will be provided in a Development Requirements Supplementary Planning Document.</i>		
3.2.10	CS.3 Sustainable Energy	34	Explanation of CHP systems.	N	N
Main policy text	CS.4 Water Environment and Flood Risk	36	<p><i>Development within the Environment Agency's flood risk zones 2 and 3a will only be acceptable when the sequential test and, where applicable, the exception test have been satisfied, as set out in the National Planning Policy Framework. Land use in High Probability Flood Zone 3b should be restricted to water compatible or, with the exception test, essential infrastructure.</i></p> <p><i>The flood plain will be maintained and, where opportunities arise, restored in order to maximise natural storage of flood water, reduce flooding problems and increase landscape, ecological and conservation value. Rural and urban land use practices to restore more sustainable natural floodplains and to reduce runoff will be encouraged. Developers will be encouraged to reduce the reliance on hard engineered solutions through their site by contributing to upstream flood storage, giving consideration to a whole catchment approach.</i></p> <p><i>Development proposals that lie adjacent to a canal, river or tributary should ensure that the natural features and functions of the watercourses and its wider corridor are retained, or where possible reinstated and that appropriate habitats buffers are established.</i></p> <p><i>Physical and visual access to watercourses will be promoted where it</i></p>	Y - assessment findings for biodiversity will perform at '++' level.	N

			<p><i>respects the natural function of the watercourse and sensitive nature of the river corridor as a whole.</i></p> <p><i>Where a development site contains areas identified as flood plain, the development layout design should ensure that no surface water attenuation features are located in Flood Zone 1. There should be an 8 metre easement to allow maintenance and access to all main rivers and to ensure that the river corridor is sensitively managed to support environmental infrastructure (including wildlife corridors) and to protect/improve habitat for BAP species and/or ecological networks.</i></p> <p><i>Development proposals will take full account of the biodiversity value of watercourses and river corridors and their role in supporting local ecological networks. Impacts from lighting noise and visual disturbances should be avoided or mitigated and opportunities to create, enhance and restore adjacent habitats for biodiversity will be encouraged.</i></p> <p><i>In respect of the proposal for land at Gaydon/Lighthorne Heath (Policy GLH) and the growth of existing employment at Gaydon (Policy AS.11), Severn Trent Water has identified the need for improvements to be made to the local wastewater infrastructure, including temporary works to ensure that adequate capacity is secured prior to occupation of early phases of development.</i></p> <p><i>Such improvements are necessary to support the delivery of the overall strategy for the District and will be supported accordingly.</i></p>		
3.3.11	CS.4 Water Environment and Flood Risk	40	<p><i>The greatest benefits are gained when sustainable urban drainage systems are designed as a multifunctional resource, capable of delivering a wide range of environmental and quality of life benefits (ecosystems) for future occupants. Flood storage areas, wetland habitats and above ground SUDS can form a functional ecosystem in their own right for many species and can increase biodiversity by</i></p>	N	N

			<i>increasing habitat area, increasing populations of some protected species and increasing species movement.</i>		
Development Management Considerations	CS.4 Water Environment and Flood Risk	41	<i>The Environment Agency promotes flood risk measures that include wetland habitat creation, including through the use of woody debris upstream, to ensure that flood management solutions are consistent with biodiversity needs.</i>	N	N
Main policy text	CS.5 Landscape	42	<i>The cumulative impact of development proposals on the quality of the landscape will be taken into account.  Proposals do not lead to any loss or damage but rather protect the quality of ancient semi- natural woodland and aged/veteran trees, particularly in the Forest of Arden but also (due to their relative scarcity), elsewhere in the District.  Develop flood risk reduction measures through the planting of woodlands, trees and undergrowth</i>	Y - new content supports previous SA findings.	N
Development Management Considerations	CS.5 Landscape	44	<i>All development proposals in the proximity of ancient woodland shall have regard to the 'Standing Advice for Ancient Woodland and Veteran Trees' published by Natural England. As a starting principle, development must be kept as far away as possible from ancient woodland. The necessary width of any buffer zone will depend upon local circumstances and the type of development. Buffer zones should be retained in perpetuity and allowed to develop into semi-natural habitats. Section 6 of the Standing Advice includes guidance on mitigation measures, including buffers.</i>	N	N
Main policy text	CS.6 Natural Environment	46	<i>Development proposals should seek to avoid impacts on SSSIs. Development adversely affecting a SSSI, either directly or indirectly, will only be permitted in exceptional circumstances where the benefits of development clearly outweigh the likely impacts on the site and any broader impacts on the national networks of SSSIs.</i>	Y - new content supports previous SA findings.	N



			<p><i>Where a development will have a negative impact on a biodiversity asset, mitigation will be sought in line with the mitigation hierarchy. Impacts should be avoided and, if this is not possible, mitigated. Where there would be a residual impact on a habitat or species and mitigation cannot be provided on site in an effective manner, developers will be required to offset the loss by contributing to appropriate biodiversity projects elsewhere in the area. Where an impact cannot be fully mitigated or, as a last resort, compensated for, then planning permission will be refused.</i></p>		
3.5.10 & 3.5.11	CS.6 Natural Environment	48	<p><i>They should also recognise and respond to the opportunity to secure biodiversity enhancement through the built environment, by incorporating features such as bat boxes, swift bricks and green roofs. The Town and Country Planning Association publication 'Biodiversity by Design' is a useful guide.</i></p> <p><i>Good developments will deliver biodiversity enhancement. However, where biodiversity losses cannot be avoided or mitigated the NPPF requires, as a last resort, compensation for this loss to be made.</i></p>	Y - new content supports previous SA findings.	N
3.6.1	CS.7 Green Infrastructure	51	<p><i>Further information about the District's Green infrastructure assets will be provided in the Council's Site Allocations Plan. The Environment Agency also offers a free advice service, which identifies constraints, including green infrastructure assets on development sites. In addition, Warwickshire County Council has mapped information on green infrastructure connectivity.</i></p>	N	N
Main policy text	CS.8 Historic Environment	54	<p><i>Where proposals will affect a heritage asset, applicants will be required to undertake and provide an assessment of the significance of the asset using a proportionate level of detail relating to the likely impact the proposal will have on the asset's historic interest.</i></p> <p><i>Proposals which would lead to substantial harm to, or total loss of significance of, designated heritage assets will only be permitted</i></p>	N	N

			<p><i>where substantial public benefits outweigh that harm or loss and it is demonstrated that all reasonable efforts have been made to sustain the existing use or find reasonable alternative uses.</i></p> <p><i>Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm must be justified and weighed against the public benefits of the proposal, including securing its optimum viable use.</i></p> <p><i>For non-designated heritage assets, proposals will be assessed having regard to the scale of any harm or loss and the significance of the heritage asset.</i></p> <p><i>Where harm or loss of a heritage asset can be fully justified, as part of the implementation of the proposal the District Council will require archaeological excavation and/or historic building recording as appropriate, followed by analysis and publication of the results.</i></p>		
Development Management Considerations	CS.8 Historic Environment	56	<p><i>This approach is based on the view that historic remains should be seen as an opportunity rather than a constraint and should be used to inform the proposed design and contextual analysis. In particular, this can include incorporating such features into the proposed design to provide a historical narrative to the site.</i></p>	N	N
Main policy text	CS.9 Design and Distinctiveness	59	<p><i>Schemes linked to the evening and night-time economy will incorporate measures to help manage anti-social behaviour and to avoid unacceptable impact on neighbouring uses, residents and the surrounding area.</i></p>	Y – new content supports previous SA findings.	N
Development Management Considerations	CS.9 Design and Distinctiveness	60	<p><i>The District Council supports the implementation of Building for Life. It provides applicants with a useful checklist for ensuring high quality design and meeting the requirements of the criteria set out in Part B.</i></p>	N	N
Main policy text	CS.10	65	<p><i>Limited infilling in Local Service Villages identified in accordance with Policy CS.16.</i></p>	Y – Proposed limited infilling is	N

	Green Belt		<i>The provisions of other policies in the Core Strategy will be taken into account in order to assess the impact of a development proposal on the character of the area and other features.</i>	addressed via the other Core Strategy policies which will together promote sustainable development at these locations as previously recommended in the May 2015 SA Report. New content supports previous SA findings.  Proposal for additional 2ha at Gorcott Hill could lead to adverse effects on listed buildings and cultural heritage.	
4.1.7	CS.10 Green Belt	68	<i>Built-Up Area Boundaries will be defined for those Local Service Villages that lie within the Green Belt in order to identify where limited infilling would be appropriate.</i>	Y - new content supports previous SA findings.	N
Main policy text	CS.12 Special Landscape Areas	72	<i>The cumulative impact of development proposals on the quality of the landscape will be taken into account.</i>	Y - new content supports previous SA findings.	N

Main policy text	CS.15 Distribution of Development	81	<i>The town is the principal settlement in the District and as such is a main focus for housing and business development.</i>	N	N
Main policy text	CS.15 Distribution of Development	82	<b>Large Rural Brownfield Sites:</b> <i>To encourage the effective use of previously developed land, development will take place on Large Rural Brownfield Sites in accordance with Policy AS.11.</i>	N	N
5.1.11	CS.15 Distribution of Development	85	<i>Within the Green Belt development will reflect the provisions of Policy CS.10, the National Planning Policy Framework and the Planning Practice Guidance.</i>	N	N
Main policy text	CS.16 Housing Development	87	Housing development and strategic allocations.	Y – policy will need reassessing once the District Council has confirmed the revised housing number and the strategic allocations it is proposing to allocate to help meet this need. The revised housing number has been assessed in this report.	N
Main policy text	CS.16 Housing Development	88	Phasing and delivery.	N	N

5.2.6 & 5.2.7 & 5.2.14	CS.16 Housing Development	92	Clarification text.	N	N
Main policy text	New Policy Accommodating Housing Need Arising from Outside Stratford-on- Avon District	95	New policy.	N - this policy was assessed in the September 2014 SA Addendum	N
Main policy text	CS.17 Affordable Housing	98	Clarification text and minor amendments to scale.	N	N
5.3.6	CS.17 Affordable Housing	99	<i>The viability evidence also found that development of the Canal Quarter Regeneration Zone was less viable with 35% affordable housing provision. Given the housing mix expected to be provided, and the potential for a higher quantum of flatted homes, it is recommended that a lower affordable housing requirement is set for this particular site. This is included in Proposal SUA.1.</i>	N	N
5.3.8 & 5.3.9	CS.17 Affordable Housing	100	Clarification and justification text.	N	N
Development Management Considerations	CS.17 Affordable Housing	100	<i>Policy CS.17 is consistent with the Government's national affordable housing thresholds. The majority of the District is designated as a rural area wherein the Council will seek the lower affordable housing threshold of 5 dwellings or fewer. In non-rural designated areas for the higher threshold of 10 homes or fewer to apply, the combined gross floorspace must not exceed 1,000sqm. For schemes in non-designated rural areas where the combined gross floorspace</i>	N	N

			<i>exceeds 1,000sqm, the national threshold does not apply and the Council will seek affordable housing on schemes of 6 or more homes. It should be noted that the floorspace threshold does not apply to the lower threshold.</i>		
Main policy text	CS.18 Housing Mix and Type	103	<i>The following table sets out the preferred type and size mix of homes that will apply, in accordance with the tenure mix set out in Policy CS.17 Affordable Housing. The final mix achieved on any site will be informed by the up-to-date position set out in the Development Requirements SPD, taking account of any relevant site specific issues and evidence of local market circumstances.</i>	N	N
5.4.2 & 5.4.3 & 5.4.4 & Development Management Considerations	CS.18 Housing Mix and Type	104	Clarification text.	N	N
Main policy text	Policy CS.20 Gypsies and Travellers and Travelling Showpeople	110	<i>Proposals for the provision of permanent, temporary and transit Gypsy and Traveller pitches and Travelling Showpeople plots will be considered against the following criteria:</i> <ul style="list-style-type: none"> <li>• <i>the site should avoid areas prone to fluvial, pluvial or surface water flooding and exclude areas with a 1 in 100 or greater annual probability of flooding;</i></li> </ul>	Y – new content supports previous SA findings.	N
Explanation	Policy CS.20 Gypsies and Travellers and Travelling Showpeople	111	<i>New traveller sites.</i>	N/A – These will be explored through the Gypsy and Traveller DPD.	N/A
Main policy text	CS.22 Retail Development	118	<i>Evidence regarding impact will be sought in relation to such schemes where there is concern about their potential effect on</i>	N	N

	and Main Centres		<i>existing centres.</i>		
Main policy text	CS.23 Tourism and Leisure Development	122	<i>Any proposed extension to or creation of new navigable waterways must ensure there are no overall detrimental impacts on the natural environment. Additional permanent moorings and marinas will only be supported where there is adequate access, availability of existing facilities such as transport links or shops, adequate water resources and foul waste infrastructure and it can be demonstrated that the Water Framework Directive status of navigable rivers will not deteriorate.</i>	Y - new content supports previous SA findings.	N
Main policy text & supporting text	Area Strategies chapter	127-184	Clarification text and minor changes mostly in relation to improved environmental protection and enhancement.	Y - new content supports previous SA findings.  In the case of GLH, requirements for good environmental design (via the SPD) are likely to help mitigate identified adverse effects associated with impacts on landscape.	N
Main policy text	CS.24 Healthy Communities	188	Where appropriate, improvements to the quality and/or accessibility of existing provision will be sought.	N	N

Main policy text	CS.25 Transport and Communications	193	There is a presumption against development that would prejudice the implementation of an individual scheme. The extent of safeguarded land is shown on the Policies Map.	N	N
Development Management Considerations		196	(6) Any proposals for broadband infrastructure under Part F of the policy should be assessed to ensure that they are fit for purpose and capable of being upgraded and/or expanded in future as appropriate. Provision should ideally be provided on a wholesale basis to allow a range of ISPs to provide services. CSW Broadband Project and its successors will provide assistance in assessing Connectivity Statements and will provide information on local access points and the development of the strategic network.	N – Policy will help with broadband future proofing.	N

## SA and HRA of Further Proposed Modifications (July 2015)

The following table has reproduced the detail of each modification unless it is the text of the modification is especially lengthy in which case the modification has been presented in an abbreviated form. Full details of each modification can be found on the Council's website<sup>2</sup> in the July 2015 version of the 'Core Strategy with Proposed Modifications'.

This table has been prepared in context of the Interim Report and previous assessment findings.

Note that whilst Policy CS.15 now identifies Long Marston Airfield (LMA) as an additional new settlement, site-specific SA assessments have been undertaken for both LMA and Gaydon and Lighthorne Heath in other parts of the SA report. The assessment of Policy CS.15 considers

<sup>2</sup> <https://www.stratford.gov.uk/planning/core-strategy-proposed-modifications-2015.cfm>



the effects of the general development distribution of Stratford-on-Avon, rather than the sustainability impacts of development at the preferred sites.

Section	Policy	Page	Proposed Modification text or summary of modification (text in italic is copied directly from the modifications (and contextual text) of the June 2015 Core Strategy)	Further SA work?	Further HRA work?
5.1 Main Policy Text	CS.15 Distribution of Development	3	<i>The following two locations are identified as sustainable growth points for the creation of new communities, providing for a range of uses and making a significant contribution to meeting the housing needs of Stratford-upon-Avon District: Land in the vicinity of Gaydon and Lighthorne Heath to the west of the M40 [...] Land at Long Marston Airfield [...].</i>	Y - No anticipated change to overall SA evaluation, but text should acknowledge new settlement at LMA	N
5.1.15	CS.15 Distribution of Development	7	Housing quanta figure is now 14,480 (was previously 11,320).	N - housing figure has been assessed in the July 2015 Interim Report	N
5.1.16/17	CS.15 Distribution of Development	7	Change from the provision of one to two new settlements to contribute to the District's housing requirement during the plan period.	Y - No anticipated change to overall SA evaluation, but text should acknowledge new settlement at LMA	N
5.1.18	CS.15 Distribution of Development	8	<i>The location of the new community at Long Marston Airfield is west of the B4632 on a part-greenfield/brownfield site [...] The new settlement is expected to deliver 3,500 homes, of which around 2,100 will be built during the plan period up to 2031.</i>	Y - No anticipated change to overall SA evaluation, but text should acknowledge new settlement at LMA	N
5.2	N/A	9	Housing quanta figure is now 14,480 (was previously 11,320), which is an average of 724 per annum (was previously 724).	Y - No anticipated change to overall SA evaluation, but	N

				text should acknowledge new settlement at LMA	
5.2 Main Policy Text	CS.16 Housing Development	9	<p>A. Housing Requirement:</p> <ul style="list-style-type: none"> <li>• Stratford-upon-Avon: approximately 3,300 homes (was previously 2690)</li> <li>• Main Rural Centres: approximately 3,900 homes (was previously 2,910)</li> <li>• New Settlement at Long Marston Airfield: approximately 2,100 homes</li> <li>• New Settlement at Lighthorne Heath: approximately 2,300 homes (was previously 2,500).</li> <li>• Large Rural Brownfield Sites: approximately 1,250 homes (was previously 700)</li> <li>• Other Rural Locations: approximately 625 homes (was previously 610)</li> </ul>	Y – housing figure has been assessed in the July 2015 Interim Report but explanatory text for CS.16 will need updating with new figures	N
5.2	CS.16 Housing Development	9	<p>B. Strategic Allocations</p> <ul style="list-style-type: none"> <li>• 65 homes South of Alcester Road, Stratford-upon-Avon (SUA.2)</li> <li>• 450 homes west of Bishopton Lane, Stratford-upon-Avon (SUA.4)</li> <li>• 500 homes South of Daventry Road, Southam (SOU.3)</li> <li>• 2,300 homes (was previously 2,500) within the plan period from a total of approximately 3,000 homes at Gaydon/Lighthorne Heath New Settlement</li> <li>• 2,100 homes within the plan period from a total of approximately 3,500 homes at Long Marston Airfield New Settlement (LMA)</li> </ul>	Y – will need to include reference to LMA. Second paragraph and assessment matrix will need updating to take account of LMA, SUA.2, SUA.4 and SOU.3	N
5.2.2	CS.16 Housing Development	11	Amended housing projections are <i>taking account of employment forecasts, housing market signals and indicators of housing</i>	N	N

			<i>affordability.</i>		
5.2.3	CS.16 Housing Development	11	<i>Of the 14,480 new homes required, only 2,240 (previously 1,700) are needed to house the increase expected from the existing population... Based on the latest demographic assumptions, the housing required to meet identified need is 11,440 (572 homes per annum). However, once adjusted to take into account the factors outlined above, the calculation of OAN rises by 152 homes per annum to 14,480. This is the level of development required to balance the number of homes with the expected number of jobs in the District to 2031, whilst maintaining the 2011 commuting ratio of 0.96:1.</i>	Y - housing figure has been assessed in the July 2015 Interim Report but explanatory text for CS.16 will need updating with new figures	N
5.2.4	CS.16 Housing Development	11	<i>The actual housing requirement to be planned for in the Core Strategy differs very slightly from the OAN because it is based on two different annual rates of delivery: 566 homes per annum in each of the first 5 years 2011/12 to 2015/16 and 777 homes per annum in each of the remaining 15 years [...] This 'step-change' in delivery is considered appropriate firstly, because of the fact that the Core Strategy period is nearing the end of Phase 1 and it would be perverse to retrospectively apply a significantly higher housing target to past years, and secondly, because the Council recognises the importance of meeting the OAN and acknowledges the need to plan on the basis of an identified element of contingency or 'headroom' (see below).</i>	N	N
5.2.5	CS.16 Housing Development	11	<i>Information on housing trajectory to be available in the Housing Implementation Strategy, which will accompany the Core Strategy.</i>	N	N
5.2.6	CS.16 Housing	11	<i>As can be seen from the Trajectory Table, sufficient provision is</i>	N	N

	Development		<i>made for a total of up to 15,477 homes to be delivered by 2031, exceeding the requirement of 14,485 by some 7%. [...]The highest levels of delivery are expected in Phase 2 reflecting the need to remedy the undersupply in previous years.</i>		
5.2.7	CS.16 Housing Development	14	<i>Annual completions (actual, expected in current year and estimated in future years) are shown by the columns in the Trajectory Graph. The Council acknowledges that the anticipated high-level annual delivery between 2016/17 and 2020/21 (reaching a peak of approximately 1,768 homes in 2018/19) is ambitious and exceeds by some margin the previous highest rate of annual supply of 806 homes in 2004/05. [...] The Core Strategy will need to be reviewed prior to 2031 to identify the housing requirement post 2031, enabling continuous supply of housing beyond the plan period.</i>	N	N
5.2.8	CS.16 Housing Development	14	<i>The graph also shows the annualized OAN target of 724 (horizontal dashed line) and the annual plan target (horizontal solid line), with the step-change between 2015/16 and 2016/17. [...] The 'negative' end to the target corresponds to the over-provision in overall delivery that is anticipated by 2031.</i>	N	N
5.2.9	CS.16 Housing Development	14	<p>Changes to the housing trajectory:</p> <ul style="list-style-type: none"> <li>• <i>The housing trajectory comprises homes already built (known as completions), homes with planning permission and homes on allocated sites (known as commitments).</i></li> <li>• <i>Commitments include a further 550 homes at Meon Vale (i.e. the Large Rural Brownfield Site of the former Engineers Depot, Long Marston); and 82 homes at Warwick House part of the Canal Quarter Regeneration Zone, Stratford-upon-Avon</i></li> </ul>	N	N
5.2.10	CS.16 Housing Development	14	<i>The remainder of the housing requirement is being delivered through the remaining strategic allocations as set out in Policy CS.16 (was previously Policy CS.15); on identified Strategic Housing Land Availability Assessment (SHLAA) sites.</i>	N	N

5.2.11	CS.16 Housing Development	15	<i>The housing trajectory also includes an allowance for some 720 homes to come forward on identified SHLAA sites. This is a pragmatic and measured response to ensuring delivery of a number of suitable, non-strategic sites in the short-term in Stratford-upon-Avon and the Main Rural Centres. The figure represents less than 5% of total supply and is considered achievable, particularly since a number of sites have already been granted planning consent.</i>	N	N
5.2.12	CS.16 Housing Development	15	<i>The District Council has also committed to preparing a Site Allocations Plan to allocate any residual sites across the Local Service Villages (LSV) and to identify reserve sites in accordance with Policy CS.16 to help meet housing needs arising from outside the District. As of 31 March 2015, a residual of 536 homes remains to be found across the LSVs. The District Council expects the majority of homes to be identified through neighbourhood plans and is supporting parish councils in bringing forward plans for their communities. The Site Allocations Plan also has the potential, if necessary, to allocate further sites if sufficient identified SHLAA sites were not to come forward as expected, thus building additional robustness into the housing trajectory and making doubly sure that the housing needs of the District will be met.</i>	N	N
5.2.19	CS.16 Housing Development	16	<i>The Council is required to demonstrate the equivalent of 5 years' worth of housing land supply (5YHLS) on adoption and throughout the plan period. This is known as the 5YHLS calculation. [...] The calculation should also be seen in the context of the Core Strategy including a contingency of some 7%.</i>  Changes seen in figure 2: 5 Year Supply	N	N
Main policy	CS.17 Affordable	18	<i>All new residential development that incorporates or comprises use as a dwelling house within Use Class C3 will be required to</i>	N	N

text	Housing		<i>contribute to the provision of affordable housing.</i>		
Proposal SUA.2	N/A	24	<p>22 hectares (gross) to be delivered (previously was 20). Housing – approx. 65 dwellings on land to east of Western Relief Road.</p> <p>Specific Requirements - vehicle access to the employment development directly off Wildmoor Roundabout or proposed Western Relief Road.</p> <p>Extensive landscaping within the site and on southern and western boundaries of the employment development</p>	N – These changes were taken into account during preparation of the July 2015 Interim Report	N
Proposal SUA.4	N/A	25	<p>To be delivered North of Bishopton Lane between the canal and The Ridgeway (approx. 25 hectares (gross)).</p> <p>To include:</p> <ul style="list-style-type: none"> <li>• Housing – approx. 450 dwellings</li> <li>• Primary school - land and financial contribution</li> <li>• Public open space, including adjacent to canal and alongside A46 Northern Bypass</li> </ul> <p>Specific Requirements include:</p> <ul style="list-style-type: none"> <li>• Appropriate layout and design to mitigate noise impact from A46</li> <li>• Surface water attenuation measures · provision of an appropriate all-purpose bridge over the canal ·</li> <li>• Improvements to the canal towpath and access to it · contribution to community facilities (on and/or off-site)</li> </ul>	Y – Whilst this site was assessed as part of the July 2015 Interim Report, the provision of a primary school was not considered at that time	N
Proposal SOU.3	N/A	26	<p>To be delivered South of Daventry Road and north of Welsh Road East Approx. 25 hectares (gross)</p> <p>To include:</p> <ul style="list-style-type: none"> <li>• Housing – approx. 500 dwellings</li> <li>• Primary school - land and financial contribution</li> </ul>	Y – Whilst this site was assessed as part of the July 2015 Interim Report, specific requirements were	N

			<ul style="list-style-type: none"> <li>General store (approx. 500 sq.m.) - land and building</li> </ul> <p>Specific Requirements include:</p> <ul style="list-style-type: none"> <li>Extensive landscaping along eastern boundary of the site · appropriate treatment and management of mature hedgerows</li> <li>Along road</li> <li>Frontages contribution to community facilities (on and/or off-site)</li> </ul>	not known at the time. Assessment should account for provision of a primary school and general store as well as landscaping and hedgerow management	
6. Long Marston Airfield	N/A	27	<p>Context:  <i>The site is situated to the west of the B4632 Campden Road, approximately 5 kilometres (3 miles) south of Stratford-upon-Avon. [...] From here there are extensive views across the site but there are no rights of way across the hill providing public vantage points.</i></p> <p>Justification:  <i>The Strategy set out in Section 5 of the Core Strategy for distributing housing development across the District is based on the need to protect Stratford-upon-Avon, the main rural centres and local service villages from excessive rates of development that would be harmful to their respective character, function and sustainability. [...] A key aspect of the proposal is the scope that it offers to provide a major component of a new route around Stratford-upon-Avon from the south to the A46(T) Alcester Road at Wildmoor. From here, M40 Junction 15 at Warwick is only 12 kilometres to the north-east.</i></p> <p>Vision:  <i>The design and layout of the new settlement will seek to identify and establish a character that draws from that of the surrounding area and its proximity to Stratford-upon-Avon. [...] Planning applications will need to be accompanied by a detailed Masterplan or similar document clearly demonstrating how the SPD's objectives can be attained in an integrated way.</i></p>	N - This site was assessed as part of the July 2015 Interim Report	N

<p>Proposal LMA: Long Marston Airfield</p>	<p>N/A</p>	<p>28</p>	<p>To be delivered land west of B4632 Campden Road, approx. 210 hectares (gross). To include:</p> <ul style="list-style-type: none"> <li>• Housing - approximately 3,500 dwellings (2,100 dwellings by 2031)</li> <li>• A main village centre</li> <li>• Two primary schools</li> <li>• A secondary school</li> <li>• A comprehensive Green Infrastructure strategy [...]</li> <li>• Employment [...]</li> <li>• The phased delivery of utilities</li> </ul> <p>Specific Requirements include:</p> <ul style="list-style-type: none"> <li>• Production of a Framework Masterplan Supplementary Planning Document (SPD), which meets specified requirements.</li> </ul>	<p>N - This site was assessed as part of the July 2015 Interim Report</p>	<p>N</p>
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