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- 13.4.2 A number of the sites are located within mineral safeguarding areas for coal, cement raw materials and building stone. Development is likely to sterilise these resources.

### **Water pollution**

- 13.4.3 Water quality can be affected by a range of factors including run-off from fields and the weather. Impacts associated with new development will be carefully restricted by a combination of various policies. Mitigation includes SuDS and water flood attenuation schemes.

### **Air pollution**

- 13.4.4 Housing development in or near an existing AQMA is likely to exacerbate air quality issues in the area. This is due to the fact that most households are expected to own at least one vehicle, which will increase traffic movements in the AQMA, thus increasing congestion and air pollutants associated with vehicles exhaust fumes. The Core Strategy makes it clear that development proposals will need to demonstrate that development would not exacerbate air quality issues in the AQMA, particularly in the Stratford-upon-Avon Strategy.

## **13.5 Summary**

- 13.5.1 **Tables 16.2 & 16.4** show post-mitigation findings. Those policies associated with a minerals location and/or best and most versatile agricultural land are scored with a residual adverse impact.

# 14 Mitigation: Transport and Rural Barriers (SA Objectives 10 and 11)

## 14.1 Receptors

14.1.1 Receptors for transport and rural barriers include, but are not limited to, the following:

- People
- Road network
- Public transport network
- Carbon footprint

## 14.2 NPPF considerations

14.2.1 Para 17 gives one of the core planning principles as focusing development in areas which are, or can be made sustainable, by making use of public transport, walking and cycling.

14.2.2 Section 4 of the NPPF relates to promoting sustainable transport. This includes making sustainable transport the most prominent and easiest option for people, particularly by tailoring transport solutions for different areas. Local Plans should support a pattern of development that facilitates the use of sustainable modes of transport. This includes developing supporting infrastructure to accommodate sustainable development. Transport Statements or Transport Assessments and a Travel Plan are required for developments that generate 'significant' amounts of movement. Para 34 supports plans that minimize the need to travel and maximize use of sustainable transport modes. The NPPF encourages maximization of the accessibility of services, amenities and streets, and sustainable transport for all.

14.2.3 Para 95: To support the move to a low carbon future, local planning authorities should plan for new development in locations and ways which reduce greenhouse gas emissions. This could include reducing reliance on personal vehicles and supporting low carbon transport.

## 14.3 Core Strategy policy

14.3.1 Strategic Objective 13 of the Core Strategy aims for improved transport services to reduce congestion and increase accessibility across the District.

- 14.3.2 Policy CS.2 seeks to address climate change mitigation and adaptation. This includes locating development where need to travel is minimized and encouraging use of sustainable transport, which will reduce the carbon footprint of the district.
- 14.3.3 Policy CS.9 states that in order to ensure high quality design, proposals will encourage walking and cycling, propose or be close to community facilities and have good access to public transport.
- 14.3.4 Policies CS.18, CS.20, CS.21, CS.23, CS.24 and AS.4, AS.10, AS.11, along with individual area strategies, ensure that accessibility, particularly in terms of public transport, is taken into consideration for range of development types and locations.
- 14.3.5 Policy AS.1 indicates that a range of traffic management measures will be implemented, which is expected to reduce congestion and increase accessibility. Improvements will be made to public transport in Stratford-upon-Avon, including;
- A bus-rail interchange adjacent to Stratford railway station;
  - Potential provision of a bus station in the town centre;
  - Potential provision of a park and ride facility on the southern side of town;
  - Improving the route between Stratford railway station and the town centre; and
  - A range of improvements to pedestrian and cycle routes.
- 14.3.6 Policy CS.25 relates to fulfilling local and county-wide transport objectives, including encouraging a modal shift to more sustainable forms of transport, and increasing road safety. This policy states that development will only be permitted if mitigation is provided against any unacceptable transport impacts.

## 14.4 Types of impact and mitigation

### Increased carbon footprint

- 14.4.1 Mitigation to reduce greenhouse gases includes sustainable transport modes and initiatives to reduce the need to travel. This includes both improving the current sustainable transport network and encouraging a behavioural change to use of sustainable transport.

### Limited accessibility and reliance on private vehicles

- 14.4.2 Development with poor public transport links and limited local services and amenities may result in residents being reliant on car use. Depending on the existing local road infrastructure and capacity, this may lead to increased congestion and decreased road safety. Locating development near to existing amenities and transport links, as well as including new amenities and new sustainable transport links into larger developments, is considered sufficient to mitigate potential impacts.

## 14.5

### Summary

#### 14.5.1

**Tables 16.2 & 16.4** show post-mitigation findings. Core Strategy policies are considered sufficient to mitigate all potential negative effects with regards to transport.

# 15 Mitigation: Health and Wellbeing (SA Objectives 14)

## 15.1 Receptors

15.1.1 Receptors for health and wellbeing include, but are not limited to, the following:

- People
- Health services
- Leisure facilities

## 15.2 NPPF considerations

15.2.1 Section 8 of the NPPF addresses promoting healthy communities. This includes reducing social isolation, improving safety and promoting community cohesion. Planning authorities must plan positively for provision of shared space, community facilities and local services and amenities, including ensuring there is sufficient capacity at schools. The NPPF aims to protect and enhance open space, public rights of way and community and recreational facilities.

15.2.2 Para 120 states that effects of pollution on health should be taken into account during development planning.

15.2.3 Para 123 states that planning policies should avoid noise giving rise to significant adverse impacts on health and quality of life and that this should be reduced and mitigated as much as possible.

15.2.4 Para 143 states that Local Plans should set out environmental criteria to ensure development will not have unacceptable impacts on human health, including from noise, dust, visual intrusion, land stability, flooding and contamination.

15.2.5 Para 156 states that the Local Plan's strategic priorities should deliver health, security, community and cultural infrastructure and other local facilities.

## 15.3 Core Strategy policy

15.3.1 Policy CS.9 states that all development should contribute to health by ensuring good space and privacy standards, as well as minimizing noise, contamination and pollution, loss of daylight and adverse surroundings.

- 15.3.2 Policy CS.24 aims to promote healthy communities, including improving infrastructure, services and community facilities to mitigate impacts of development. This policy encourages provision of new and enhances community, cultural, sport and leisure facilities and retention of existing facilities. This policy also states that new housing development will enable an increase in or enhancement of open space and recreation facilities to meet the needs of its residents.

## 15.4 Types of impact and mitigation

### Vibration

- 15.4.1 Potential negative impacts of vibration were identified in relation to the Dallas Burston Polo Grounds, due to the proposed HS2 route passing under the site. Without further work, impacts of this remain uncertain.

### Contamination and pollution

- 15.4.2 Where there are potential contamination and pollution issues on a development site, provisions of the NPPF and Core Strategy policy CS.9 are expected to ensure that this does not pose a risk to health.

### Limited accessibility to health and recreation facilities

- 15.4.3 Development sites in rural areas may be further than the recommended distances from formal health and recreation facilities. Core Strategy policy CS.24 suggests that additional and improved health infrastructure, including open space, will be provided in line with development.

### Noise

- 15.4.4 Some development sites may be near to existing sources of noise pollution or may increase local noise pollution, for example via increased traffic flows. NPPF Para 143 and Core Strategy policy CS.9 suggest that impacts of noise on human health will be minimized.

## 15.5 Summary

- 15.5.1 **Tables 16.2 & 16.4** show post-mitigation findings. Positive residual effects are expected with regards to all potential health impacts, with the exception of vibration impacts, which remain uncertain.

## 16 Assessment results post-mitigation

16.1.1 This chapter presents assessment findings for all of the strategic development sites. For Tables 16.1. and 16.3 present pre-mitigation assessment findings. Tables 16.2 and 16.4 present post-mitigation findings.

16.1.2 This information will assist the Council in exploring alternatives for the new housing requirement total. Following observations from the Inspector at examination, it includes alternatives to the Canal Quarter (SUA1) on the edge of Stratford-upon-Avon. Any consideration of sites must also take place in the context of the anticipated increase in the housing requirement.

### 16.2 Overview of Results

16.2.1 Tables 12.1 – 12.4 illustrate assessment findings for all of the strategic development sites assessed during this latest phase of the SA process, following comments received from the Inspector. Readers should note that these are illustrative summaries with relative values being attached to sustainability performance against SA Objectives. These tables have accompanying assessment text (see Chapters 2-15) which should be read alongside the tables. In terms identifying the best option, whilst the sustainability performance of each site clearly identifies positive and negative effects, it is difficult to determine an outstanding site. Prior to considering mitigation, in cases where sites have strong sustainability performance, they also have negative effects too.

16.2.2 By looking at potential mitigation served by the Core Strategy policies, NPPF and in some cases masterplanning details, the sustainability appraisal process has considered any likely significant adverse effects and presented measures envisaged to prevent, reduce and, as fully as possible, offset them. This has resulted in a revised suite of SA results. In terms of identifying a best performing option amongst the post-mitigation results, as might be expected, it is clear that all sites have the potential to perform better. As with pre-mitigation results, each site has a range of sustainability values attributed to them, although most effects are positive. In those cases where negative effects remain this is usually associated with the predicted irreplaceable loss of some resource be it best and most versatile agricultural land or historic landscape features such as ridge and furrow.

16.2.3 The development and appraisal of proposals in the Stratford-on-Avon Core Strategy has been and is part of an iterative process, with the various strategic development site and policy proposals being revised to take account of the appraisal findings. This helps to inform the selection, refinement and publication of proposals. On this basis the Council will shortly supply the assessment team with final preferred options for the Core Strategy which will be assessed and findings published later this year.

**Table 16.1:** Assessment results pre-mitigation for strategic development sites outside of MRCs

	History, Cultural Heritage	Landscap	Biodivers	Flood Risk	Climate Change Miti.	Climate Change Adapt.	Natural Resource	Pollution	Waste	Transport	Rural Barriers	Country	Afford. Housing	Health	Economy
Atherstone	O	-	-	+	+	+	--	O	O	+	O	-	O	+/-	+
Bishopston Lane	-	O	-	++	+	+	-	-	O	++	+	+	++	+	O
Dallas Burston	+/-	-	-	++	+/-	+	-	O	O	+/-	+	-	++	+/-	+
Gaydon Lighthorne	-	--	+	++	+	+	-	O	O	+	++	--	++	++	++
Harbury Cement	-	-	+	+	-	O	-	+	O	-	+	-	++	+	+
LMA relief road	-	-	--	--	+	--	+/-	+	O	+	+	-	O	O	+
LMA 3,500	-	-	-	+	+	++	+	+/-	O	+/-	+	O	++	+	++
LMA 400	+/-	-	-	+	+	++	+	+/-	O	+/-	+	O	++	+	+
Lower Farm, Stoneythorpe	+/-	-	-	+	++	+	+	+/-	+	+	+	-	++	+/-	+
Meon Vale	-	-	+/-	+	+/-	+	+	-	O	+	+	-	++	+/-	+
Shipston	-	-	-	+/-	-	-	--	O	O	-	+/-	-	++	+/-	O
Southam cement 2500	-	--	-	+	-	+	-	+/-	O	+	+	-	++	-	+
Southam cement 1526	-	--	-	+	-	+	-	+/-	O	+/-	+/-	-	+	-	+/-
SUA2	-	--	+/-	+	+	+	-	+	O	+	-	-	++	-	++
Wellesbourne	-	-	+	++	+/-	++	--	+/-	O	+	+	-	++	+/-	+
SUA1 Canal regeneration zone	O	+	++	O	O	O	+	+	O	++	O	O	+	+	+
South East Stratford	-	--	+	++	+	+	--	+	O	+	++	-	++	++	+

**Table 16.2:** Assessment results post-mitigation for strategic development sites outside of MRCs

	History, Cultural Heritage	Landscp	Biodivers.	Flood Risk	Climate Change Miti.	Climate Change Adapt.	Natural Resource	Pollution	Waste	Transport	Rural Barriers	Country	Afford. Housing	Health,	Economy
Atherstone	+	+	+	+	+	+	--	+	O	+	O	--	O	+	+
Bishopton Lane	-	+	+	++	+	+	-	+	O	++	+	+	++	+	O
Dallas Burston	+	+	+	++	+	+	-	+	O	+	+	+/-	++	+/-	+
Gaydon Lighthorne	++	+	++	++	+	+	-	+	O	+	++	--	++	++	++
Harbury Cement Works	++	+	+	+	+	+	-	+	O	+	+	-	++	+	+
LMA relief road	++	+	++	++	+	+	+/-	+	O	+	+	-	O	O	+
LMA 3,500	+/-	+	+	+	+	+	+	+	O	+	+	+	++	+	++
LMA 400	+/-	+	+	+	+	+	+	+	O	+	+	+	++	+	+
Lower Farm, Stoneythorpe	++	+	+	+	+	+	+	+	+	+	+	+	++	+	+
Meon Vale	-	+	+	+	+	+	+	+	O	+	+	+	++	+	+
Shipston	-	+	+	+/-	+	+	--	+	O	+	+	-	++	+	O
Southam cement 2500	-	+	+	+	+	+	-	+	O	+	+	+/-	++	+	+
Southam cement 1526	-	+	+	+	+	+	-	+	O	+	+	+/-	++	+	+/-
SUA2	-	+	+	+	+	+	-	+	O	+	+	-	++	+	++
Wellesbourne	++	+	+	++	+	+	--	+	O	+	+	--	++	+	+
SUA1 Canal regeneration zone	+	+	+	+	+	+	+	+	O	++	+	++	+	+	+
South East Stratford	+	+	+	++	+	+	--	+	O	+	++	--	++	++	+

**Table 16.3:** Assessment results pre-mitigation for strategic development sites in and around MRCs

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	History, Cultural Heritage	Landscp	Biodivers.	Flood Risk	Climate Change Miti.	Climate Change Adapt.	Natural Resource	Pollution	Waste	Transport	Rural Barriers	Country	Afford. Housing	Health,	Economy
Alcester	-	+	-	--	+	-	-	O	O	+	O	-	+	+	O
Bidford on Avon NW	+/-	+	O	+	+/-	+	--	O	O	+	+	-	+	+	O
Bidford on Avon NE	+/-	+/-	O	+	+	+	--	O	O	+	+	-	+	+	O
Bidford on Avon SE	+/-	-	O	+	+	+	--	O	O	+	+	-	+	+	O
Southam W	+/-	--	+/-	+	+/-	+	-	O	O	+	+	--	++	+	O
Southam SE	O	+/-	O	+	+/-	+	-	O	O	-	+	+/-	++	+	O
Southam E	-	+/-	O	+	+/-	+	-	O	O	-	+	+/-	++	+/-	O
Southam NE	O	--	-	+	+/-	+	-	O	O	-	+	-	++	-	O
Stratford N	O	-	O	+	+	+	-	O	O	+	O	+	+	+	O
Stratford E	O	+/-	O	+	+	+	--	O	O	+	O	-	+	+	O
Stratford SE	-	+/-	-	+	-	+	--	O	O	-	O	-	+	+	O
Stratford S	O	+/-	O	+	+	+	--	O	O	+	O	+	+	+	O
Stratford SW	O	--	-	+	+	+	-	O	O	+	O	+	+	+	O
Stratford W	-	-	O	+	-	+	-	O	O	-	O	+	+	+	O
Wellesbourne NW	-	-	O	-	-	+	-	O	O	-	+	-	+	+	O
Wellesbourne NE	O	-	O	--	+	+	-	O	O	+	+	-	+	+	O
Wellesbourne SW	O	-	+/-	+	+	+	-	O	O	+	+	-	+	+	O
Wellesbourne SE	O	+	O	+	-	+	-	O	O	-	+	-	+	+	O

**Table 16.4:** Assessment results post-mitigation for strategic development sites in and around MRCs

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	History, Cultural Heritage	Lands cp	Biodivers.	Flood Risk	Climate Change Miti.	Climate Change Adapt.	Natural Resource	Pollution	Waste	Transport	Rural Barriers	Country	Afford. Housing	Health	Economy
Alcester	+	+	+	+	+	+	-	0	0	+	+	-	+	+	0
Bidford on Avon NW	+	+	+	+	+	+	--	0	0	+	+	-	+	+	0
Bidford on Avon NE	+	+	+	+	+	+	--	0	0	+	+	-	+	+	0
Bidford on Avon SE	+	+	+	+	+	+	--	0	0	+	+	-	+	+	0
Southam W	+	+	+	+	+	+	-	0	0	+	+	--	++	+	0
Southam SE	+	+	+	+	+	+	-	0	0	+	+	+	++	+	0
Southam E	+	+	+	+	+	+	-	0	0	+	+	+	++	+	0
Southam NE	+	+	+	+	+	+	-	0	0	+	+	-	++	+	0
Stratford N	+	+	+	+	+	+	-	0	0	+	+	+	+	+	0
Stratford E	+	+	+	+	+	+	--	0	0	+	+	-	+	+	0
Stratford SE	-	+	+	+	+	+	--	0	0	+	+	-	+	+	0
Stratford S	+	+	+	+	+	+	--	0	0	+	+	+	+	+	0
Stratford SW	+	+	+	+	+	+	-	0	0	+	+	+	+	+	0
Stratford W	-	+	+	+	+	+	-	0	0	+	+	+	+	+	0
Wellesbourne NW	+	+	+	+	+	+	-	0	0	+	+	-	+	+	0
Wellesbourne NE	+	+	+	+	+	+	-	0	0	+	+	-	+	+	0
Wellesbourne SW	+	+	+	+	+	+	-	0	0	+	+	-	+	+	0
Wellesbourne SE	+	+	+	+	+	+	-	0	0	+	+	-	+	+	0

## 18 In-combination effects

### 18.1 Interim in-combination effects assessment

18.1.1 The consideration of cumulative effects will be explored in more detail following Council decisions regarding the final content of the modified core strategy and strategic development sites.

18.1.2 For the purposes of this interim SA report, in-combination effects in the form of synergistic, cumulative and indirect have been identified and evaluated during the assessment of certain strategic development sites. These have been specifically requested by the Council and are discussed below.

18.1.3 An explanation of indirect, cumulative and synergistic is as follows:

- Indirect effects are effects that are not a direct result of the plan, but occur away from the original effect or as a result of a complex pathway;
- Cumulative effects arise where several developments each have insignificant effects but together have a significant effect, or where several individual effects of the plan have a combined effect;
- Synergistic effects interact to produce a total effect greater than the sum of the individual effects.

18.1.4 The next round of SA will consider in-combination effects across the whole plan and assess any other combination of sites that the Council wishes to be assessed. The following results are interim and may change following further in-combination assessment in the next SA report.

### 18.2 In-combination assessments: Long Marston Airfield & south western relief road (3,500 dwellings)

18.2.1 An in-combination assessment has not been carried out for Long Marston Airfield & south western relief road (400 dwellings) as the relief road will not be required with 400 dwellings.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
History, Cultural Heritage	Landscape	Biodiversity	Flood Risk	Climate Change Mitigation	Climate Change Adaptation	Natural Resource	Pollution	Waste	Transport	Rural Barriers	Countryside	Affordable Housing	Health, Wellbeing	Economy
+/-	+	+	+	+	+	+/-	+	0	+	+	-	0	0	+

#### Synergistic effects

18.2.2 No synergistic effects have been identified.

### Cumulative effects

- 18.2.3 Residual negative impacts remain regarding the historic environment as development at LMA may lead to loss of ridge and furrow (SA Objective 1).
- 18.2.4 The route of the south western relief road includes areas of Grade 2 and 3a agricultural land, which is considered best and most versatile (SA Objectives 7 and 12).
- 18.2.5 Both the 3,500 dwelling LMA development and the south western relief road will improve accessibility to services and facilities within Stratford-upon-Avon town centre from rural areas (SA Objective 11).
- 18.2.6 The proposed road and LMA 3,500 dwelling development are likely to facilitate access to education and employment opportunities, particularly for those commuting to Stratford-upon-Avon for work. The 3,500 dwelling development proposes a comprehensive transport plan, aiding public transport methods. The 3,500 dwelling development includes employment land and will support new business sectors. The proposed road is expected to improve accessibility for companies operating in and around Stratford-upon-Avon town (SA Objectives 10 and 15).

### Indirect effects

- 18.2.7 No indirect effects have been identified.

## 18.3 In-combination assessments: SUA1 and SUA2

### SUA.1 Stratford Regeneration Zone and SUA.2 Land South of Alcester Road

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
History, Cultural Heritage	Landscape	Biodiversity	Flood Risk	Climate Change Mitigation	Climate Change Adaptation	Natural Resource	Pollution	Waste	Transport	Rural Barriers	Countryside	Affordable Housing	Health, Wellbeing	Economy
-	0	+	0	+	0	-	+	0	+	0	-	++	+	++

### Synergistic effect

- 18.3.1 No synergistic effects have been identified.

### Cumulative effects

- 18.3.2 These effects are considered to be in-combination effects, as development at SUA2 is primarily required to accommodate businesses moving from SUA1. If business uses were retained at SUA2, employment could be allocated to smaller sites around Stratford.
- 18.3.3 Residual negative impacts remain regarding the historic environment, as development at SUA2 will lead to a loss of ridge and furrow (SA Objective 1).

- 18.3.4 Development at SUA2 would lead to loss of best and most versatile agricultural land and sterilization of coal deposits within a Minerals Safeguarding Area (SA Objectives 7 and 12).
- 18.3.5 Development at both SUA1 and SUA2 will provide a greater quantity of housing, including affordable housing, than if the canal quarter was retained as employment land (SA Objective 13).
- 18.3.6 Regeneration of the canal zone, which is likely to only be possible through provision of additional employment space at SUA2, will lead to environmental enhancements of the canal corridor (SA Objectives 3 and 14).
- 18.3.7 The allocation of both SUA1 and SUA2 will allow for an overall increase in employment space. A new development at SUA2 may encourage new business sectors, if buildings are designed to suit a range of business uses (SA Objective 15).

**Indirect effects**

- 18.3.8 Moving employment uses from SUA1, is likely to lead to fewer HGVs driving through Stratford-upon-Avon town centre. This is likely to reduce congestion, thus increasing efficiency of transport routes and reducing carbon emissions associated with vehicle exhaust fumes (SA Objectives 5 and 10). Removal of HGVs from, and reduced congestion within, Stratford-upon-Avon town centre is expected to contribute to addressing air pollution issues in the AQMA.

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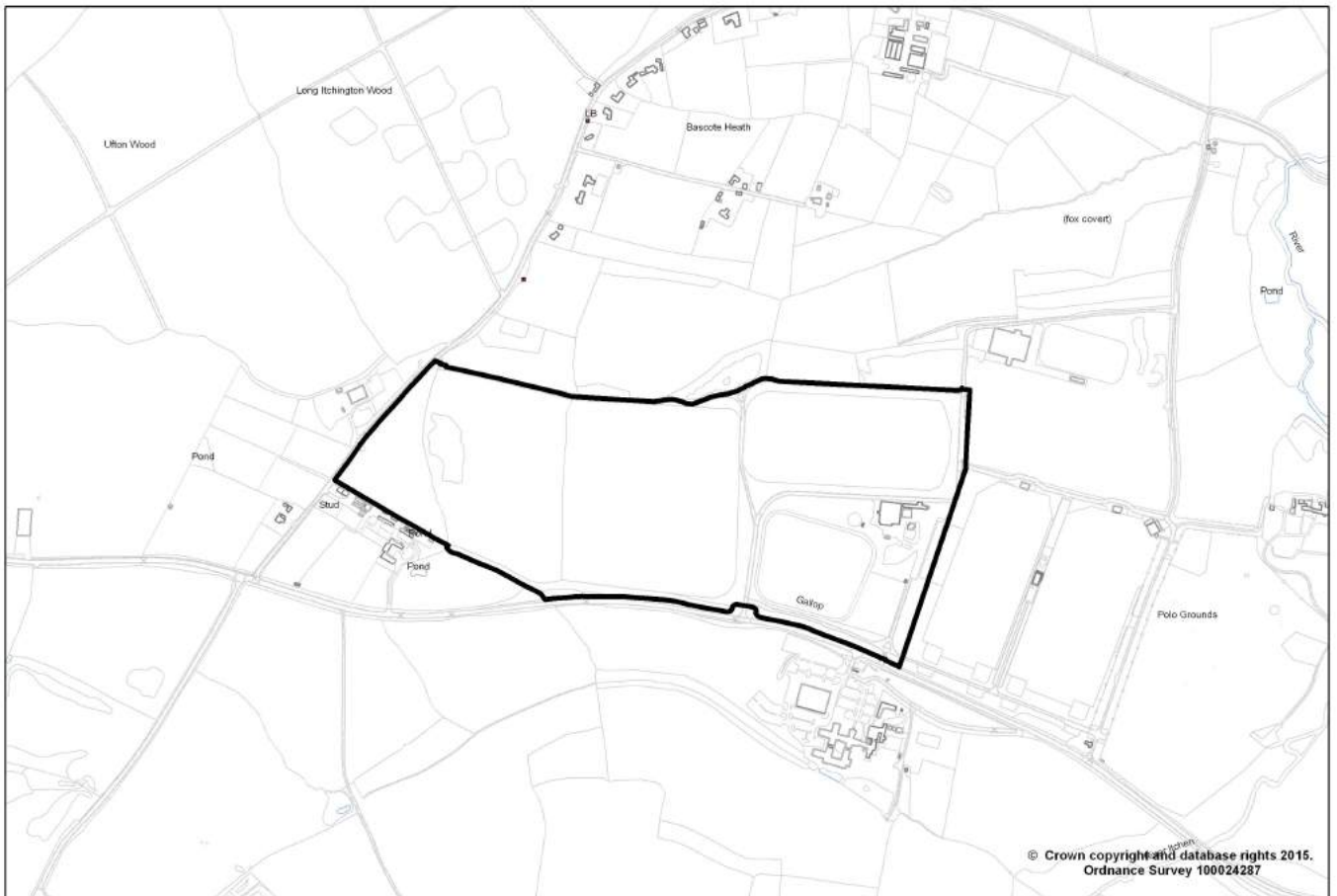
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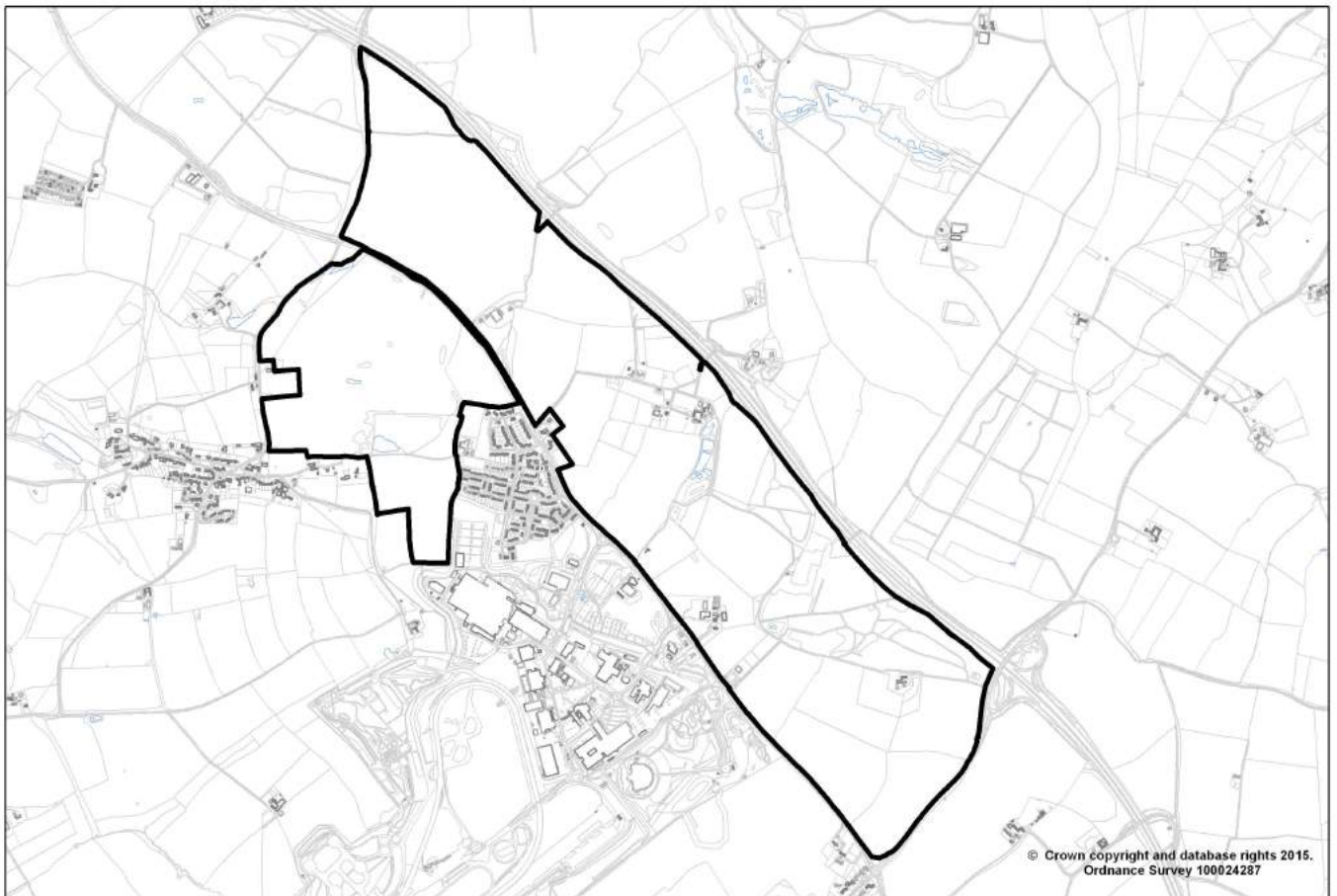
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# Appendix A

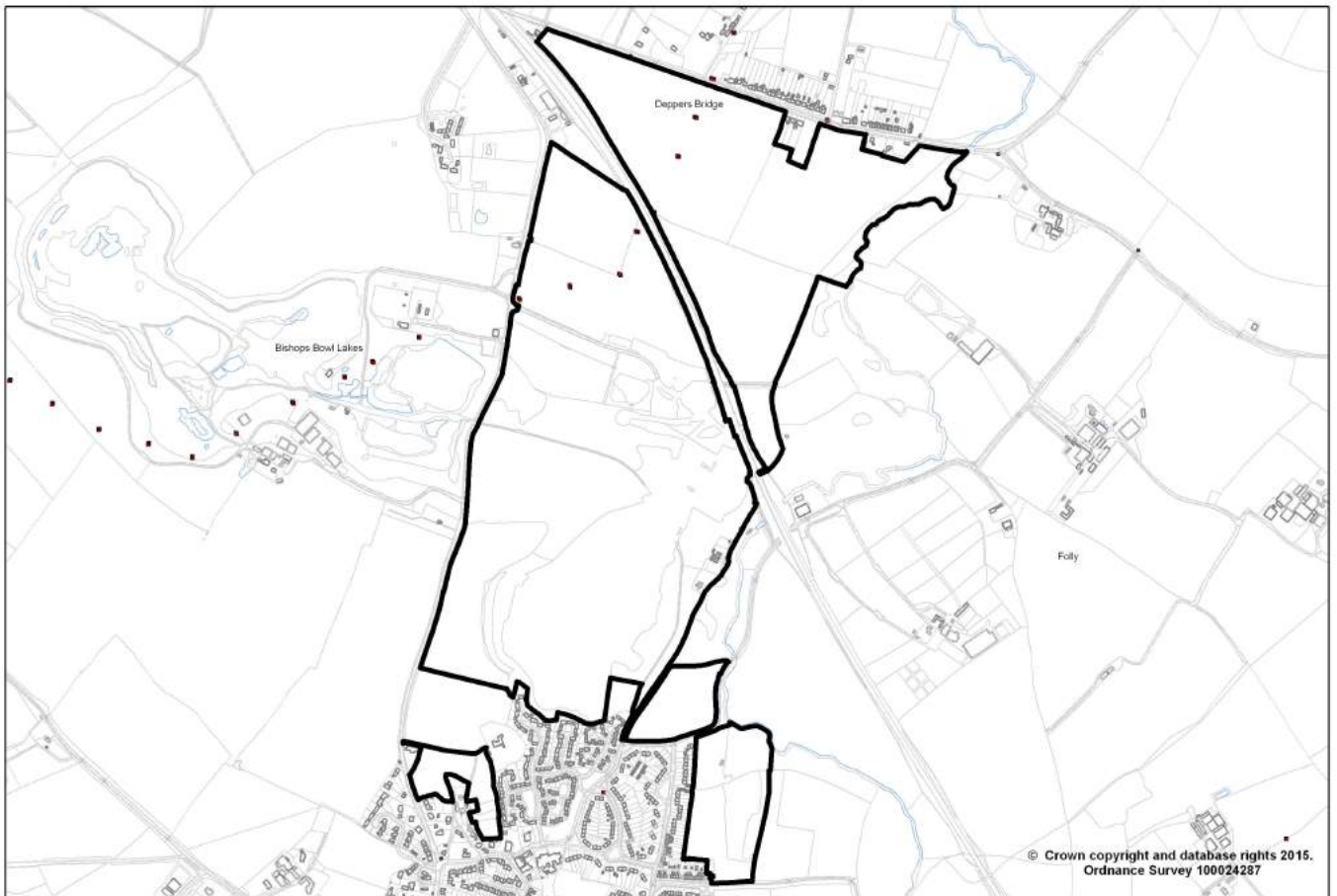
## **Strategic development sites mostly outside of MRCs (excluding SUA1, SUA2 and SE Stratford)**



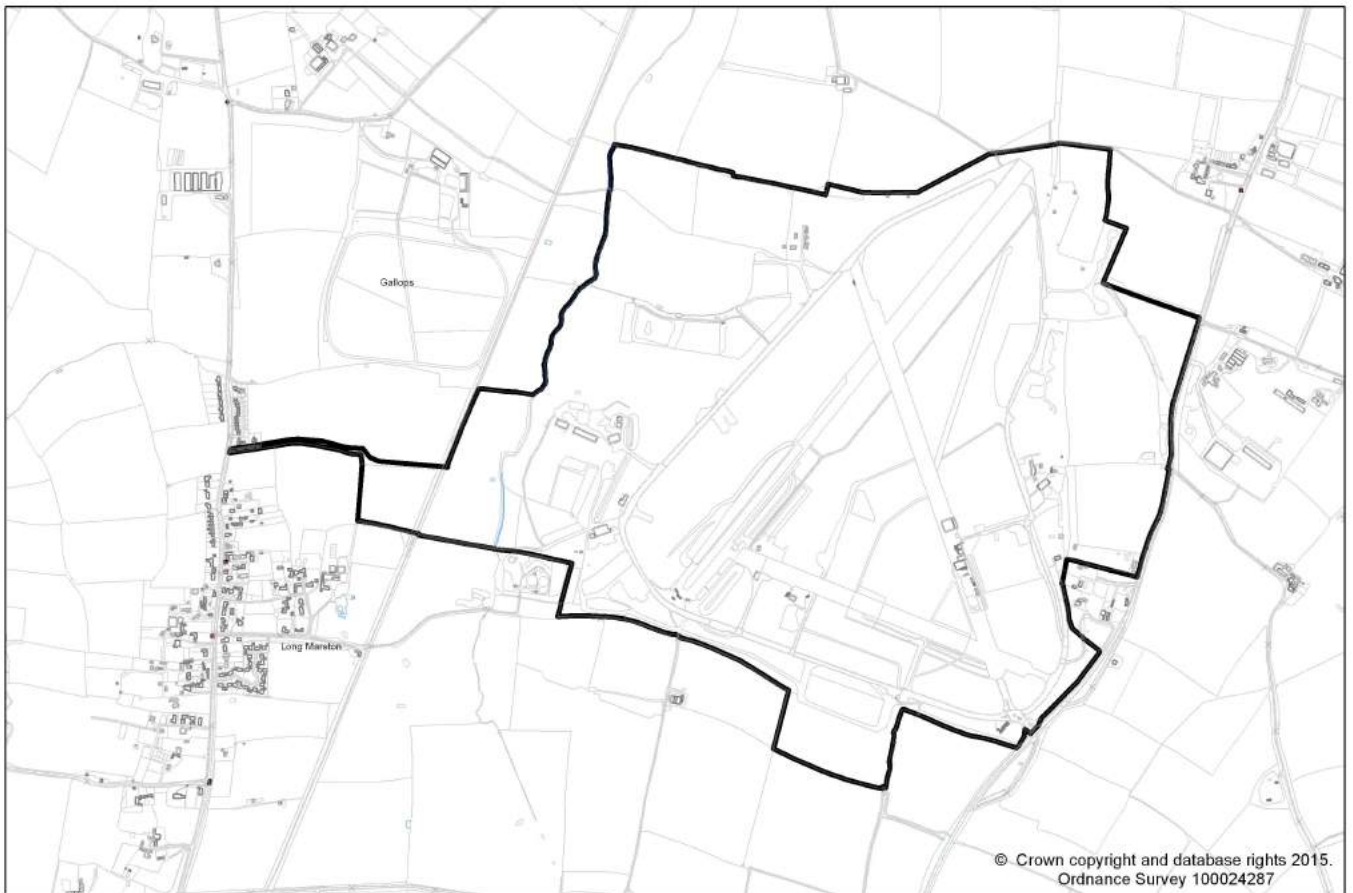
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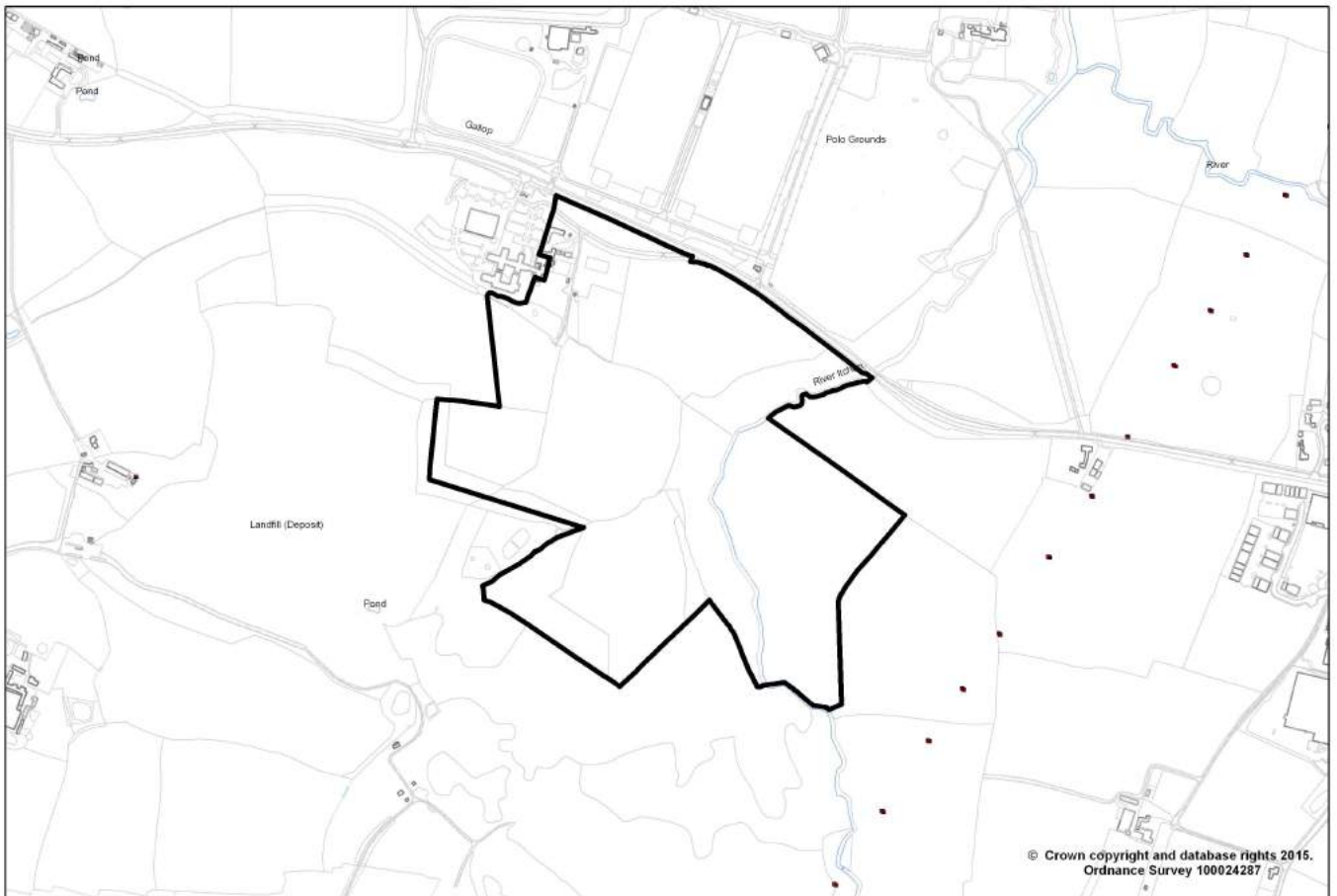
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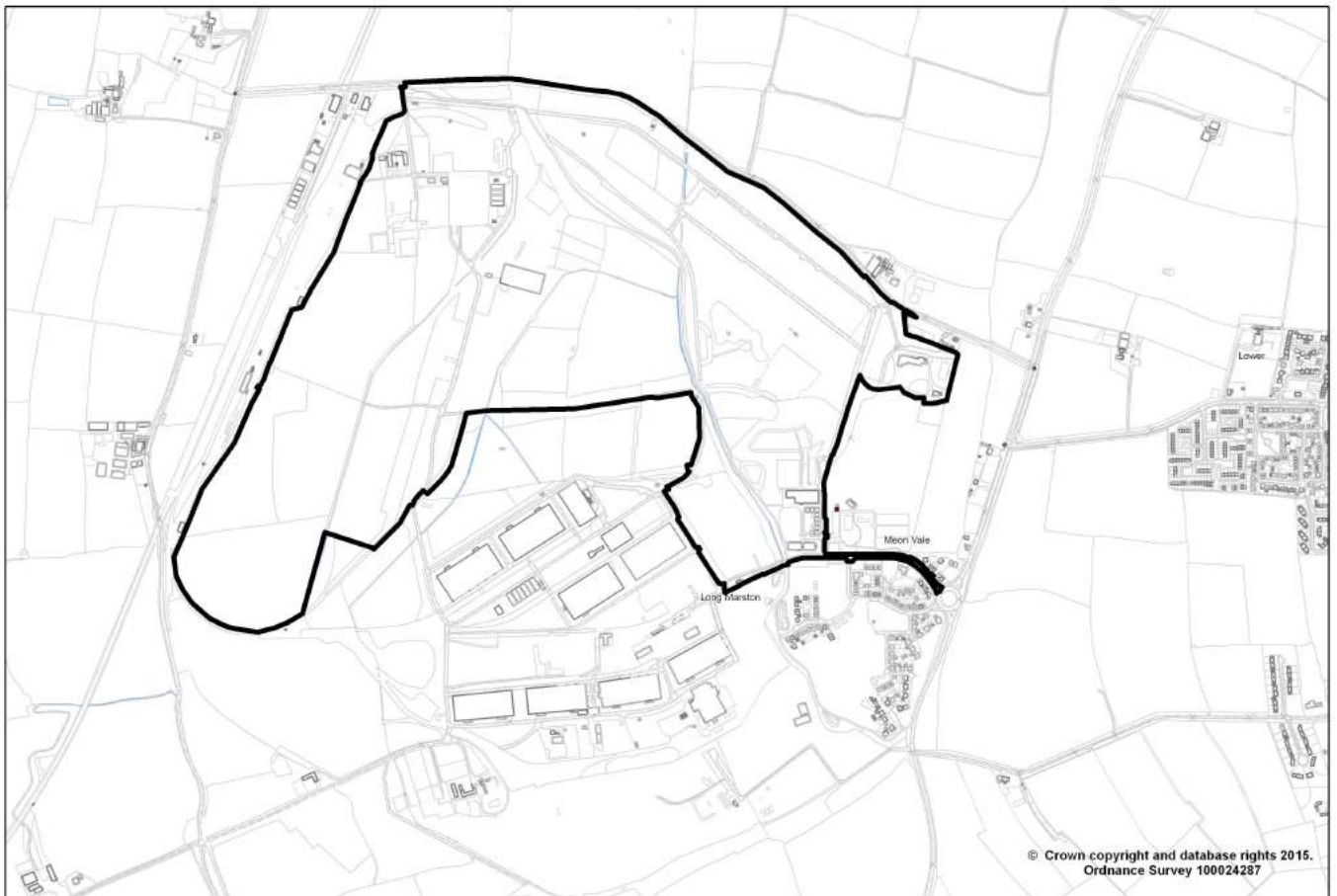
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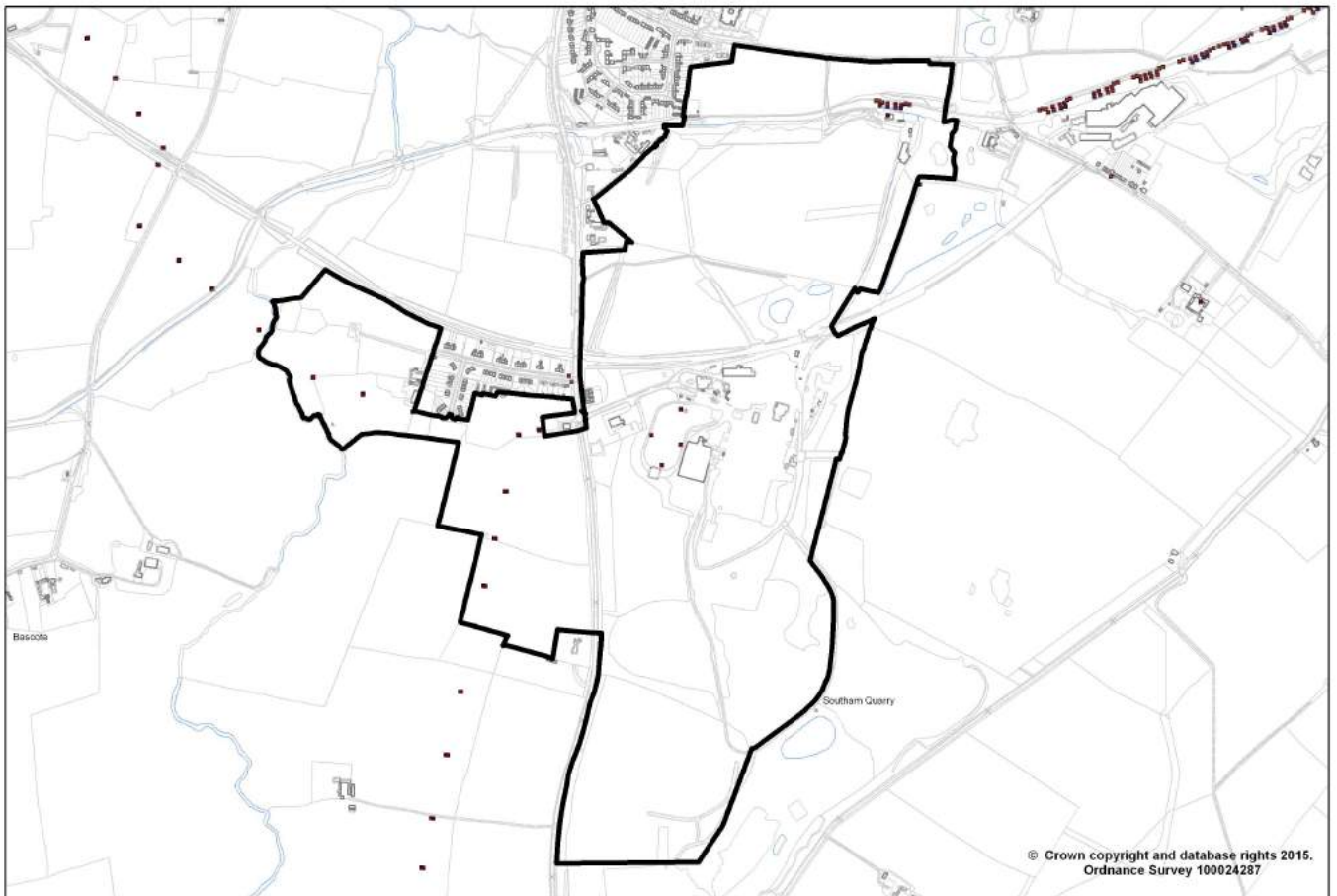
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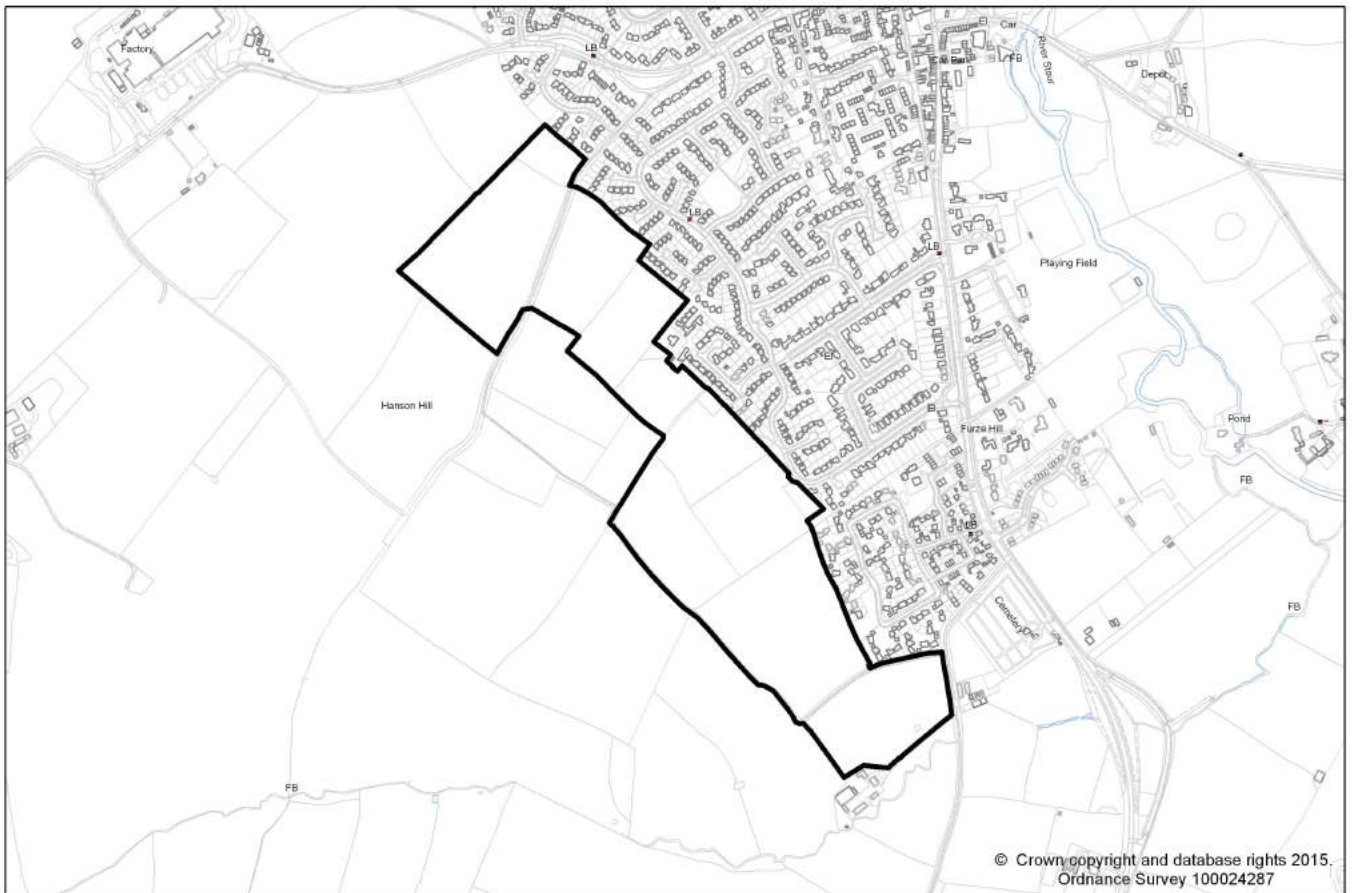
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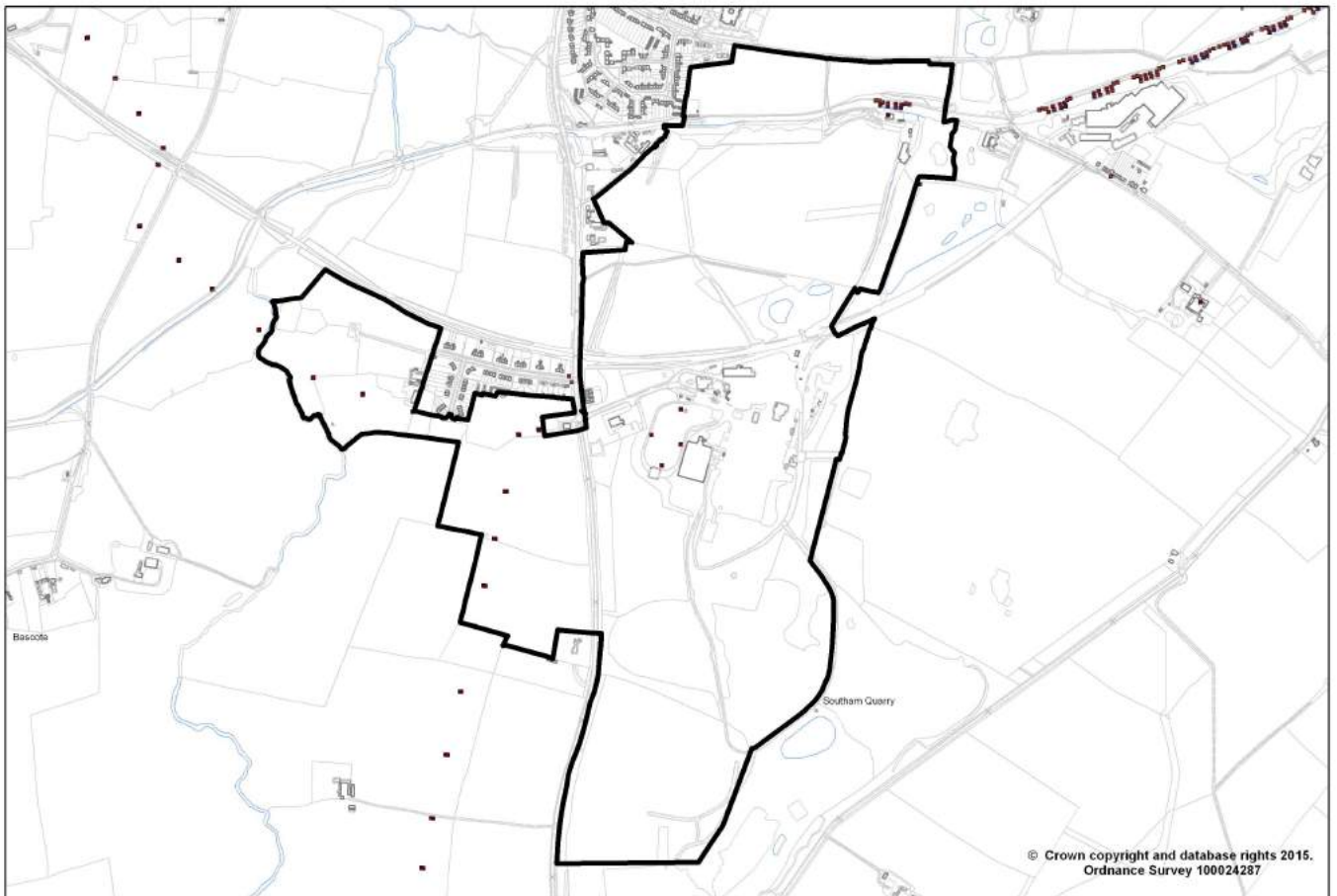
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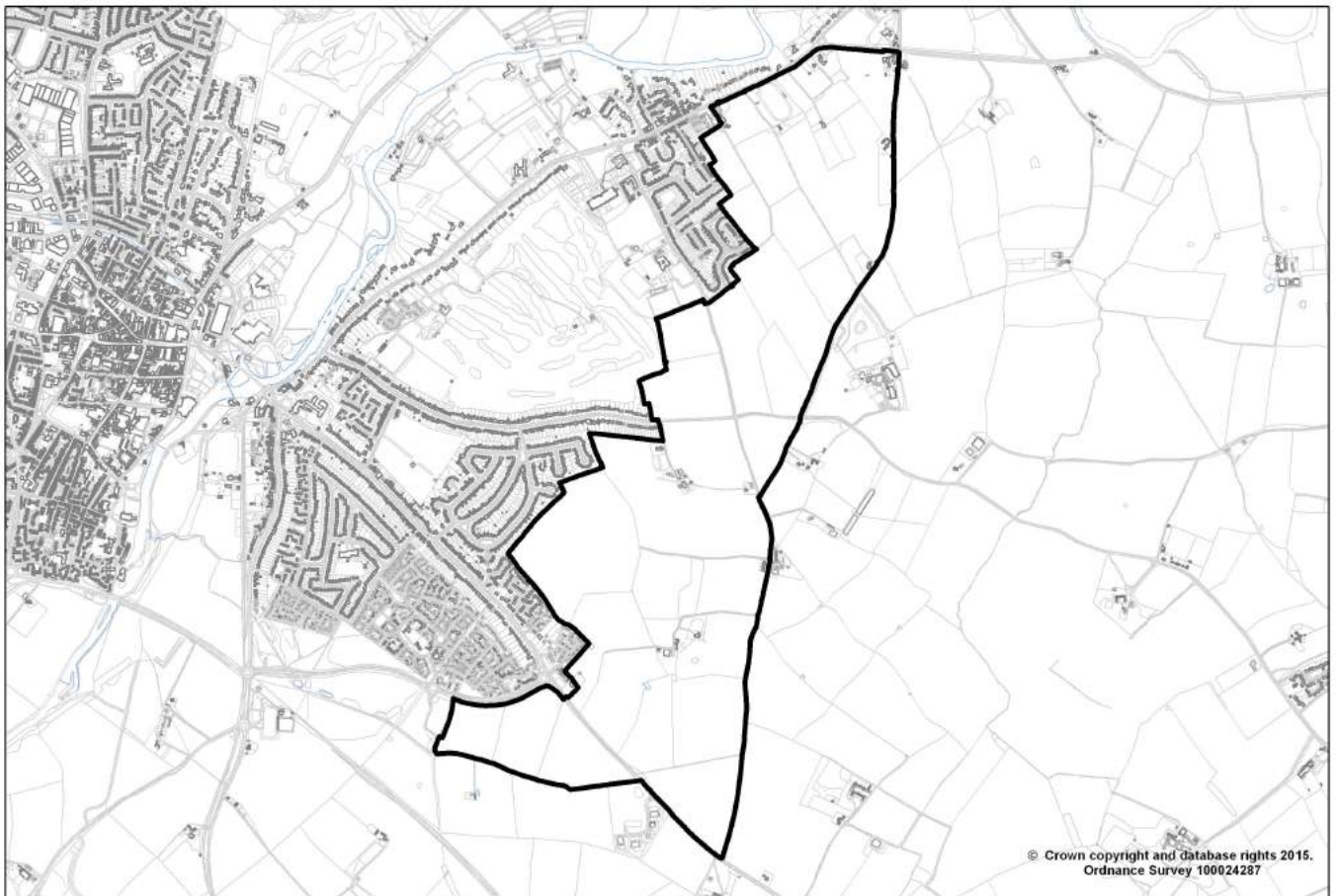
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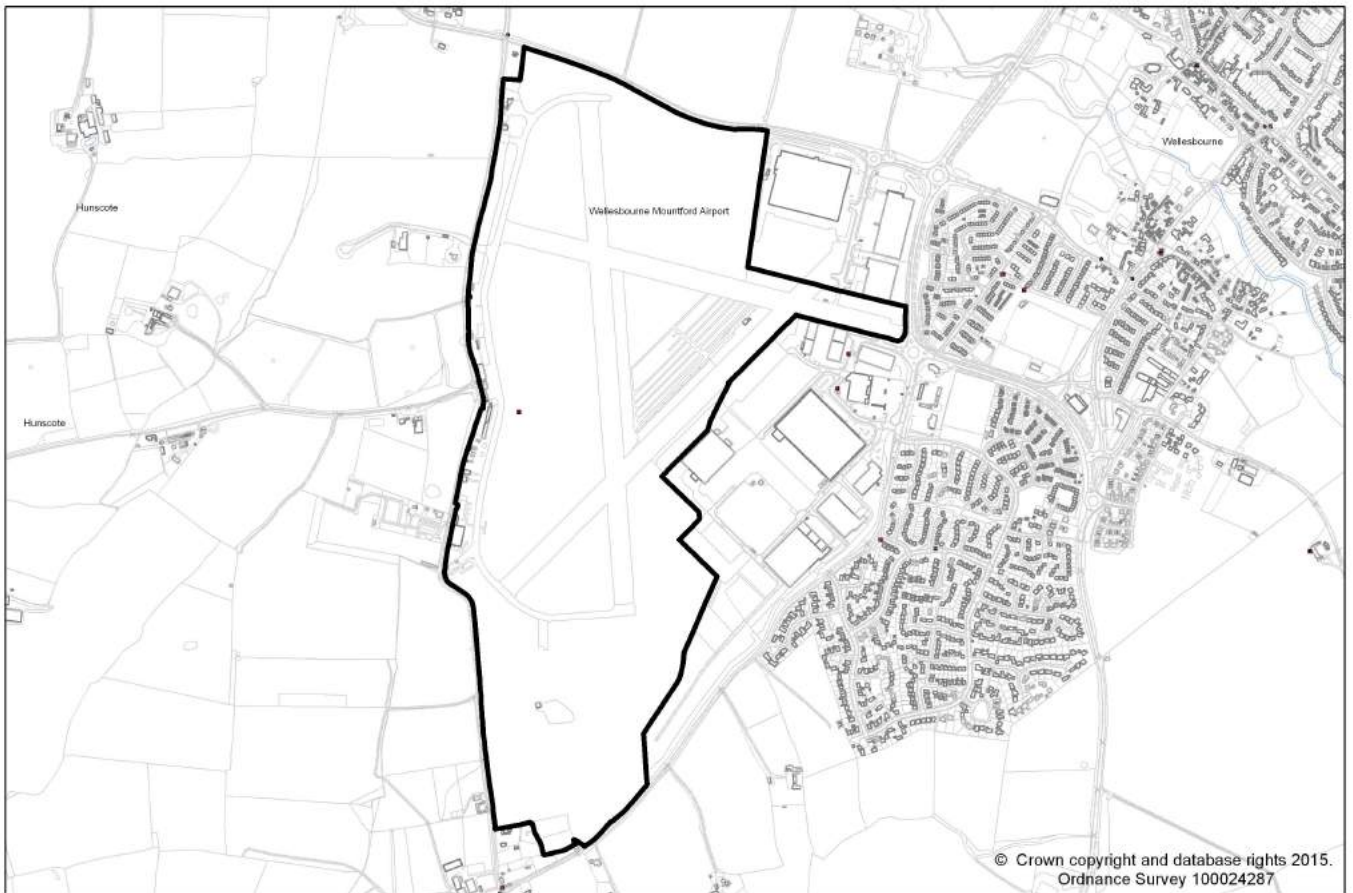
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Stratford-on-Avon Core Strategy July 2015



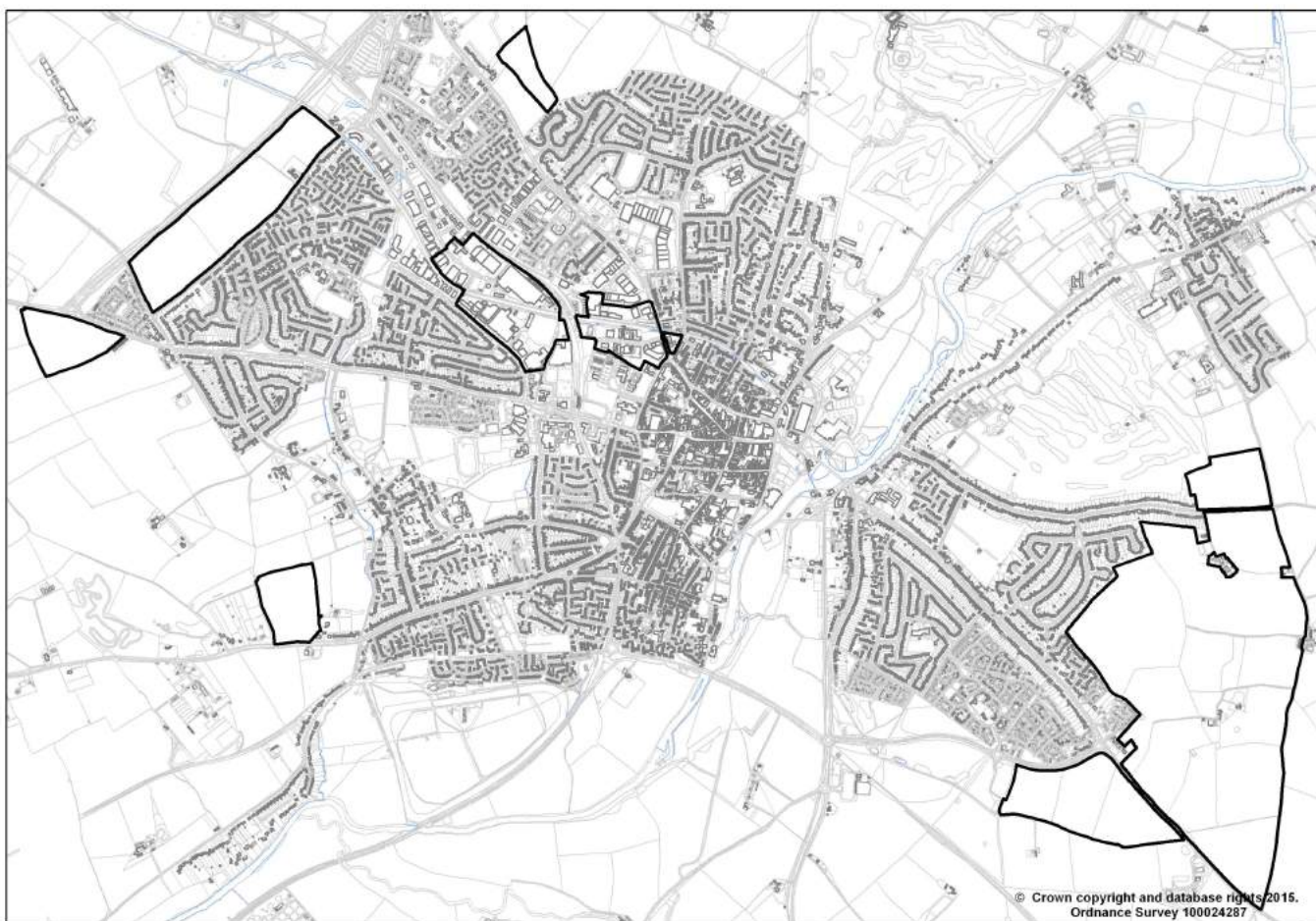
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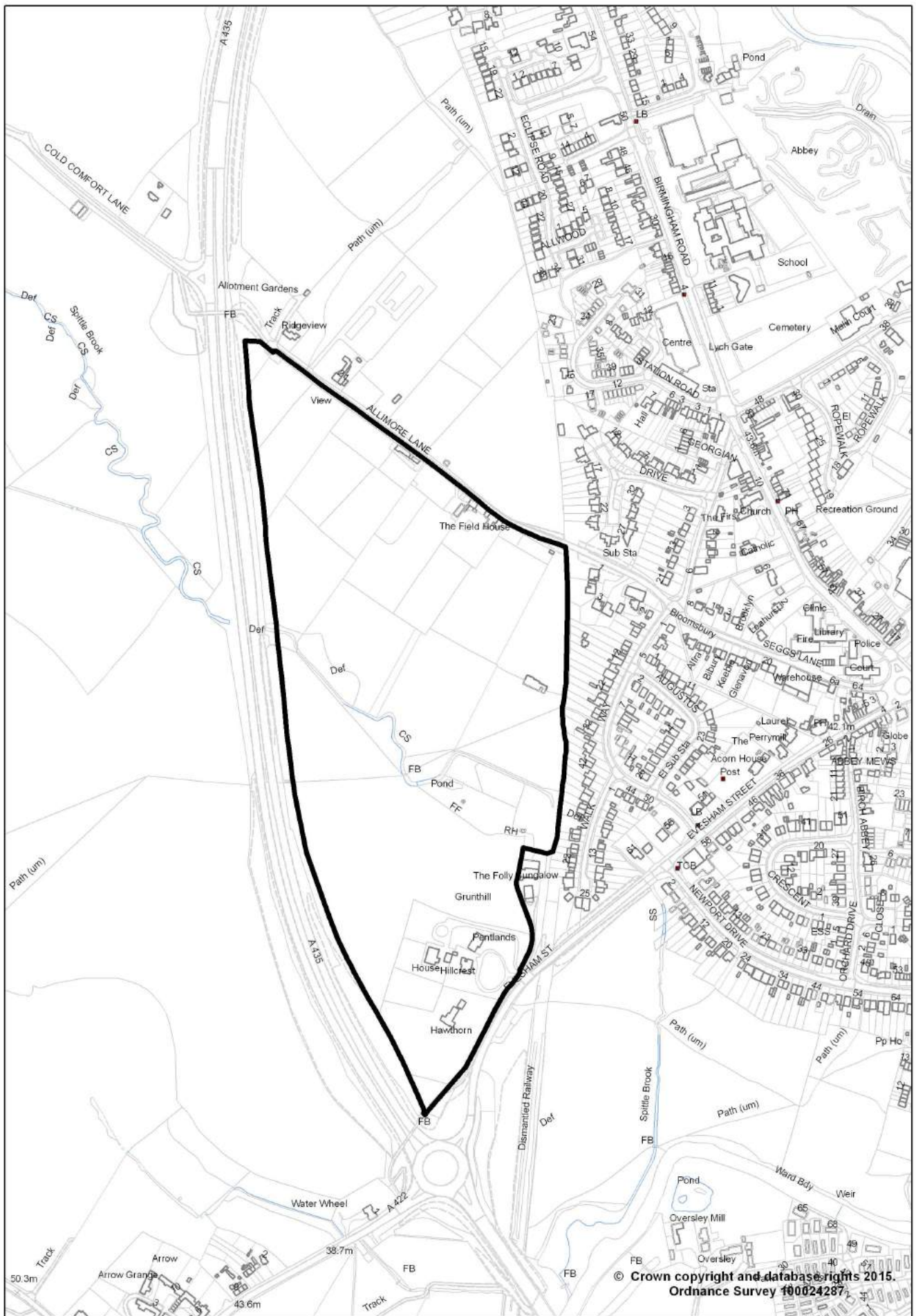


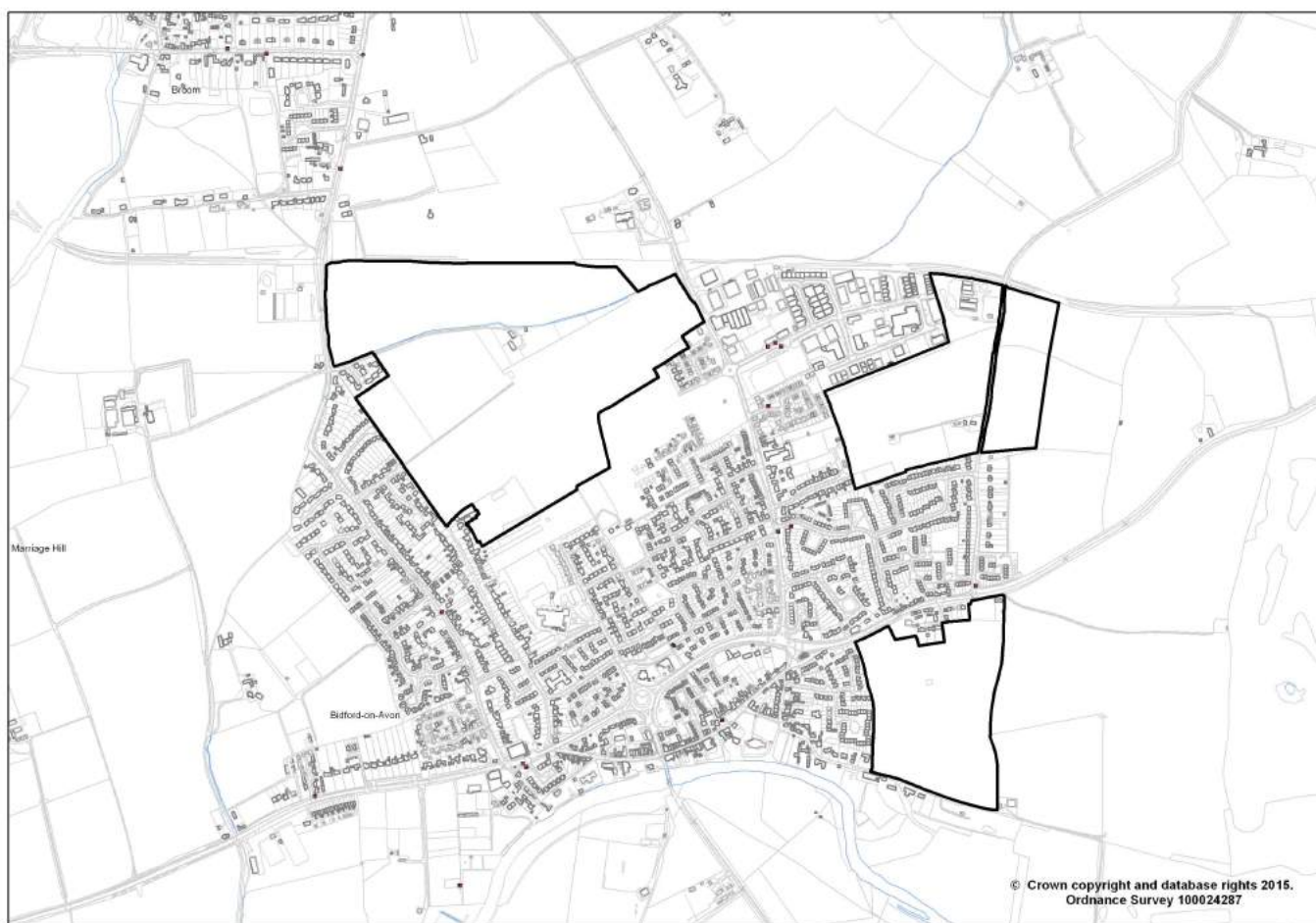
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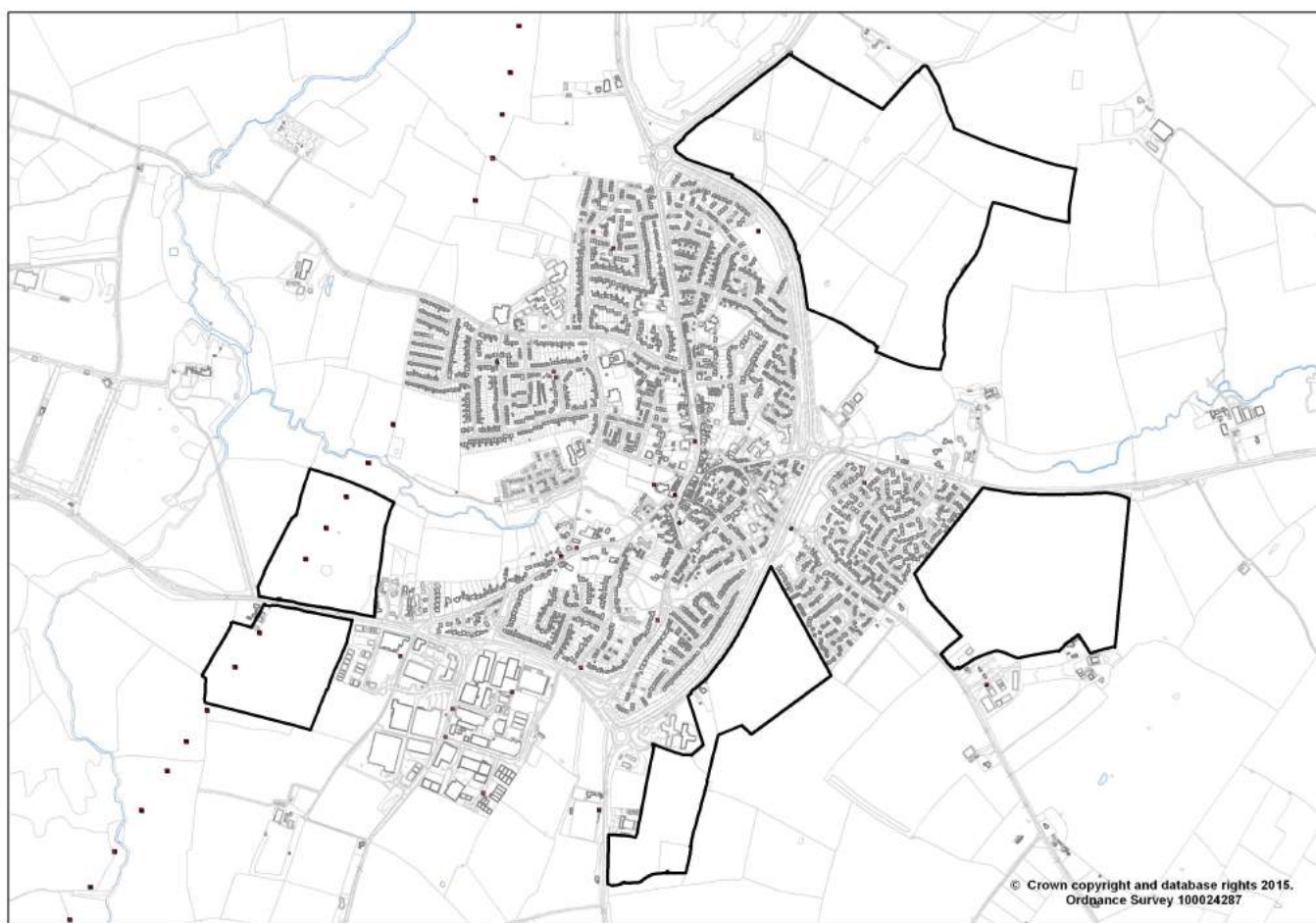
# Appendix B

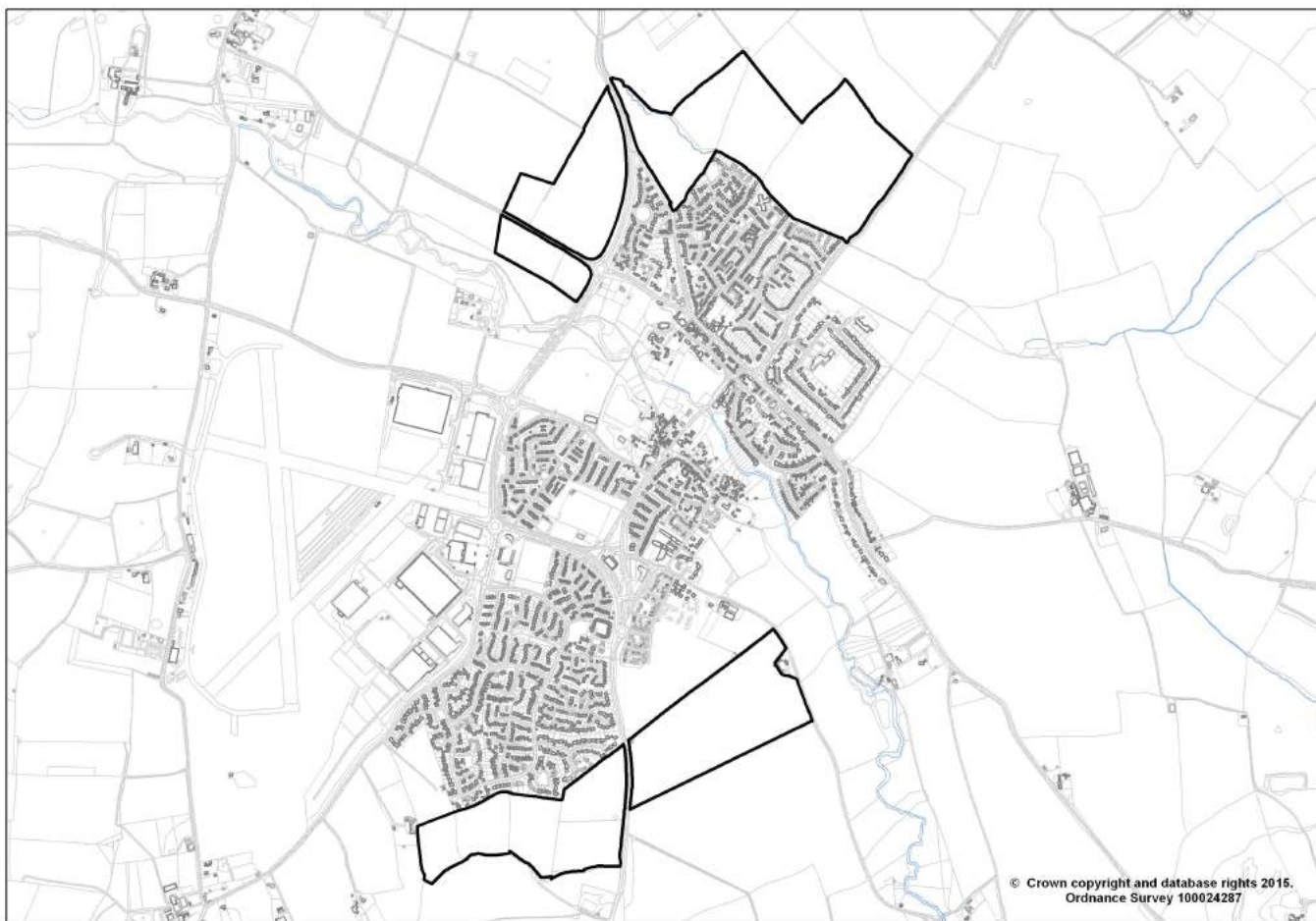
## Strategic development sites in and around MRCs











# Appendix C

## Assessment of modifications to the Core Strategy

## DRAFT: SA and HRA of Further Proposed Modifications

### Modifications

This document 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.

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

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

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 sustainable flood management schemes.</i>	N	N
Strategic Objectives	N/A	18	New Strategic Objective: <i>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	Strategic Objective 12: <i>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	Strategic Objective 14: <i>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	Strategic Objective 15: <i>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	24	<i>Planning for places (an environmental role) – use the planning</i>	N	N

	Sustainable Development		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 climate change, including moving to a low-carbon economy.		
Main policy text	CS.2 Climate Change and Sustainable Construction	28	Reduce energy demand through energy efficiency measures; and <i>Extensions and the Re-Use of Buildings</i>	N	N
3.1.4	CS.2 Climate Change and Sustainable Construction	29	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.	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	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.	Y – new content supports previous SA findings.	N
Main policy text	CS.3 Sustainable	31	The Council is commissioning a study to identify “district heating priority areas”. All new developments in district heating priority	Y – new content supports previous	N

	Energy		<i>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 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>	SA findings.	
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</i></p>	Y - assessment findings for biodiversity will perform at '++' level.	N

			<p><i>reinstated and that appropriate habitats buffers are established.</i></p> <p><i>Physical and visual access to watercourses will be promoted where it 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	40	<p><i>The greatest benefits are gained when sustainable urban drainage systems are designed as a multifunctional resource, capable of</i></p>	N	N

	Environment and Flood Risk		<i>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 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	46	<i>Development proposals should seek to avoid impacts on SSSIs.</i>	Y – new content	N

	Natural Environment		<p><i>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></p> <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>	supports previous SA findings.	
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
Main policy text	CS.8 Historic	54	<p><i>Where proposals will affect a heritage asset, applicants will be required to undertake and provide an assessment of the significance</i></p>	N	N

	Environment		<p><i>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 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	CS.9 Design and	60	<p><i>The District Council supports the implementation of Building for Life. It provides applicants with a useful checklist for ensuring high quality</i></p>	N	N

Considerations	Distinctiveness		<i>design and meeting the requirements of the criteria set out in Part B.</i>		
Main policy text	CS.10 Green Belt	65	<p><i>Limited infilling in Local Service Villages identified in accordance with Policy CS.16.</i></p> <p><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></p>	Y – Proposed limited infilling is 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.	N
4.1.7	CS.10 Green Belt	68	<p><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></p>	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	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	CS.17 Affordable	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</i>	N	N

Considerations	Housing		<i>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 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	111	<i>New traveller sites.</i>	N/A – These will be explored through the Gypsy and Traveller DPD.	N/A

	Showpeople				
Main policy text	CS.22 Retail Development and Main Centres	118	<i>Evidence regarding impact will be sought in relation to such schemes where there is concern about their potential effect on existing centres.</i>	N	N
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	N

				landscape.	
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



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**CHELtenham ● Gloucestershire**