



**STRATFORD-ON-AVON  
SITE ALLOCATIONS PLAN (SAP):  
Revised Scoping Regulation 18**

**Sustainability Appraisal (SA) Report  
incorporating  
Strategic Environmental Assessment  
(SEA)**

**December 2017**

*enfusion*



# Stratford-on-Avon Site Allocations Plan (SAP): Revised Scoping Regulation 18 Consultation

## Initial Sustainability Appraisal (SA) Report incorporating Strategic Environmental Assessment (SEA)

December 2017

date:	December 2017 Draft v01 Final v02	
prepared for:	Stratford-on-Avon District Council	
prepared by:	Barbara Carroll Owen Jeffreys	Enfusion
quality assurance:	Barbara Carroll	Enfusion

*enfusion*  
environmental planning and management for sustainability



Treenwood House  
Rowden Lane  
Bradford-on-Avon  
BA15 2AU  
T: 01225 867112  
[www.enfusion.co.uk](http://www.enfusion.co.uk)



# CONTENTS

	Page
<b>NON-TECHNICAL SUMMARY</b> (available separately <a href="https://www.stratford.gov.uk/planning-regeneration/">https://www.stratford.gov.uk/planning-regeneration/</a> )	1
<b>1 INTRODUCTION</b>	
Sustainability Appraisal (SA) & Strategic Environmental Assessment (SEA)	1
The Stratford-on-Avon Core Strategy & Site Allocations Plan (SAP)	1
Inter-Relationships between SA & Plan-Making Processes	3
Consultation: Statutory, Public & Stakeholder Engagement	5
Compliance with SEA Directive & Regulations	6
Structure of the SA Report	6
<b>2 STRATEGIC ENVIRONMENTAL ASSESSMENT &amp; SUSTAINABILITY APPRAISAL METHODS</b>	
Introduction and the SA/SEA Process	8
Scoping and the SA/SEA Framework	8
Appraising the Stratford-on-Avon Site Allocations Plan: Revised Scoping	25
Appraising the Stratford-on-Avon Site Allocations Plan: Options for Reserve Sites	26
Consultation	27
<b>3 SUSTAINABILITY CONTEXT, OBJECTIVES &amp; BASELINE CHARACTERISTICS</b>	
Introduction	28
Review of Plans & Programmes (PP); Baseline Conditions	28
Key Sustainability Issues, Problems and Opportunities	31
Likely Evolution of Baseline Conditions without the SAP	32
<b>4 CONSIDERATION OF PLAN-MAKING OPTIONS &amp; ALTERNATIVES IN SA/SEA</b>	
Assessment of Alternatives in SA	34
Options in Plan-Making	35
Options for the Site Allocations Plan (SAP)	36
The Do-Nothing Scenario	38
<b>5 SA OF SITES ALLOCATION PLAN (SAP): REVISED SCOPE</b>	
Proposed Approach to Identifying Reserve Sites	39
Strategic Options for Defining Settlement Built-Up Area) Boundaries (BUABs)	39
Scale of Reserve Sites	42
Proposed Specific Sites	43
Proposed Policy SAP.1 and Potential Sites for Self-Build & Custom Housebuilding	45

## **6 PROPOSED MONITORING**

Proposed Monitoring	47
---------------------	----

## **7 CONSULTATION & NEXT STEPS**

Consultation & Next Steps	48
---------------------------	----

## **APPENDICES**

<b>I</b>	Statement of Compliance with SEA Directive & Regulations	
<b>II</b>	Stratford-on-Avon Site Allocations Plan SA Scoping Report (2014) (available separately ( <a href="https://www.stratford.gov.uk/planning-regeneration/">https://www.stratford.gov.uk/planning-regeneration/</a> ))	
<b>III</b>	SA of Strategic Options for Defining Settlement (Built Up Area) Boundaries (BUABs)	
<b>IV</b>	SA of Proposals for Specific Sites	
<b>V</b>	Policy SAP.1 Self-Build & Custom Housebuilding (Va) and Options for Identified Sites in the SAP (Vb)	
<b>VI</b>	SA of Options for Reserve Sites (available with the next version of the SA & Plan at Regulation 19 consultation)	

## **TABLES**

1.1	The Stratford-on-Avon Sites Allocations Plan with SA Stages and Documents	5
2.1	The SA Framework	9
2.2	Categories of Significance of Likely Effects	25
2.3	Outline Approach to Assessing Site Options	26
3.1	Key Sustainability Issues, Problems & Opportunities	31
4.1	Options for Defining Built-Up Area Boundaries (BUABs)	36
5.1	Strategic Options for Defining BUABs – SA Summary	39
5.2	Proposed Specific Sites – SA Summary	43
5.3	Options for Identified Sites in Policy SAP.1 – SA Summary	45

## **FIGURES**

4.1	Hierarchy of Alternatives in SA/SEA & Options in Plan-Making	34
-----	--	----

**NON-TECHNICAL SUMMARY** (available separately  
<https://www.stratford.gov.uk/planning-regeneration/>)

## 1.0 INTRODUCTION

### **Sustainability Appraisal (SA) & Strategic Environmental Assessment (SEA)**

- 1.1 The purpose of Sustainability Appraisal (SA) is to promote sustainable development through the integration of environmental, social and economic considerations in the preparation of Local Plans. This requirement for SA is in accordance with planning legislation<sup>1</sup> and paragraph 165 of the National Planning Policy Framework (NPPF). Local Plans must also be subject to Strategic Environmental Assessment<sup>2</sup> (SEA) and Government advises<sup>3</sup> that an integrated approach is taken so that the SA process incorporates the requirements for SEA – and to the same level of detail.
- 1.2 Initially the scope of the SA is determined by establishing the baseline conditions and context of the draft plan by considering other relevant plans and objectives, and by identifying sustainability issues, problems and opportunities for the area. From this scope, an SA Framework of objectives relevant for sustainable development in the plan area is developed to form the basis against which the draft plan is assessed, including when judged against reasonable alternatives.
- 1.3 Stratford-on-Avon District Council has commissioned independent specialist consultants Enfusion Ltd to undertake the SA process (incorporating SEA) of the Stratford-on-Avon District Site Allocations Plan (SAP).

### **The Stratford-on-Avon Core Strategy & Site Allocations Plan (SAP)**

- 1.4 The Stratford-on-Avon District Council is preparing several local planning documents<sup>4</sup> that will shape development and manage land in the Stratford District area. This includes the Core Strategy (adopted 2016), a Site Allocations Plan, a Gypsy & Traveller Local Plan, and the Community Infrastructure Levy. Along with Neighbourhood Plans prepared by town or parish councils, and the Minerals and Waste Local Plans prepared by Warwickshire County Council, these plans will form the statutory Local Plan for Stratford-on-Avon District. These documents are also supported by several Supplementary Planning Documents (SPDs)<sup>5</sup>.

---

<sup>1</sup> Section 19(5) of the 2004 Act and Regulation 22(a) of the Town and Country Planning (Local Planning) (England) Regulations 2012

<sup>2</sup> EU Directive 2001/42/EC, and, Environmental Assessment of Plans and Programmes Regulations, 2004

<sup>3</sup> DCLG - National Planning Practice Guidance' 2014, ODPM - 'A Practical Guide to the SEA Directive' 2005, Planning Advisory Service - The Role of Sustainability Appraisal' 2013 - DCLG, 2012 National Planning Policy Framework

<sup>4</sup> <https://www.stratford.gov.uk/planning-regeneration/planning-policy.cfm>

<sup>5</sup> <https://www.stratford.gov.uk/planning-regeneration/supplementary-planning-documents-spds.cfm>

- 1.5 The overarching planning document for the Stratford-on-Avon District is the Core Strategy, adopted in July 2016. This sets out the Spatial Vision and Strategic Objectives for the District area 2011-2031. Core Strategy Policies CS.1-14 explain the sustainable development framework, the District Resources, and the District Designations with policies to guide and manage development. The Development Strategy sets out Core Strategy Policies (CS.15-24) with requirements for development, including explanations, development management considerations, implementation and monitoring; also CS.25-27 provides guidance and requirements regarding infrastructure and developer contributions. Area Strategies provide Policies and Proposals for the Main Town (Stratford-upon-Avon), the Main Rural Centres, New Settlements, Countryside & Villages, Large Rural Brownfield Sites, and two Proposals to meet the needs of Redditch.
- 1.6 The Core Strategy Vision states that at least 14,600 homes will have been delivered across the District, and that at least 35ha of employment land will have been provided, as well as 19ha to meet the needs of Redditch. There are sixteen Strategic Objectives that represent the key delivery outcomes that the Core Strategy should achieve by 2031. These address the need for development in the District, but aim to protect the historic and natural environment, and the character of the Stratford District. The Core Strategy was subject to a Sustainability Appraisal (SA) that informed the preparation of the Core Strategy. The SA Report was examined alongside the Core Strategy and other supporting evidence and found sound.
- 1.7 The original intention for the Site Allocations Plan (SAP)<sup>6</sup>, as identified by the Council in its original Scoping Document in 2014 was to identify additional sites for housing development that would supplement the strategic sites identified in the Core Strategy. However, sufficient housing provision has now been made in the Core Strategy and through planning permissions to meet the housing requirement as identified for the current plan period to 2031. Therefore, the focus of the SAP will now be on the identification of reserve sites in accordance with Policy CS.16 in the Core Strategy. Such sites will only be released selectively if one or more of the circumstances identified in Part D of that Policy apply.
- 1.8 The SAP will identify Built-Up Area Boundaries (BUABs) for a wide range of settlements in accordance with Policy CS.15 of the adopted Core Strategy. However, it is not intended to identify BUABs for those settlements that are covered in Neighbourhood Plans that have been 'made' or reached an advanced stage in their production. The SAP will identify Reserve Housing Sites in accordance with Policy CS.16.D and Policy CS.15 of the Core Strategy. Policy CS.16 requires the SAP to identify reserve housing sites capable of accommodating any potential short-fall, calculated at 20% of the overall housing requirement (around 2,920 homes). It will include a proposed approach in relation to a number of specific sites, and also a new provision for Self-Build and Custom Housebuilding in line with recent Regulations<sup>7</sup>.
- 1.9 The Revised Scoping document for the SAP comprises four parts as follows:

---

<sup>6</sup> <https://www.stratford.gov.uk/planning-regeneration/site-allocations-plan.cfm>

<sup>7</sup> <https://www.gov.uk/guidance/self-build-and-custom-housebuilding>

- Part 1 Approach to identifying Reserve Housing Sites
- Part 2 Definition of Settlement (Built-Up Area) Boundaries
- Part 3 Proposed approach towards Specific Sites
- Part 4 Self-Build and Custom Housebuilding

Appendices A-E present the proposed BUABs for the Main Rural Centres and the Local Service Villages not already covered by 'made' or well advanced Neighbourhood Plans. Appendix F presents the location plans of the specific sites covered in Part 3. Appendix G relates to Part 4 and presents the location plans for three sites that have already been put forward by landowners/developers for this specific purpose.

- 1.10 This Revised Scope of the Sites Allocations Plan (SAP) is published for consultation in January 2018 under Regulation 18. Comments made will be taken into account in the preparation of the Pre-Submission Regulation 19 SAP. This Draft SAP will be published for consultation in the Summer 2018. Any comments received will be forwarded with the Submission SAP and supporting evidence (including the SA Report) to the Secretary of State for independent examination in late 2018 or early 2019.

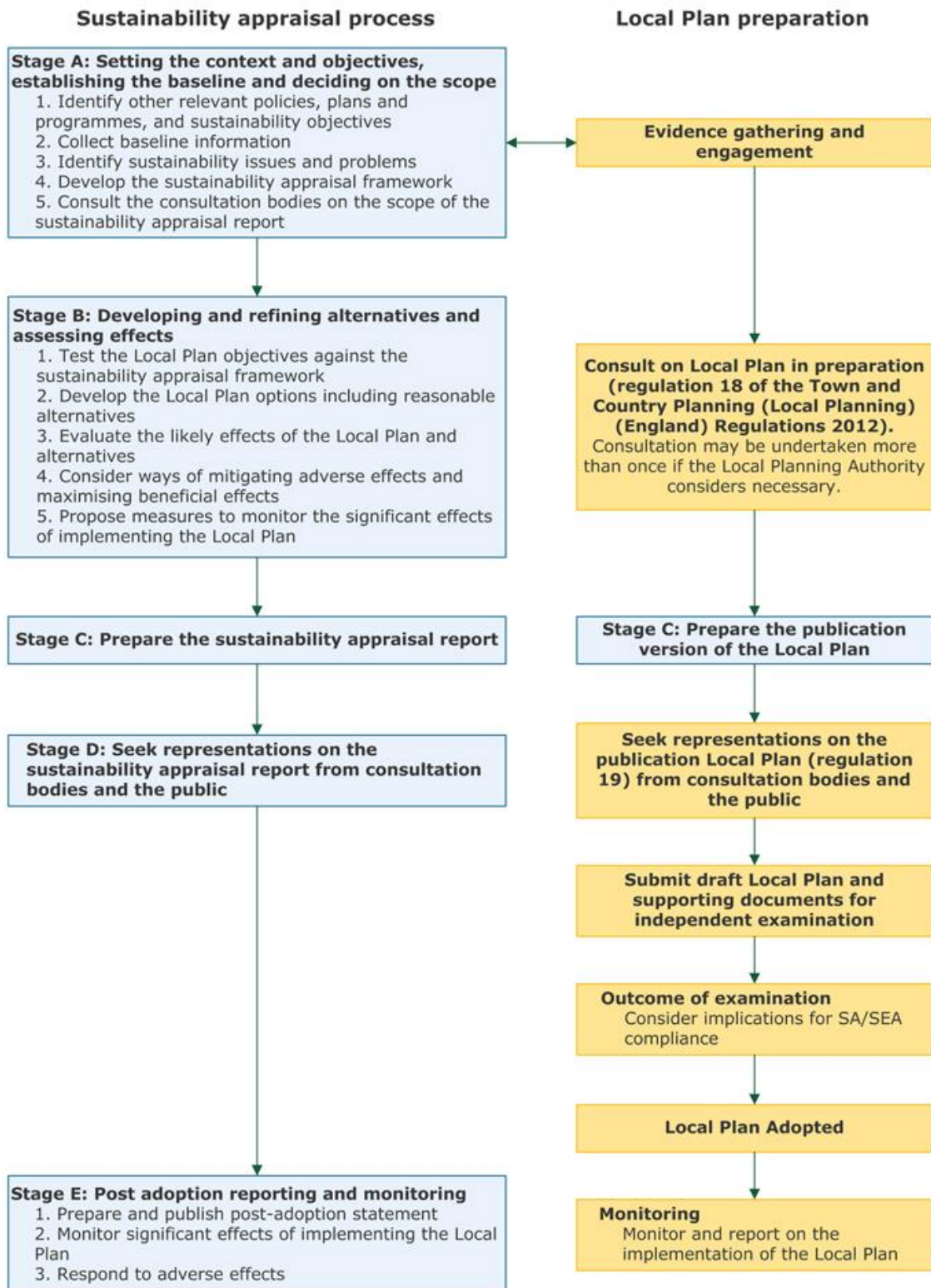
### **Inter-Relationships between SA & Plan-Making Processes**

- 1.11 Sustainability Appraisal is an iterative and ongoing process that informs plan-making by assessing developing elements of the Plan, evaluating and describing the likely significant effects of implementing the plan, and suggesting possibilities for mitigating significant adverse effects and enhancing positive effects. As the plan develops, stages and tasks in the SA process may be revisited, updated or refreshed in order to take account of updated or new evidence as well as consultation representations. National Planning Practice Guidance<sup>8</sup> sets out the key stages and tasks for SA and their inter-relationships with plan-making stages and tasks – as set out in the diagram following:

---

<sup>8</sup> <http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-local-plans/>

Figure 1.1: SA and Plan-making Stages and Tasks





## Consultation: Statutory, Public & Stakeholder Engagement

- 1.12 The Core Strategy was subject to appropriate consultation during its preparation, and including formal requirements for notification and consultation under the Town & Country Planning Regulations 2012 and the SEA Regulations 2011. A consultation exercise was undertaken in Autumn 2014 regarding the intended scope of the SAP. At that time, it was envisaged that the main purpose of the SAP would be to identify non-strategic housing sites to supplement the strategic allocations identified in the Core Strategy to achieve the housing requirement for the District.
- 1.13 In consideration of the time since the initial plan scoping and the significant change of circumstances regarding housing provision, the Council is now proposing a revised scoping of the SAP.
- 1.14 The SEA Regulations require that the SA/SEA scoping stage is subject to formal consultation with the statutory environmental bodies – Environment Agency, Historic England, and Natural England. The SA Scoping Report (2014) for the Site Allocations Plan was sent for consultation to the statutory consultees Natural England, English Heritage (now Historic England) and the Environment Agency. Representations received on the draft SA Scoping Report were reviewed and responses made are set out in the Appendix to the Final SA Scoping Report. The Final SA Scoping Report (December 2014) comprises part of this SA Report as Appendix II and is available separately on the Council's website.
- 1.15 The emerging draft SAP and the SA of the SAP will both be subject to public and statutory consultation. Comments received will be taken into account such that consultation continues in an iterative and ongoing way, and it is an important element of the SA/SEA process.
- 1.16 The stages, documents and consultations on the plan-making and SA/SEA processes are summarised in the table following:

**Table 1.1: SAP and SA/SEA Stages and Documents**

SAP Stage and Documents Consultation	SA/SEA Stage and Documents Consultation
<b>Stratford-on-Avon Council Website Call for Sites Proposed Scope of the SAP</b>  Consultation: September-October 2014	<b>Draft Sustainability Appraisal (SA) Scoping Report</b> June 2014 Sent to statutory consultees – EA, HE, NE Consultation: September-October 2014 <b>Final SA Scoping Report</b> December 2014
<b>Revised Scope of the SAP</b> Regulation 18 Consultation: January – February 2018	<b>Initial SA Report</b> (December 2017) Consultation: January-February 2018

<b>Pre-Submission SAP</b> Regulation 19 Consultation: Summer 2018	<b>Pre-Submission SA Report</b> Consultation: Summer 2018
Submission to the Secretary of State Autumn 2018	SA Report Submission Autumn 2018
Examination Late 2018/early 2019	Examination Late 2018/early 2019

## Compliance with SEA Directive & Regulations

- 1.17 The Strategic Environmental Assessment Regulations set out certain requirements for reporting the SEA process and specify that, if an integrated appraisal is undertaken (i.e. SEA is subsumed within the SA process), then the sections of the SA Report that meet the requirements set out for reporting the SEA process must be clearly signposted. The requirements for reporting the SEA process are set out in Appendix I of this Initial SA Report. Also, and in accordance with the SEA Directive, a Non-Technical Summary has been produced and is available separately.

## Purpose & Structure of the SA Report

- 1.18 This document reports the SA process for the Stratford on Avon Sites Allocations Plan (SAP). Following this introductory Section 1, this report is structured into the following sections:
- Section 2: Describes the methods used to appraise the SAP
  - Section 3: Provides the sustainability context and characteristics of the Plan area relevant to the SAP
  - Section 4: explains how options in plan-making and alternatives in SA have been addressed and reported explicitly to demonstrate compliance with the requirements of the SEA Directive
  - Section 5: Summarises the findings of the SA
  - Section 6: Introduces the approach to monitoring the SA
  - Section 7: Explains the next steps and outlines requirements for consultation
- 1.19 Technical Appendices provide the detailed findings of the SA. Appendix I comprises the Statement of Compliance with the SEA Directive and provides signposting to where key aspects of the SA are located in the SA Report. Appendix II provides a link to the original SA Scoping Report (December 2014), available separately, which includes the details of the baseline evidence and the development of the SA Frameworks for assessment. Appendices III-V present the details of the SA of the options for defining BUABs, the approach to the Specific Sites, and provision for Self-Build and Custom Housebuilding.
- 1.20 The Council will continue investigating options for the identification Reserve Housing Sites and all reasonable (available, suitable and deliverable)

alternatives will be subject to SA. The detailed findings will be published at the next stage of plan-making and provided in the next SA Report accompanying the draft SAP on Regulation 19 consultation in Summer 2018.

## 2.0 STRATEGIC ENVIRONMENTAL ASSESSMENT & SUSTAINABILITY APPRAISAL METHODS

### Introduction & the SA/SEA Process

- 2.1 Sustainability (Integrated) Appraisal incorporating Strategic Environmental Assessment is an iterative and ongoing process that aims to provide a high level of protection for the environment and to promote sustainable development for plan-making. The role of SA is to inform the Council as the planning authority; the SA findings do not form the sole basis for decision-making – this is informed also by other studies, feasibility and feedback comments from consultation.
- 2.2 There is a tiering of appraisal/assessment processes that aligns with the hierarchy of plans – from international, national and through to local. This tiering is acknowledged by the NPPF (2012) in paragraph 167 that states that “Assessments should be proportionate and should not repeat policy assessment that has already been undertaken.” This SA is an Integrated Appraisal that has incorporated the requirements of the EU SEA Directive; it is appropriate to the level of plan-making – the Sites Allocation Plan (SAP) is focused on the identification of reserve housing sites in accordance with the Policy CS.16 in the adopted Core Strategy, together with the management of development relating to specific settlements and sites.

### Scoping & the SA Framework

- 2.3 A scoping process for the SAP was carried out in 2014 by Enfusion. The scoping process included reviewing relevant plans, policies and programmes that had the potential to act in-combination with the SAP, and a collection of baseline information about the Stratford District.
- 2.4 The 2014 SA Scoping Report for the SAP considered the previously identified key sustainability issues, problems and opportunities to still be relevant based on the plans, policies and programmes (PP) review and the baseline information (detailed in the Final SA Scoping Report, December 2014).
- 2.5 The SA Framework is the basis by which the sustainability effects of the emerging elements of the SAP will be described, evaluated and options compared. It includes a number of SA objectives, elaborated by decision making criteria, that are relevant to the objectives of the Local Plan and sustainable development in Stratford-upon-Avon. These objectives have been identified through the SA Scoping Stage from the information collated in the PP review, baseline analysis, identification of sustainability issues, and the SA scoping consultation. The SA Framework aligns with that used to assess the draft Core Strategy, thus demonstrating correlation and consistency between the two assessments, and is set out in Table 2.1 as follows:

**Table 2.1: SA Framework with Thresholds for Significance**

SA Objective		Decision making criteria: Will the option/proposal...	SA of Site Allocations decision making criteria, including any Assumptions or Uncertainties	Significance Criteria - Standards & Thresholds for SA of Site Options	
1	Protect, enhance and manage sites, features and areas of archaeological, historical and cultural heritage importance.	Q1a Will it preserve buildings of architectural or historic interest and, where necessary, encourage their conservation and renewal?	Core Strategy Policy CS.8 of the Core Strategy seeks to protect and enhance the historic environment.	++	Development is likely to have a substantial positive effect on the significance of the heritage asset / historic environment setting.
		Q1b Will it preserve or enhance archaeological sites/remains?	The nature and significance of the effects against this SA Objective will primarily relate to designated heritage assets and their setting. Any important non-designated heritage assets will be noted within the appraisal commentary.	+	Development has the potential for minor positive effects as it may secure appropriate new uses for unused Listed Buildings; enhance the setting of or access / signage to designated assets.
		Q1c Will it improve and broaden access to, understanding, and enjoyment of the historic environment?	Are there any designated heritage assets or their setting, which could be effected within or adjacent to the site?	0	Development will have no significant effect. This may be because there are no heritage assets within the influence of proposed development or that mitigation measures are considered sufficient to address potential negative effects with the potential for a residual neutral effect.
		Q1d Will it preserve or enhance the setting of cultural heritage assets?	Are there any opportunities to enhance cultural or heritage assets, such as; securing appropriate new uses for unused Listed Buildings; the removal of an eyesore to have a positive effect on the setting of designated assets; improved access and signage?	?	Element of uncertainty for all sites until more detailed lower level surveys and assessments have been carried out.
			Need to consider the nature and significance of the effects identified against SA Objective 2 (Landscape & Townscape), in terms of the setting of	-	Development has the potential for a minor negative effect on a Conservation Area, Scheduled Monument, Listed Building and Registered Historic Parks and Gardens and/or their setting. Even once avoidance and mitigation measures have been considered there is still the potential for a residual minor negative effect.

SA Objective		Decision making criteria: Will the option/proposal...	SA of Site Allocations decision making criteria, including any Assumptions or Uncertainties	Significance Criteria - Standards & Thresholds for SA of Site Options	
			designated heritage assets.  It is considered that there is an element of uncertainty for all sites until more detailed lower level surveys and assessments have been carried out.	--	Development has the potential for a major residual negative effect on a Conservation Area, Scheduled Monument, Listed Building and Registered Historic Parks and Gardens and/or their setting. Mitigation difficult and / or expensive.
2	<b>Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening distinctiveness and its special qualities.</b>	Q2a Will it safeguard and enhance the character of the landscape and local distinctiveness and identity?	Core Strategy Policy CS.5 seeks to minimise and mitigate impacts on the landscape and, where possible, incorporate measures to enhance the landscape.	++	Development has the potential for major landscape enhancement, for example through the removal of an eyesore and/or would regenerate previously developed land and buildings (PDL) that is currently having a major negative effect on the landscape/ townscape.
		Q2b Will it safeguard and enhance the character of the townscape and local distinctiveness and identity?	Policy CS.9 on Design and Distinctiveness seeks to ensure that development respects local distinctiveness. The policy sets out the factors that contribute to high quality design.	+	Development has the potential for minor landscape enhancement and/or would regenerate PDL that is currently having a minor negative effect on the landscape/ townscape.
		Q2c Will it preserve or enhance the setting of cultural heritage assets?	The nature and significance of the effects will primarily be dependent on the landscape sensitivity of the site option.	0	A neutral effect is not considered possible.
		Q2d Will it help limit noise pollution?	The appraisal commentary will note if the site forms an important contribution to the character of the settlement.	?	Element of uncertainty for all site options until more detailed lower level assessments have been carried out.
		Q2e Will it help limit light pollution?	If the landscape sensitivity is not known then it is assumed that development on a greenfield site has the potential for a minor	-	The site option has medium sensitivity in landscape terms. Potential for a minor residual negative effect.
		Q2f Will it encourage well-designed, high quality			

SA Objective		Decision making criteria: Will the option/proposal...	SA of Site Allocations decision making criteria, including any Assumptions or Uncertainties	Significance Criteria - Standards & Thresholds for SA of Site Options	
		developments that enhance the built and natural environment?	<p>negative effect as there would be development in a previously undeveloped area.</p> <p>If the landscape sensitivity is not known then it is assumed that development on a brownfield site has the potential for a minor positive effect as it would result in the regeneration of the site.</p> <p>It is considered that there is an element of uncertainty for all sites until more detailed lower level surveys and assessments have been carried out.</p> <p>It is assumed that any Tree Preservation Orders within a site option will be retained in line with Core Strategy Policy CS.5 Landscape.</p>	--	The site option has medium to high or high sensitivity in landscape terms and / or is within the AONB or its setting. Mitigation is likely to be difficult/ expensive. Potential for major residual negative effect.
3	<b>Protect, enhance and manage biodiversity and geodiversity.</b>	Q3a Will it lead to a loss of or damage to biodiversity interest?	Core Strategy Policy CS.6 Natural Environment seeks to secure a net gain in biodiversity from proposals. Where biodiversity losses cannot be avoided or mitigated the NPPF requires, as a last resort, compensation for this loss is to be made (NPPF paragraph 118).	++	Development has the potential for major biodiversity enhancement / gains and to improve connectivity of GI.
		Q3b Will it lead to habitat creation, matching BAP priorities?		+	Development will not lead to the loss of an important habitat, species, trees and hedgerows or lead to fragmentation of green and blue corridors or impede the migration of biodiversity, and there are potential opportunities to enhance biodiversity or geodiversity.
		Q3c Will it maintain and enhance sites nationally			

SA Objective	Decision making criteria: Will the option/proposal...	SA of Site Allocations decision making criteria, including any Assumptions or Uncertainties	Significance Criteria - Standards & Thresholds for SA of Site Options	
	<p>designated for their biodiversity interest and increase their area?</p> <p>Q3d Will it increase the area of sites designated for their geodiversity interest?</p> <p>Q3e Will it maintain and enhance sites designated for their geodiversity interest?</p> <p>Q3f Will it link up areas of fragmented habitat?</p> <p>Q3g Will it increase awareness of biodiversity and geodiversity assets?</p>	<p>relate to potential effects on designated biodiversity.</p> <p>Is the site within, adjacent to, or in close proximity (200m) to any international or nationally designated biodiversity or geodiversity (SSSIs, SACs, SPAs or NNRs)? It should be noted that there are no European sites within the District and that they are already subject to a high degree of protection.</p> <p>Is there evidence of European Protected Species or Habitats on the site?</p> <p>Is the site within, adjacent to, or in close proximity (200m) to any biodiversity or geodiversity sites designated as being of regional (RIGS) or local importance (Local Wildlife Site, Local Nature Reserve)?</p> <p>It is recognised that when considering the potential for effects on designated biodiversity, distance in itself is not a definitive guide to the likelihood or severity of an impact. The appraisal commentary will try to note any key environmental pathways that could result in development potentially having a negative effect on designated biodiversity that may be some distance away.</p> <p>Are there opportunities to enhance</p>	0	<p>Development at the site is not likely to have negative effects on any internationally / nationally or regionally/ locally designated biodiversity or geodiversity. Potential for a residual neutral effect.</p> <p>or</p> <p>Development at the site has the potential for negative effects on sites designated as being of local importance. Mitigation possible, potential for a residual neutral effect.</p>
			?	<p>Element of uncertainty for all sites until more detailed lower level surveys and assessments have been carried out.</p>
			-	<p>Development at the site has the potential for negative effects on sites designated as being of regional or local importance. Mitigation difficult and / or expensive, potential for a minor residual negative effect.</p> <p>or</p> <p>Development at the site has the potential for negative effects on an International (SAC, SPA and Ramsar) or National (SSSI, NNR) designated sites and / or European protected species or habitats. Mitigation possible, potential for a minor residual negative effect.</p>
			--	<p>Development at the site has the potential for negative effects on an International (SAC, SPA and Ramsar) or National (SSSI, NNR) designated sites and / or European protected species or habitats. Mitigation difficult and / or expensive, potential for a</p>



SA Objective		Decision making criteria: Will the option/proposal...	SA of Site Allocations decision making criteria, including any Assumptions or Uncertainties	Significance Criteria - Standards & Thresholds for SA of Site Options	
			<p>biodiversity? Possibly improve connectivity, green/blue infrastructure or enhance an important habitat?</p> <p>Are there any opportunities to enhance geodiversity?</p>		major residual negative effect.
4	<b>Reduce the risk of flooding.</b>	<p>Q4a Will it help prevent risk present in the district from fluvial flooding?</p> <p>Q4b Will it help prevent risk present in the district from surface water flooding?</p> <p>Q4c Will it help limit potential increases in flood risk likely to take place in the district as a result of climate change?</p>	<p>Core Strategy Policy CS.4 seeks to locate development in Flood Zone 1. The policy seeks to avoid flooding from all sources on properties up to the 100-year flood event, including an allowance for climate change.</p> <p>Using the sequential text, the SHLAA process should have excluded sites wholly or mainly within flood zone 3.</p> <p>It is assumed that development at any of the site options has the potential to incorporate Sustainable Drainage in some form.</p> <p>The nature and significance of effects against this SA Objective will primarily relate to if a site option is within an area of flood risk or has the potential to reduce flood risk.</p>	++	Development at the site could offer an opportunity to potentially significantly reduce flood risk.
				+	Development at the site could offer an opportunity to potentially reduce existing surface water run-off.
				0	The site is not within a flood risk area, and it has been shown that it will have a limited impact on flood risk in the wider catchment
				?	There are uncertainties about flood risk.
				-	The site is partially within an area of high flood risk, or at risk of surface water flooding in parts of the site.
				--	The site is wholly within an area of high flood risk or at risk of surface water flooding across the entire site.
5	<b>Minimise the district's contribution to</b>	Q5a Will it help reduce Stratford-on-Avon's carbon footprint?	Core Strategy Policy CS.2 relates to climate change adaptation and mitigation.	++	Development has the potential to significantly reduce levels of traffic in an area that is experiencing congestion issues.

SA Objective	Decision making criteria: Will the option/proposal...	SA of Site Allocations decision making criteria, including any Assumptions or Uncertainties	Significance Criteria - Standards & Thresholds for SA of Site Options	
	<p><b>climate change.</b></p> <p>Q5b Will it help raise awareness of climate change mitigation?</p>	<p>It is assumed that development at any of the sites could potentially incorporate energy efficiency and on-site renewable and low carbon technologies. Smaller scale development could potentially offer less choice of on-site renewable and low carbon technologies than for larger site options. However, this does not mean that smaller developments could not abate carbon emissions off-site.</p> <p>Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however, this is uncertain at this stage.</p> <p>As a result of the points above, it is therefore considered that the nature and significance of the effects against this SA Objective should primarily focus on traffic impacts of development at the site options.</p> <p>There is an element of uncertainty for all sites until more detailed lower level surveys and assessments have been carried out.</p>	+	Development has the potential to reduce levels of traffic. Potential for a minor positive effect.
			0	There is satisfactory access to the road network and the site is well located in respect of the road network and vehicle movements. Whilst development at the site has the potential to increase traffic, there is suitable mitigation available to reduce negative effects with the potential for a residual neutral effect.
			?	Element of uncertainty for all sites until more detailed lower level surveys and assessments have been carried out.
			-	Development has the potential to increase traffic in the surrounding road network and there is no satisfactory access to the site from the road network or the site is not well located in respect of the road network and vehicle movements.
			--	Development is likely to increase the levels of traffic in an area that is already experiencing congestion issues, there is no satisfactory access to the site from the road network, and the site is not well located in respect of the road network and vehicle movements. Mitigation difficult and/or expensive.

SA Objective	Decision making criteria: Will the option/proposal...	SA of Site Allocations decision making criteria, including any Assumptions or Uncertainties	Significance Criteria - Standards & Thresholds for SA of Site Options	
<p><b>6</b> <b>Plan for the anticipated levels of climate change.</b></p>	<p>Q6a Will it help limit potential increases in flood risk likely to take place in the district as a result of climate change?</p> <p>Q6b Will it encourage the development of buildings prepared for the impacts of climate change?</p> <p>Q6c Will it retain existing green infrastructure and promote the expansion of green infrastructure to help facilitate climate change adaptation?</p>	<p>Flooding is addressed against SA Objective 4.</p> <p>It is assumed that any proposal for development can incorporate climate change adaptation measures.</p> <p>It is therefore considered that the nature and significance of the effect against this SA Objective should primarily relate to the loss of public open space and green infrastructure. Loss can relate to both a loss of quality and / or extent of formal and informal natural green space.</p>	<p>++</p>	<p>Development at the site option will not lead to the loss of public open space or green infrastructure and has the potential to significantly improve access to them.</p>
			<p>+</p>	<p>Development at the site option will not result in the loss of public open space or green infrastructure.</p>
			<p>0</p>	<p>A neutral effect is not considered possible.</p>
			<p>?</p>	<p>There is some uncertainty with regard to the land type.</p>
			<p>-</p>	<p>Development at the site has the potential to lead to the loss of less than 1 hectare of public open space and green infrastructure.</p>
			<p>--</p>	<p>Development at the site option has the potential to result in the loss of greater than 1 hectare of public open space and green infrastructure.</p>
			<p><b>7</b> <b>Protect and conserve natural resources.</b></p>	<p>Q7a Will it include measures to limit water consumption?</p> <p>Q7b Will it safeguard the district's minerals resources for future use?</p> <p>Q7c Will it utilise derelict, degraded and under-used land?</p>
<p>+</p>	<p><b>Minerals</b> A minor positive effect is not considered possible. <b>Agricultural Land</b></p>			

SA Objective		Decision making criteria: Will the option/proposal...	SA of Site Allocations decision making criteria, including any Assumptions or Uncertainties	Significance Criteria - Standards & Thresholds for SA of Site Options	
		<p>Q7d Will it lead to the more efficient use of land?</p> <p>Q7e Will it lead to reduced consumption of materials and resources?</p> <p>Q7f Will it lead to the loss of the best and most versatile agricultural land?</p>	<p>areas allocated or safeguarded for minerals and the loss of agricultural land. This SA objective will therefore address two separate issues.</p> <p>If there is uncertainty with regard to the agricultural land classification for a site option then a precautionary approach will be taken, i.e. If the evidence indicates that a site option is Grade 3 agricultural land but no distinction is made between 3a or 3b, it will be assumed that development at the site will lead to the loss of Grade 3a agricultural land.</p>		The site option is partially PDL and does not contain any best and most versatile agricultural land.
				0	<p><b>Minerals</b></p> <p>The site option is not within or adjacent to an area allocated or safeguarded for minerals.</p> <p><b>Agricultural Land</b></p> <p>A neutral effect is not considered possible.</p>
				?	<p><b>Minerals</b></p> <p>It is uncertain if a site option is within or adjacent to an area allocated or safeguarded for minerals.</p> <p><b>Agricultural Land</b></p> <p>There is uncertainty with regard to the agricultural land classification.</p>
				-	<p><b>Minerals</b></p> <p>A proportion of the site option is within or adjacent to an area allocated or safeguarded for minerals and development would sterilise the resource.</p> <p><b>Agricultural Land</b></p> <p>A proportion of the site option is best and most versatile agricultural land (Grades 1, 2 &amp; 3a).</p>
				--	<p><b>Minerals</b></p> <p>The entire site is within an area allocated or safeguarded for minerals and development would sterilise the resource.</p> <p><b>Agricultural Land</b></p> <p>The entire site option is best and most versatile agricultural land (Grades 1, 2 &amp; 3a).</p>
8	<b>Reduce air, soil and water</b>	Q8a Will it lead to improved water quality of both surface	Issues relating to soil quality have been addressed against other SA Objectives.	++	<b>Air Quality</b> Development has the potential to

SA Objective	Decision making criteria: Will the option/proposal...	SA of Site Allocations decision making criteria, including any Assumptions or Uncertainties	Significance Criteria - Standards & Thresholds for SA of Site Options	
<b>pollution.</b>	water and groundwater features?	Agricultural land quality against SA Objective 7 and contaminated land against SA Objective 14.		significantly reduce levels of traffic within an AQMA. Potential for a major positive effect. <b>Water Quality</b> Development has the potential to significantly enhance water quality.
	Q8b Will it lead to improved air quality?	It is therefore considered that the nature and significance of the effects against this SA Objective should primarily focus on water and air quality.		<b>Air Quality</b> Development has the potential to reduce levels of traffic in an AQMA. Potential for a minor positive effect.
	Q8c Will it maintain and enhance soil quality?	The nature and significance of effects on water quality is dependent on if the site option lies within a Surface Water Safeguarded Zone, Groundwater Source Protection Zone, Surface Water Drinking Water Protection Area 'at risk' or Groundwater Drinking Water Protected Area 'at risk' or probably 'at risk'.	+	<b>Water Quality</b> Development has the potential to enhance water quality.
	Q8d Will it reduce the overall amount of or diffuse pollution to air, water and soil?	It is assumed that development at any of the site options has the potential to incorporate Sustainable Drainage.  It should be noted that effects on air quality against this SA Objective are closely linked to the potential effects identified against SA Objective 5 relating to the potential traffic impacts of development.  There is an element of uncertainty for all sites until more detailed lower level surveys	0	<b>Air Quality</b> Development at the site has the potential to increase traffic and therefore atmospheric pollution; however, there is suitable mitigation to ensure that negative effects are addressed. Potential for a residual neutral effect. <b>Water Quality</b> The site is not within any Safeguarded Zones, Source Protection Zones or Protected Areas 'at risk'.
			?	<b>Air Quality</b> There is an element of uncertainty for all sites until more detailed lower level surveys and assessments have been carried out. <b>Water Quality</b> There is an element of uncertainty for all sites until more detailed lower level surveys and assessments have been carried out.

SA Objective		Decision making criteria: Will the option/proposal...	SA of Site Allocations decision making criteria, including any Assumptions or Uncertainties	Significance Criteria - Standards & Thresholds for SA of Site Options	
			and assessments have been carried out.	-	<p><b>Air Quality</b> Development has the potential to increase traffic within an AQMA.</p> <p><b>Water Quality</b> Site option lies within either a Surface Water Safeguarded Zone, Groundwater Source Protection Zone, Surface Water Drinking Water Protection Area 'at risk' or Groundwater Drinking Water Protected Area 'at risk' or probably 'at risk', and would contribute towards a failure to meet 'good' chemical quality in line with the requirements of the Water Framework Directive.</p>
				--	<p><b>Air Quality</b> Development has the potential to significantly increase traffic within an AQMA.</p> <p><b>Water Quality</b> It is considered likely that development will have a major negative effect on water quality.</p>
9	<b>Reduce waste generation and disposal, and promote the waste hierarchy of reduce, reuse, recycle/compost, energy recovery and disposal.</b>	<p>Q9a Will it provide facilities for the separation and recycling of waste?</p> <p>Q9b Will it encourage the use of recycled materials in construction?</p>	<p>It is assumed that any proposal for development can provide facilities for the separation and recycling of waste as well as encourage the use of recycled materials in construction.</p> <p>Development at any of the site options is likely to increase waste in the short (construction) and long-term (operation and decommissioning). It is considered that there will be sufficient mitigation provided through Core Strategy as well as development management policies and</p>	++	N/A
				+	N/A
				0	All site options have the potential for a neutral effect.
				?	N/A
				-	N/A

SA Objective		Decision making criteria: Will the option/proposal...	SA of Site Allocations decision making criteria, including any Assumptions or Uncertainties	Significance Criteria - Standards & Thresholds for SA of Site Options		
			<p>available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.</p> <p>It is therefore considered that all site options have the potential for a neutral effect against this SA Objective.</p>			
				--	N/A	
10	<p><b>Improve the efficiency of transport networks by increasing the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.</b></p>	Q10a Will it reduce the need to travel?	The potential traffic impacts of development at the site options has been considered against SA Objective 5.	++	The site has good access to all sustainable transport modes (within 400m to a bus stop and 800m to a train station) and is within 400m to existing facilities / services. Development has the potential to reduce the need to travel. There are no potential barriers to movement.	
		Q10b Will it encourage walking and cycling?	The nature and significance of the effect against this SA Objective will focus on access to existing sustainable transport modes and services and facilities.		+	The site has access to either bus or rail facilities (within 400m to a bus stop or 800m to a railway station), and is within 400m to existing facilities / services. Development is likely to reduce the need to travel. There are no potential barriers to movement.
		Q10c Will it reduce car use?	It is assumed that development at any of the site options could potentially provide or contribute to improved sustainable modes of transport.	0		A neutral effect is not considered possible.
		Q10d Will it encourage use of public transport?				?
		Q10e Will it provide adequate means of access by a range of sustainable transport modes?	It is also assumed that any proposal for development can make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities and services.	-	The site has access to either bus or rail facilities (within 400m to a bus stop or 800m to a railway station) and is within 800m to existing facilities/ services. Development is	
		Q10f Will it help limit HGV traffic flows?				Where necessary the appraisal will note the realities of the situation with regard to

SA Objective		Decision making criteria: Will the option/proposal...	SA of Site Allocations decision making criteria, including any Assumptions or Uncertainties	Significance Criteria - Standards & Thresholds for SA of Site Options	
			existing access to public transport and facilities/services, i.e. A site option may be within 800m of a railway station but there are no suitable footpaths or cycle ways to access it. The topography of the site option or area may also be a barrier to movement.		less likely to reduce the need to travel.
				--	The site has no access to sustainable transport modes (within 400m to a bus stop or 800m to a railway station) and is beyond 800m to existing facilities/ services. Development is likely to continue reliance on the private vehicle.
11	<b>Reduce barriers for those living in rural areas</b>	Q11a Will it increase provision of local services and facilities and reduce centralisation?	It is assumed that any proposal for development can make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities and services.  Access to existing modes of sustainable transport has been addressed against SA Objective 10.  It is assumed that development at any of the site options should meet the affordable housing requirement set in Core Strategy Policy CS.17.  The criteria relating to this SA Objective have already been considered against other SA Objectives. To avoid double counting, it is therefore considered that this SA Objective is not applicable to the SA of reasonable site options.	++	N/A
		Q11a Will it improve accessibility by a range of transport modes to services and facilities from rural areas?		+	N/A
		Q11a Will it support the provision of affordable housing in rural areas?		0	N/A
				?	N/A
				-	N/A
				--	N/A



SA Objective	Decision making criteria: Will the option/proposal...	SA of Site Allocations decision making criteria, including any Assumptions or Uncertainties	Significance Criteria - Standards & Thresholds for SA of Site Options		
12	<b>Protect the integrity of the district's countryside.</b>	<p>Q12a Will it prevent the degradation of land on the urban fringe?</p> <p>Q12b Will it lead to a loss of agricultural land?</p> <p>Q12c Will it safeguard local distinctiveness and identity?</p>	<p>The loss of agricultural land is addressed against SA Objective 7.</p> <p>This SA Objective and the remaining decision-aiding criteria relate to the degradation of land on the urban fringe as well as the safeguarding of local distinctiveness and identity. It is therefore considered that the nature and significance of the effects on this SA Objective primarily relate to the contribution of the site options to the character of the settlement and their importance in defining and maintaining the settlements separate identity.</p> <p>The Green Belt should also be a consideration under this SA Objective as it aims to prevent urban sprawl by keeping land permanently open and therefore relates to the remaining decision-aiding criteria. If a site option is within the Green Belt then the appraisal commentary will try and note, where possible, the importance of that sites contribution to the purposes of the Green Belt, e.g. whether the site is brownfield land and does not contribute to the purposes of the Green Belt.</p>	++	Development would significantly enhance the character of the settlement and has a minor/no contribution to defining and maintaining the separate identity of the settlement.
				+	Development would enhance the character of the settlement and has a minor/ no contribution to defining and maintaining the separate identity of the settlement.
				0	It is not considered possible to have a neutral effect.
				?	The site makes an uncertain contribution to the character of the settlement or to defining and maintaining its separate identity.
				-	The site forms a significant contribution to the character of the settlement and/ or has some contribution to defining and maintaining the separate identity of the settlement and/or is within the Green Belt (low/ medium importance/ contribution).
				--	The site forms a significant contribution to the character of the settlement as well as significantly contributes to defining and maintaining the separate identity of the settlement and/or is within the Green Belt (high importance/ contribution).
				13	<b>Provide affordable, environmentally</b>

SA Objective		Decision making criteria: Will the option/proposal...	SA of Site Allocations decision making criteria, including any Assumptions or Uncertainties	Significance Criteria - Standards & Thresholds for SA of Site Options	
	<b>sound and good quality housing for all.</b>	<p>housing?</p> <p>Q13b Will it identify an appropriate supply of land for new housing?</p> <p>Q13c Will it ensure that all new development contributes to local distinctiveness and improve the local environment?</p> <p>Q13d Will it meet the building specification guidance in Building Regulations (previously Design Code for Sustainable Homes DCLG)?</p> <p>Q13e Will it reduce the number of households on the Housing Register?</p>	<p>Strategy Policy CS.9 Design and Distinctiveness and the NPPF.</p> <p>It is assumed that development at any of the site options should meet the affordable housing requirements set in the Core Strategy.</p> <p>Given the points set out above, it is considered that this SA Objective will not be a key differentiator between site options as it relates to the provision of housing. The nature and significance of the effect will be determined by whether residential development can be accommodated at the site.</p> <p>Local distinctiveness is addressed against SA Objective 12.</p>	+	Potential for the site option to accommodate residential development.
				0	If no housing is being proposed as part of development, as it is an employment site, then it is considered to have a neutral effect against this SA Objective.
				?	Capacity of the site to accommodate residential development is unknown.
				-	Development at the site may restrict other residential development.
				--	Development at the site may prevent other residential development.
14	<b>Safeguard and improve community health, safety and wellbeing.</b>	<p>Q14a Will it improve access for all to health, leisure and recreational facilities?</p> <p>Q14b Will it improve and enhance the district's green infrastructure network?</p> <p>Q14c Will it improve long term health?</p> <p>Q14d Will it ensure that risks to human health and the environment from</p>	<p>Core Strategy Policy CS.25 Healthy Communities seeks to ensure that, with the release of land for development, arrangements are put in place to improve infrastructure, services and community facilities to mitigate development and integrate it with the existing community.</p> <p>It is assumed that development at any of the site options has the potential for short-term minor negative effects arising during</p>	++	It is considered unlikely that development at any of the site options will have major positive effects on health.
				+	It is assumed that there is the potential for development at all the site options to have indirect long-term positive effects on health through the provision of housing or employment by helping to meet the needs of

SA Objective	Decision making criteria: Will the option/proposal...	SA of Site Allocations decision making criteria, including any Assumptions or Uncertainties	Significance Criteria - Standards & Thresholds for SA of Site Options	
	contamination are identified and removed? Q14c Will it improve long term health? Q14e Will it encourage healthy and active lifestyles? Q14f Will it reduce obesity? Q14g Does it consider the needs of the district's growing elderly population? Q14h Will it enable communities to influence the decisions that affect their neighbourhoods and quality of life? Q14i Will it improve the satisfaction of people with their neighbourhoods as a place to live? Q14j Will it reduce crime and the fear of crime? Q14k Will it reduce deprivation in the district? Q14l Will it improve road safety?	<p>construction phases, and that suitable mitigation exists to ensure that these do not result in long-term negative effects on health and well-being.</p> <p>It is assumed that any proposal for development can make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities and services, or contributions towards them.</p> <p>It is also assumed that there is the potential for development at all the site options to have indirect long-term positive effects on health through the provision of housing or employment by helping to meet the needs of the Plan area.</p> <p>It is therefore considered that the nature and significance of the effects against this SA Objective primarily relates to conflicting neighbouring land uses and major infrastructure.</p> <p>The appraisal commentary will note if a site option is known to be, or has the potential to be contaminated. It is considered that there will be sufficient mitigation provided through Core Strategy policies as well as development management process and available at the project level to ensure</p>		the Plan area.
			<b>0</b>	The site is not likely to be affected by neighbouring land uses or major infrastructure.
			<b>?</b>	There is an element of uncertainty for all sites until more detailed site level assessments have been undertaken.
			<b>-</b>	The site is affected by neighbouring land uses and / or major infrastructure.
			<b>--</b>	The site is significantly affected by neighbouring land uses and / or major infrastructure.

SA Objective		Decision making criteria: Will the option/proposal...	SA of Site Allocations decision making criteria, including any Assumptions or Uncertainties	Significance Criteria - Standards & Thresholds for SA of Site Options	
			<p>that there will be no significant issues with regard to contaminated land. It is therefore not considered likely to be a key differentiator between the sites so will not influence the nature or significance of effects against this SA Objective.</p> <p>There is an element of uncertainty for all site options until more detailed site level assessments have been undertaken.</p>		
15	<p><b>Develop a dynamic, diverse and knowledge-based economy that excels in innovation with higher value, lower impact activities.</b></p>	Q15a Will it ensure that new employment, office, retail and leisure developments are in locations that are accessible to those who will use them by a choice of transport modes?	Core Strategy Policy CS.22 Economic Development seeks to facilitate appropriate employment uses in the countryside, including farm based activities. It also seeks to protect existing employment sites unless they are no longer viable or appropriate for a business purpose.	++	Potential for the site option to accommodate employment development, with good access to existing employment opportunities.
		Q15b Will it help ensure an adequate supply of employment land?		+	Potential for the site option to accommodate employment development.
		Q15c Will it support or encourage new business sectors?	Access to existing transport modes has been addressed against SA Objective 10.	0	If no employment land is being proposed as part of development, as it is a housing site, then it is considered to have a neutral effect against this SA Objective.
		Q15d Will it support the visitor economy?	The nature and significance of the effects on this SA Objective will primarily relate to the capacity of the site to accommodate employment land, access to existing employment, and the potential loss of existing employment.	?	Capacity of the site to accommodate employment development is unknown.
				-	Development at the site may restrict other employment development and/ or has poor access to existing employment opportunities.
				--	Development at the site may prevent other employment development and/ or lead to the loss of existing employment.

- 2.6 Each emerging element of the SAP was appraised against the SA Framework of Objectives using professional judgment supported by the baseline and wider Plan evidence base. The nature of the likely sustainability effects (including major/minor, positive/negative, duration (short, medium or long term), permanent/ temporary, secondary<sup>9</sup>, cumulative<sup>10</sup> and synergistic<sup>11</sup>) were described in the appraisal commentary, together with any assumptions or uncertainties. Where necessary, the SA made suggestions and recommendations to mitigate negative effects or promote opportunities for enhancement of positive or neutral effects.
- 2.7 A summary appraisal commentary reported any significant effects identified with suggestions for mitigation or enhancement to be made where relevant, and likely residual effects. SA is informed by the best available information and data; however, data gaps and uncertainties exist and it is not always possible to accurately predict effects, particularly at a strategic level of assessment. Throughout, the SA used categories of significance represented by colours and symbols as set out in the following table:

**Table 2.2: Categories of Significance of Likely Effects**

<b>Key: Categories of Significance</b>		
<b>Symbol</b>	<b>Meaning</b>	<b>Sustainability Effect</b>
- -	Major Negative	Problematical, improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive
-	Minor negative	Potential sustainability issues: mitigation and/or negotiation possible
+	Minor positive	No sustainability constraints and development acceptable
++	Major Positive	Development encouraged as would resolve existing sustainability problem
?	Uncertain	Uncertain or Unknown Effects
0	Neutral	Neutral effect

### **Appraising the Stratford-on-Avon Site Allocations Plan: Revised Scoping**

- 2.8 A comparative SA was undertaken of the options for defining the BUABs using the SA Framework, updated evidence, and professional judgment. The same method was then used to test the preferred approach that had been applied to the definition of BUABs for Main Rural Centres and the Local Service

<sup>9</sup> Any aspect of a plan that may have an impact (positive or negative), but that is not a direct result of the proposed plan.

<sup>10</sup> Incremental effects resulting from a combination of two or more individual effects, or from an interaction between individual effects – which may lead to a synergistic effect (i.e. greater than the sum of individual effects), or any progressive effect likely to emerge over time.

<sup>11</sup> These arise from the interaction of a number of impacts so that their combined effects are greater than the sum of their individual impacts.

Villages. The approach to options in plan-making and alternatives in SA is explained further in Section 4 of this SA Report.

- 2.9 The proposed revised and new Proposed Allocations for Specific Sites, the new proposed Policy SAP.1 Self-Build & Custom Housebuilding, and the three site options already put forward for self-build/custom housebuilding, were tested through SA using the same methods - based on the SA Framework of objectives and decision-aiding criteria/questions and baseline information.

### **Appraising the Stratford-on-Avon Site Allocations Plan: Options for Reserve Sites**

- 2.10 Decisions about which sites to identify will be based on the findings of the Strategic Housing Land Availability Assessment (SHLAA) and other technical information, including the SA. Work is ongoing with the SHLAA and publication is expected in spring 2018. The Council is using a standard method agreed by the Coventry and Warwickshire local authorities and available on the Council's website<sup>12</sup>. This is a criteria-based assessment considering factors for suitability, achievability, and deliverability. A RAG (red, amber, green) analysis will identify site options that could be considered to be reasonable alternatives and should be tested through SA. Those site options that are found to have an amber or green deliverability through the RAG analysis will be considered to be reasonable alternatives (deliverable) and thus tested through the SA process.
- 2.11 The reasonable site options will be identified in relation to each relevant settlement, and a detailed assessment matrix using the full SA Framework will be used. The key likely significant positive and negative effects will be recorded with symbols/colours and summarised for each site option and for the implications for each settlement reported, including consideration of cumulative or synergistic effects where possible/relevant. Details will be recorded in a SA matrix for each settlement as indicated by the table, as follows:

**Table 2.3: Outline Approach to Assessing Site Options**

<b>Settlement Name</b>			
	<b>SA Objective 1</b>	<b>SA Objective 2</b>	<b>SA Objective 3</b>
<b>Site option</b>	+	-	--
<b>Site option</b>	-	-	--
Commentary: Key Significant Positive Effects Key Significant Negative Effects Recommendations and suggestions for mitigation of negative effects or enhancing positive effects.			

<sup>12</sup> <https://www.stratford.gov.uk/planning-regeneration/site-allocations-plan.cfm>

- 2.12 The appraisal will be undertaken using professional judgment, supported by the baseline information and further updated evidence, as well as any other relevant information sources available, such as through Defra Magic maps<sup>13</sup>. This will be reported in the next SA Report that will accompany the Pre-Submission SAP on Regulation 19 consultation later in 2018. The SA will also consider the proposed reserve sites and the implementation of the SAP as a whole – as required by the SEA Regulations.
- 2.13 SA is an assessment tool that helps to inform decision-making; it is not the only basis for deciding the preferred options for the Plan. The Council will consider the findings of the SA alongside the wider evidence base to inform decision-making in relation to the selection or rejection of alternatives and development of policy for the SAP. SA is an iterative and ongoing process that is undertaken at each stage of plan-making. SA Reports accompany the draft Plan on consultation at various stages and set out the findings of the SA, as well as reasons for the selection or rejection of alternatives in plan-making.

### **Consultation**

- 2.14 The SEA Directive and Regulations require early and effective public consultation. The proposed scope of the SAP was subject to wide consultation in 2014. The SA Scoping Report was subject to statutory consultation with the SEA statutory bodies (Historic England, the Environment Agency, and Natural England). Comments received on the SA scoping were taken into consideration and reported in the final SA Scoping Report (December 2014). This Initial SA Report (December 2017) accompanies the Revised Scoping for the SAP on consultation through the Council's website from early January 2018. Any comments received on the SA will be considered and reported in the next SA Report that will accompany the Pre-Submission SAP on Regulation consultation.

---

<sup>13</sup> <http://magic.defra.gov.uk/>

## 3.0 SUSTAINABILITY CONTEXT, OBJECTIVES & BASELINE CHARACTERISTICS

### Introduction

- 3.1 In order to establish a clear scope for the SA of the SAP, it is necessary and a requirement of SEA, to review and develop an understanding of the baseline conditions of the plan area and the wider range of plans and programmes that are relevant to the plan. The Stratford-on-Avon SAP Scoping Report (December 2014) considered and reported baseline conditions for the plan area, as well as the Plans and Programmes that may affect or be affected by the SAP. Analysis of this information helped the Scoping Report to identify the key issues and opportunities for sustainable development in Stratford-on-Avon and create sustainability objectives to address these key issues. Full details can be found in the December 2014 SAP SA Scoping Report and are summarised in this section.

### Review of Plans & Programmes (PPs)

- 3.2 A review of relevant plans and programmes was undertaken during the SA/SEA scoping stage in accordance with the requirements of the SEA Directive. This included considering the wider plans reviewed as part of the development of the evidence base for the SAP. A review of plans, policies and programmes built upon the earlier SA of the Core Strategy and was completed as part of the SA Scoping for the Stratford-on-Avon Gypsy & Traveller Plan in February 2014; this was then reviewed and updated for the SAP SA Scoping in December 2014.
- 3.3 Since then, new Plans and Programmes have emerged, and a further update is required. The key Plans and Programmes that have emerged since 2014 and are relevant for consideration are listed below:
- Historic England, Action Plan 2015-2018: Details how Historic England will meet and achieve their aims and objectives, which includes protecting England's most important heritage, supporting constructive conservation and maintaining heritage assets throughout the country.
  - Housing White Paper (2017): The Housing White Paper details the government's reforms to increase housing supply whilst ensuring that the housing market is more efficient and meets the needs for all households.
  - Air Quality Plan for Nitrogen Dioxide (2017): Sets out how the government plans to tackle levels of nitrogen dioxide in major cities where there are associated health risks due to large concentrations. This includes establishing a clean air fund for local authorities and promoting low emission buses.



- Severn River Basin District Management Plan (RBMP) (2015): The RBMP details the current state of the water environment, including the chemical and ecological quality of waterbodies in the district. The Plan also states the current threats to water quality in the basin, and the targets for improvements over the Plan period.
- Stratford-upon-Avon Area Transport Strategy (2017) The strategy focuses on developing a transport strategy for the town of Stratford-upon-Avon, including improvements to transport links and managing HGV traffic. The strategy includes a framework with themes that will help achieve the relevant aims of the strategy.
- Coventry & Warwickshire Strategic Economic Plan Update (2016): This is an updated version of the 2014 Plan, detailing the strategy to grow the local economy and employment base.

### Baseline Conditions

- 3.4 The SEA Regulations require the collation of baseline information to provide a background to, and evidence base for, identifying sustainability problems and opportunities in the Plan area. This then provides the basis for predicting and monitoring the likely effects of the draft Plan. The aim is to collect only relevant and sufficient data on the present and future state of the Plan area to allow the potential effects of the SAP to be adequately predicted.
- 3.5 Detailed baseline information is provided in the SAP SA Scoping Report (December 2014). The SA/SEA Guidance produced by Government<sup>14</sup> proposes a practical approach to data collection, recognising that information may not yet be available and that information gaps for future improvements should be reported as well as the need to consider uncertainties in data. A summary of the baseline current situation, with trends and possible evolution without the SAP, where possible, is set out in the paragraphs following. New and updated information since the original scoping in 2014 has been included.
- 3.6 **Environment:** There are no internationally designated nature conservation sites in the district, however there are 37 Sites of Special Scientific Interest (SSSIs) and 4 Local Nature Reserves. The SSSIs are either in a favourable or unfavourable but recovering condition. The district contains ancient woodlands, as well as rich species diversity, including the Water Vole and the Great Crested Newt. The geology of the district is varied, and has historically produced a range of minerals, although now the main use of materials is for aggregate in construction, with local building stone quarries having largely closed down.
- 3.7 **Water & Soil:** The River Avon is the main river in the district, flowing through the district from east to west. Severn Trent Water is the main supplier of water in the district, with a small amount supplied by South Staffordshire Water Plc,

---

<sup>14</sup> Department for Communities and Local Government (2014) National Planning Practice Guidance - Strategic Environmental Assessment and Sustainability Appraisal. Online at <http://planningguidance.planningportal.gov.uk/blog/guidance/>

and water resources in the area are under 'moderate stress' with some areas under 'serious stress. The district currently has predicted supply-demand deficits. The chemical water quality in the district is generally favourable. The biological water quality of the area has decreased since 2002. The district suffers from fluvial flooding due to the impermeability of the underlying geology, and the more built up areas also suffer from surface water flooding. There are concentrations of Grade 2 agricultural land to the south and east of Stratford-Upon-Avon and surrounding Bidford-on-Avon and Wellesbourne, as well as to the south-east of the district bordering Oxfordshire.

- 3.8 **Air Quality:** The district has very good air quality, however there are issues in Studley and Stratford-upon-Avon. Both have AQMA zones due to levels of NO<sub>2</sub> exceeding the annual mean. Transport is the highest emitting sector for air pollution in the district.
- 3.9 **Social:** The district has a low population density, and there is a low level of young working age residents and a higher level of age groups over 45 than the average for England. Most residents are classed as 'White British', and the district has low levels of multiple deprivation. The health priorities in Stratford-on-Avon include; addressing alcohol misuse, smoking in pregnancy, and tackling obesity. Fuel poverty is an issue for 12.4% of district residents, and water poverty for low-income households. The district has low levels of crime, with the highest levels of crime and anti-social disorder occurring around the main town of Stratford-upon-Avon.
- 3.10 **Transport:** The M40, M42 and A46 comprise the strategic road network for the district. There are identified congestion issues on a number of roads in the district, including within the main settlement of Stratford-upon-Avon. The Stratford-upon-Avon Area Transport Strategy aims to manage traffic within the town and address existing congestion and access issues. The main railway lines are the Chiltern Line and the Shakespeare Line, both of which are key commuter routes and provide access for tourists. The district has a wide-ranging Public Right of Way network and an extensive cycle network. Accessibility to jobs and services for those living in rural settlements is an issue.
- 3.11 **Education & Employment:** A high proportion of district residents have high level qualifications, with educational performances exceeding national levels in the district. The district has low unemployment rates, with 3.7% of residents unemployed. A high proportion of residents work in managerial, senior and professional occupations, and there are levels of out-commuting to surrounding urban areas including Birmingham and Oxford. The majority of people in Stratford work in the service industry. Tourism is also one of the main sources of employment in the District with over 8,000 jobs supporting the industry. There is a high level of in-commuting for lower paid jobs by people who can't afford local housing. Improvements to telecommunications infrastructure in the district are needed to provide high speed broadband and support home working and rural businesses.
- 3.12 **Heritage & Green Spaces:** The district has a wide range of heritage assets that includes 3,430 Listed Buildings, 75 Conservation Areas, 84 Scheduled Monuments and 11 Registered Parks or Gardens. There are a number of non-

designated features of historical interest that comprise a significant aspect of the heritage aspect, and are considered important by local communities. There is a deficiency of open space in Stratford town and most of the main rural centres.

### Key Sustainability Issues

- 3.13 From this information, the following key sustainability issues have been identified for the Plan:

**Table 3.1: Key Sustainability Issues, Problems and Opportunities**

Key Sustainability Issues for the Stratford-on-Avon District
<ul style="list-style-type: none"> <li>■ <b>Congestion:</b> The Districts road network is becoming increasingly congested, particularly along radial and sub-radial routes. This has the potential for adverse effects on human health, safety and the economy. It can make commuter journeys more stressful and delay buses which are then unable to offer a viable alternative to the car for some journeys. Congestion can make deliveries less reliable and deter investment in the area.</li> <li>■ <b>Travel Methods:</b> Ensuring the viability and vitality of alternative modes of transport provides choice, helps to reduce congestion and can contribute to healthier lifestyles.</li> <li>■ <b>Health:</b> Whilst health levels are generally high, inequalities exist between the most and least deprived areas. Planning should aim to contribute to the health priorities for the area, in particular tackling obesity.</li> <li>■ <b>Population:</b> Stratford-on-Avon is experiencing an ageing population, which will have implications for health service provisions and accessibility to services, facilities and amenities. The District is likely to experience an increasing proportion of the population with dementia, and an increasing dependency ratio.</li> <li>■ <b>Housing:</b> Market housing in the District is the least affordable in Warwickshire. There is also a considerable under-provision of affordable homes compared with the level of need.</li> <li>■ <b>Quality of Life:</b> The development of a high quality and multifunctional green infrastructure network in the District will be a key contributor to quality of life for residents.</li> <li>■ <b>Out-commuting:</b> Whilst the District has low unemployment and a higher proportion of the workforce working in higher paid professions, many of these jobs are located outside of the District, contributing to a high degree of out-commuting.</li> <li>■ <b>In-commuting:</b> A high degree of in-commuting is experienced in the District of people in lower paid jobs who are unable to afford local housing.</li> <li>■ <b>Access to Work:</b> There is a considerable mismatch between the average earnings of local residents and house prices.</li> <li>■ <b>Communications Infrastructure:</b> The quality of broadband provision in rural areas of the District varies. There is significant scope to improve coverage and connection speeds.</li> <li>■ <b>Tourism:</b> This is a key sector within the District that is important for the</li> </ul>

local economy.

- **Nationally Designated Nature Conservation Sites:** This includes 37 SSSIs
- **Potential Biodiversity Loss:** There is the potential for biodiversity loss and habitat fragmentation as a result of growth pressures and development (e.g. increased recreational uses).
- **Open Space and Green Infrastructure:** There is a need for increased support and understanding of the role of GI in development.
- **Protecting Watercourses:** All the main rivers in the District are prone to flood risk. Fluvial flood risk is a significant issue for the District, and the risk has the potential to increase as a result of climate change.
- **Protecting Ground Water:** This includes mitigating surface water flood risk, and avoiding ground water pollution, especially in the identified Source Protection Zones.
- **Improving Watercourses:** The Water Framework Directive target is for all watercourses to reach 'good' quality status by 2021
- **Agricultural Land Quality:** It is important to protect and conserve the best and most versatile agricultural land.
- **Improving Air Quality Management Areas:** These affect the whole town of Stratford-upon-Avon and the centre of Studley.
- **Congestion and Transport Emissions:** Transport is the highest emitting sector in Stratford-on-Avon and growth needs to support a reduction in emissions targets, for example in promoting alternatives to the private car, and mixed use development.
- **Quality Design & Retaining Distinctiveness:** Development requires design that is sensitive to the receiving environment and protects the integrity of areas, especially in designated areas like the Cotswolds AONB. There is a potential for development to detract from the style and distinctiveness of some rural areas with the closure of local quarries, and the lack of availability of the existing local stone.
- **Conservation & Enhancement of Cultural Heritage Assets:** This includes the appropriate sites assessments where necessary e.g. an archaeological assessment in areas where the local archaeology is unknown, and extends to non-designated assets
- **Increasing Renewable and Low Carbon Energy Production and Use:** Significant opportunities exist in the District for increasing the capacity and type of renewable energy sources.
- **Fuel and Water Poverty:** The District has the fourth highest level of fuel poor households in the region. The number of water poor households is likely to increase as water bills rise.

### Likely Evolution of Baseline Conditions without the SAP

- 3.14 Without the SAP there is less likely to be a coordinated approach to the delivery of new housing development. New development is less likely to be delivered in areas where it is needed most; it could also reduce opportunities to address existing issues, such as out-commuting for employment needs. New development can be planned to ensure accessibility and increase opportunities for healthy and active lifestyles. Without a Plan in place development is less likely to deliver health benefits. There could be an increased likelihood of negative effects on Green Infrastructure networks.

Without the Plan, the cumulative effects of development on biodiversity are unlikely to be addressed and the national aim of no net loss is less likely to be achieved through a lack of coordinated planning of development, with missed opportunities to improve habitat connectivity.

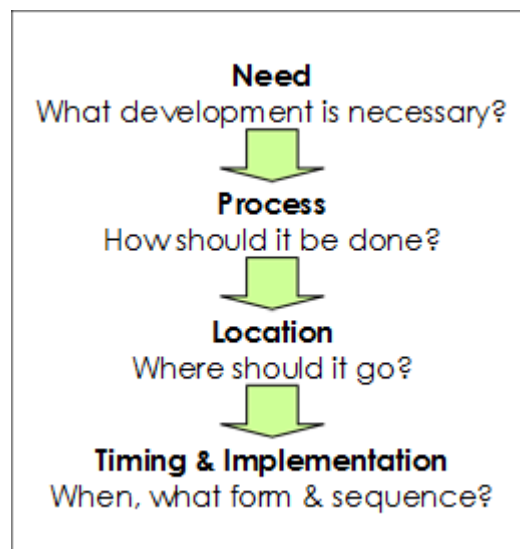
- 3.15 Without the Plan, future development has an increased likelihood of resulting in negative effects on landscape and settlement character. Without the Plan, designated heritage assets would still be protected through national and local policy; however, undesignated heritage assets, heritage settings and potential archaeology could be more vulnerable to the impacts of new development.

## 4.0 CONSIDERATION OF PLAN-MAKING OPTIONS & ALTERNATIVES IN SA/SEA

### Assessment of Alternatives in SA/SEA

- 4.1 The EU SEA Directive<sup>15</sup> requires assessment of the likely significant effects of implementing the plan and “reasonable alternatives”, taking into account “the objectives and geographical scope” of the plan. The reasons for selecting alternatives should be outlined in the Report. The Directive does not specifically define the term “reasonable alternative”; however, UK SA/SEA guidance<sup>16</sup> advises that it should be taken to mean “realistic and relevant” i.e. deliverable and within the timescale of the plan. The NPPF (paragraph 165) requires that a Sustainability Appraisal which meets the requirements of the SEA Directive should be integral to the plan preparation process.
- 4.2 Extant SEA guidance<sup>17</sup> sets out an approach and methods for developing and assessing alternatives. This includes acknowledgement of a hierarchy of alternatives that are relevant and proportionate to the tiering of plan-making. Alternatives considered at the early stages of plan-making need not be elaborated in too much detail so that the “big issues” are kept clear; only the main differences between alternatives need to be documented, i.e. the assessment should be proportionate to the level and scope of decision-making for the plan preparation. The hierarchy of alternatives may be summarised in the following diagram:

**Figure 4.1: Hierarchy of Alternatives in SA/SEA and Options in Plan-Making**



- 4.3 Recent case law in England has clarified and provided further guidance for current practice on how alternatives should be considered in SA/SEA of

<sup>15</sup> <http://ec.europa.eu/environment/eia/sea-legalcontext.htm>

<sup>16</sup> <http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/>

<sup>17</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/7657/practicalguidesea.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practicalguidesea.pdf)

spatial and land use plans. The Forest Heath Judgment<sup>18</sup> confirmed that the reasons for selecting or rejecting alternatives should be explained, and that the public should have an effective opportunity to comment on the appraisal of alternatives. The SA report accompanying the draft plan must refer to, summarise or repeat the reasons that had been given in earlier iterations of the plan and SA, and these must still be valid.

- 4.4 The Broadlands Judgment<sup>19</sup> drew upon the Forest Heath findings and further set out that, although not an explicit requirement in the EU SEA Directive, alternatives should be appraised to the same level as the preferred option; the final SA Report must outline the reasons why various alternatives previously considered are still not as good as the proposals now being put forward in the plan, and must summarise the reasons for rejecting any reasonable alternatives - and that those reasons are still valid. The Rochford Judgment<sup>20</sup> confirmed that the Council involved had adequately explained how it had carried out the comparative assessment of competing sites and that any shortcomings in the early process had been resolved by the publication of an SA Addendum Report; this was subsequently upheld at Appeal.

### **Assessment of Options in Plan-Making**

- 4.5 Development planning issues, such as how much, what kind of development and where, are considered within the requirements of legislation and policy together with the characteristics of the plan area and the views of its communities. Potential options for resolving such issues are identified by local authorities through various studies, such as population projections and housing need, community strategies, infrastructure capacities, and environmental constraints analysis – and through consultation with the regulators, the public, businesses, service providers, and the voluntary sector.
- 4.6 At the earlier and higher levels of strategic planning, options assessment is proportionate and may have a criteria-based approach and/or expert judgment; the focus is on the key differences between possibilities for scale, distribution and quality of development. At this early stage, the options presented may constitute a range of potential measures (which could variously and/or collectively constitute a policy) rather than a clear spatial expression of quantity and quality. Each option is not mutually exclusive and elements of each may be further developed into a preferred option. As a plan evolves, there may be further consideration of options that have developed by taking the preferred elements from earlier options. Thus, the options for plan-making change and develop as responses from consultation are considered and further studies are undertaken.
- 4.7 At the later and lower levels of development planning for site allocations, options assessment tends to be more specific, often focused on criteria and thresholds, such as land availability, accessibility to services, and impacts on local landscape - and particularly informed by technical studies such as the Strategic Housing Land Availability Assessment (SHLAA). There is a hierarchy of

---

<sup>18</sup> Save Historic Newmarket Ltd v Forest Heath District Council (2011) EWHC 606

<sup>19</sup> Heard v Broadland District Council, South Norfolk District Council, Norwich City Council (2012) EWHC 344

<sup>20</sup> Cogent Land LLP v Rochford District Council (2012) EWHC 2542

options assessment, with sites that are not viable or deliverable or might have adverse effects on protected environmental assets rejected at an early stage.

- 4.8 The role of the SA is to inform local authorities in their selection and assessment of options; SA is undertaken of those reasonable alternatives (options) identified through the plan-making process. The findings of the SA can help with refining and further developing these options in an iterative and ongoing way. The SA findings do not form the sole basis for decision making – this is informed also by planning and other studies, feasibility, and consultation feedback.

### Options for the Site Allocations Plan (SAP)

- 4.9 The requirement, context and principles for the SAP are set out in Core Strategy Policies CS.15 and CS.16.D, such that options are limited at this lower level of planning. However, the revised scope of the SAP includes certain options and questions for consultation – and these have been considered through the SA, as follows:

- 4.10 **Defining Settlement Boundaries:** At the previous SAP scoping stage consulted on during August-September 2014, a wide range of comments was received including:

- Boundaries should not be drawn too tightly but enable a degree of flexibility rather than restrict or limit development
- Boundaries should not be drawn too loosely as this could imply that every site within the boundary was suitable for development

- 4.11 Whilst the principle of using BUABs has been established through Policy CS.16 as a mechanism for managing the location of development (and this was subject to SA), the Council decided that it would be appropriate at this revised scoping stage to investigate through strategic SA three options as set out in the table 4.1, as follows:

**Table 4.1: Options for Defining BUABs**

Option Number	Approach to Defining Built-Up Area Boundaries (BUABs)
1	Boundary drawn tightly around physical confines of settlement, in particular with regard to the existing built up areas
2	Boundary drawn loosely around settlement allowing space for development, particularly around the edges of existing built up areas
3	No boundary

The SA considered these approaches for Stratford-upon-Avon, the Main Rural Centres and the Local Service Villages, recognising the different characteristics, constraints and opportunities for these different types of settlement.



4.12 **Scale of Reserve Sites:** The revised scoping of the SAP invites consultees to comment on whether reserve sites should be identified to have the capacity to provide in the region of 2,920 or 1,320 dwellings, or some other number of dwellings. Policy CS.16 specifies that reserve sites should have the capacity to deliver 20% of the District's total housing requirement to 2031 – this equates to 2,920 dwellings. However, at 31 March 2017, the housing supply over the plan period was already 1,600 dwellings over the requirement, indicating that only a further 1,320 dwellings need to be identified. It is somewhat unclear as to what might be reasonable alternatives to test through SA, particularly at this stage with no locational specificity, and there can be no certainty for any SA regarding any other, as yet undefined, number of dwelling. Therefore, the SA considered the likely significant effects through a high-level assessment using professional judgement for a comparative assessment between Options 1 and 2. It should be noted that Policy CS.16 was subject to previous SA and the specification for 20% as reserve sites (ie 2,920 dwellings) has been found to be sound and sustainable.

4.13 **Proposals for Specific Sites:** Since the Core Strategy was adopted in 2016, circumstances have changed in the District, in particular for the allocated strategic sites. Therefore, the Council has taken the opportunity to update and amend the provisions for two Proposals, and to suggest six options for proposed new allocations, as follows:

- Amended Proposals: SUA.2 South of Alcester Road, Stratford-upon-Avon; SUA.4 Atherstone Airfield
- New Proposals: SUA.5 East of Shipston Road, Stratford-upon-Avon; Land at Napton Brickworks; Land at University of Warwick, near Wellsbourne; Land at Priory Square, Studley; Land at High Street, Studley; Land between Rother Street & Grove Road, Stratford-upon-Avon

Each of these options was subject to SA using the full SA Framework.

4.14 **Policy SAP.1 & Site Options:** Three options for sites have been put forward by landowners/developers for the specific purpose of self-build/custom housebuilding, as follows:

- Land east of Shipston Road, Alderminster (approx. 10-15 plots)
- Land west of Bush Heath Lane, Harbury (approx. 6 plots)
- Land west of Glebe Close, Stockton (approx. 10-15 plots)

Each of these options was subject to SA using the full SA Framework.

4.15 **Options for Reserve Sites:** All options that are considered to be reasonable alternatives (amber and green through the SHLAA process) will be subject to SA using the full SA Framework and grouping options within settlements so that the potential likely significant cumulative effects may be more clearly identified. This SA work is ongoing with the SHLAA work and will be reported in the Pre-Submission SA Report for Regulation 19 consultation that will accompany the draft SAP.

### **The Do Nothing Scenario**

- 4.16 It may be noted that "doing nothing" is not a reasonable alternative for the Local Plan since the Council has a duty to plan positively for objectively identified needs for housing and employment land.

## 5.0 SA OF THE STRATFORD-ON-AVON SITE ALLOCATIONS PLAN: REVISED SCOPING Regulation 18 Consultation

### Proposed Approach to Identifying Reserve Sites

- 5.1 The Revised Scoping for the SAP explains the context with the Core Strategy and Policies CS.15 and CS.16. It explains how the SHLAA will consider the availability, suitability, and achievability of site options. It proposes that the SAP will not identify any reserve sites in the Green Belt. It further proposes that the location and capacity of reserve sites should broadly follow the distribution of housing development established by principles in Policy CS.16 – this was subject to previous SA and found sound at examination. As previously explained in this Initial SA Report, each reasonable alternative site option will be subject to SA and by settlement, and details will be provided at the next stage of plan-making and the next SA Report to accompany the Pre-Submission SAP for Regulation 19 consultation.

### Defining Settlement Boundaries (BUABs)

- 5.2 The details of the SA findings for the three options identified for defining BUABs are set out in Appendix III of this SA Report. The SA considered options for boundary creation (tight; loose; none) around Stratford-upon-Avon, the Main Rural Centres and the Local Service Villages. Summaries of the SA findings are presented in the Table 5.1, as follows:

**Table 5.1: Strategic Options for Defining BUABs - SA Summary**

SA Objective	Boundary Options for Stratford-upon-Avon and Main Rural Centres			Boundary Options for Local Service Villages		
	1.Tight Boundary	2.Loose Boundary	3.No Boundary	1.Tight Boundary	2.Loose Boundary	3.No Boundary
1. Heritage	0	+	0?	0	+	0?
2. Landscape	++	+	-	++	+	-
3. Biodiversity & Geodiversity	+	+	0	+	+	0
4. Flooding	+	0	0	+	0	0
5. C Change: Access & Traffic	+	0	-	+	0	-
6. C Change: GI	+	0?	0?	+	0?	0?
7. Natural Resources	+	+	-	+	+	-

<b>8. Pollution (Air &amp; Water Quality)</b>	+	+	0	+	+	0
<b>9. Waste</b>	0	0	0	0	0	0
<b>10. Transport</b>	++	+	-	+	+	-
<b>11. Reduce barriers for rural communities</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>12. Settlement Identity</b>	+	0?	-	+	0?	-
<b>13. Housing</b>	+	+	-	+	+	-
<b>14. Communities &amp; Health</b>	+	+	-	+	+	-
<b>15. Economy &amp; Employment</b>	+	+	-	+	+	-

- 5.3 The SA process found that the enforcement of a tight boundary round Stratford-upon-Avon, the Main Rural Centres and Local Service Villages had the potential for a range of positive effects. A tight boundary around the settlements allows for increased control of where development can be located, and can help retain the settlement characteristics and prevent unwanted urban sprawl. A tight boundary will still allow growth, and can promote the use of brownfield land with associated positive effects. The tight boundary option is further assessed by theme below.
- 5.4 The SA found that using a looser boundary around settlements also had the potential for a range of positive effects. The boundary could still manage development in an integrated fashion that would likely benefit local communities, and still be flexible to allow suitable growth with new opportunities for settlements. However, unlike the tight boundary there remains some uncertainty regarding the potential effects, as development on the periphery of the settlements could lead to effects on landscape, access to services/facilities and sustainable transport.
- 5.5 The no boundary option was found to have a range of neutral and negative effects. With no boundary, the location of future development is more difficult to control, although any development would still need to comply with the Core Strategy and associated Policies. However, there is still the potential for minor negative effects on landscape, accessibility & traffic, agricultural land, housing, economy and employment and on the settlement identity through changes to the built form. This is likely to be more significant for the Local Service Villages where there are fewer services and facilities and are more sensitive to change. Although no boundary provides increased flexibility, development could affect local communities and settlement identities and an integrated approach to development is less achievable.

- 5.6 The Council decided that the preferred approach was to identify a tight boundary around the physical confines of settlements (Option 1), taking into account characteristics and local circumstances, including applying criteria for the type of land to be included or excluded. It was decided that Option 3 with no boundary would be difficult to manage/guide development in any integrated way with potential negative effects. Whilst Option 2 with a loose boundary provides scope for new development on the edges of settlements, many Local Service Centres have a dispersed settlement pattern. Progression of Option 1 also helps to protect important gaps; some settlements are comprised of distinct parts and separate boundaries have been drafted around each part. It should be noted that Policy CS.15 in the Core Strategy establishes the principle of defining settlement boundaries around their physical confines and this approach has been found sound.
- 5.7 The proposed preferred approach excludes land that is currently used for particular purposes, such as playing fields, modern agricultural buildings, miscellaneous uses such as sewage treatment works, electricity sub-stations (often located on the fringes of settlements), allotments, and manor houses/associated estate land. This provides mitigation measures that protect such land uses from potential new development with avoidance of likely negative effects.
- 5.8 Land proposed to be included within settlement boundaries comprises churchyards, community buildings & immediate curtilage, residential curtilage, and employment sites on the edge of a village. This recognises the characteristics of such land and acknowledges the possibilities for redevelopment – as managed and guided through Core Strategy Policies – with positive effects. The likely effects of the proposed preferred approach (Option 1; Tight Boundary) to defining BUABs may be summarised by sustainability theme, as follows:
- 5.9 **Housing, Economy & Employment & Communities:** Defining a tight boundary will have positive effects for housing through controlling the location of future development. The boundary will still allow for some flexibility in the location of housing development. The economy of settlements will benefit from a tight boundary, as development will have access to services/facilities and will support their viability, and access to employment opportunities. The inclusion of employment land within the boundary will also allow for regeneration or change of use, which can support local growth with positive effects.
- 5.10 A tight boundary will protect the existing built form of settlements with positive effects for settlement identities and local communities. Development is more likely to be integrated with the existing community within a tight boundary, and criteria can be used to avoid conflicting neighbouring land uses which could have effects on health.
- 5.11 **Transport, Air Quality & Climate Change:** A tight boundary is likely to result in development being well located to existing sustainable transport links (bus stops, cycle paths and footpaths) and be in walking distance to services/facilities. Therefore, this will reduce the reliance on private vehicle use with positive effects for both transport and air quality. The use of a tight

boundary for Stratford-upon Avon and the Main Rural Centres could result in some site options having poor access to the highway network, however mitigation is available through Core Strategy Policies CS.25 and CS.26. Within the Local Service Villages residents are likely to still rely on private vehicles to access some key services, however air quality in the LSVs has not been identified as a significant issue, nor has congestion. The tight boundary can exclude public open spaces and areas of high Green Infrastructure value, which will protect these assets from development pressure.

- 5.12 **Historic Environment:** A tight boundary around settlements is likely to include designated heritage assets, specifically in Stratford-upon-Avon and the Main Rural Centres where there is a more diverse historic environment. However, a tight boundary provides the opportunity to avoid features where possible by factoring them into the criteria for defining the boundary. Development will still need to comply with Core Strategy Policy CS.8, which protects the heritage assets and their setting, and therefore no significant effects are considered likely.
- 5.13 **Landscape & Soils:** Positive effects for this theme are likely with the use of a tight boundary. Using a tight boundary will protect the surrounding landscape which can contribute to the character of the settlements. This includes designated landscape features, such as the AONB, and the Green Belt designation that seeks to avoid coalescence. The tight boundary can prevent erosion of landscape character on the edge of the settlement, and prevent the loss of key settlement gaps.
- 5.14 By choosing a tight boundary loss of greenfield land will be limited, and there is the potential for higher levels of development on brownfield land within the boundary. Furthermore, this will protect areas of best and most versatile agricultural land with positive effects for soil resources. Furthermore, Mineral Safeguarded Areas can be avoided, with positive effects.
- 5.15 **Biodiversity & Geodiversity:** A tight boundary will protect local biodiversity and geodiversity by excluding designated sites and areas of Priority Habitat where possible. If there are areas of biodiversity value within the boundary, Core Strategy Policy CS.6 will provide mitigation and ensure any development does not have a significant effect.
- 5.16 **Flooding & Water Quality:** Flooding is an issue for many settlements within the District. A tight boundary can be drawn to avoid areas of flood risk, removing the potential for development to be inappropriately located, with associated positive effects. Furthermore, a tight boundary can protect water quality and water resources by circumventing areas which have a known water vulnerability or poor water quality status, and where development would likely exacerbate existing water resource issues or lead to a decline in water quality.

### **Scale of Reserve Sites**

- 5.17 There was much uncertainty in the comparative SA of the two options (2,920 and 1,320 dwellings) and higher housing numbers have previously been

subject to SA during the preparation of the Core Strategy. The third option that invites suggestion for some other level of housing is too uncertain and not possible to test through SA. Generally, higher numbers are likely to support SA Objectives on housing, services/facilities and may further support sustainable transport. There is the potential for the higher numbers to have cumulative negative effects on environmental factors but this depends upon locational specificity - and strong mitigation measures are available through Policies in the Core Strategy.

- 5.18 For option 1 (2,920 dwellings) there will be enhanced positive effects for housing and potentially services/facilities through a larger provision for the District, however both options will provide housing with positive effects. The higher level of proposed housing in option 1 has increased potential for negative effects on landscape quality and effects on biodiversity, however with mitigation available through Core Strategy Policies it is expected that negative effects could be mitigated.
- 5.19 The higher housing numbers may also result in increased traffic on the highway network as a result of cumulative effects of development, and this could have associated effects on air quality and transport. It is not likely that there will be a significant difference in effects between the two options on heritage, flooding, green infrastructure, waste, settlement identities or economy and employment.

### Proposals for Specific Sites

- 5.20 The details of the SA findings are presented in Appendix IV of this SA Report and summarised in the Table 5.2, as follows:

**Table 5.2: Proposed Specific Sites – SA Summary**

SA Objective	Specific Sites							
	South of Alcester Road, Stratford	Atherstone Airfield	Land East of Shipston Road	Napton Brickworks	Warwick University, Wellesbourne Campus	Priory Square, Studley	Studley Enterprise Centre	Rother/Grove Street, Stratford-upon-Avon
1. Heritage	0	0	0	0	0	+	0	-?
2. Landscape	-	-	-	--	+	++	+	+
3. Biodiversity & Geodiversity	0	0	0	-	0	0	0	+
4. Flooding	0	0	0	0	0	0	0	0

<b>5. C Change: Access, Traffic</b>	+	0	+	0	0	0	-	-	0						
<b>6. C Change: GI</b>	+	+	+	+	+	+	0	+							
<b>7. Natural Resources</b>	0	-	-	-	-	0	+	0	+	0	+	0	+	0	+
<b>8. Pollution (Air Quality &amp; Water Quality)</b>	?	0	+	0	+	-	0	-	0	-	-	-	-	-	0
<b>9. Waste</b>	0	0	0	0	0	0	0	0	0						
<b>10. Transport</b>	-	--	+	-	-	+	+	++							
<b>11. Rural communities</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A							
<b>12. Settlement identity</b>	-	+	+	-	+	++	+	+							
<b>13. Housing</b>	0	0	0	++	0	+	0	?							
<b>14. Community &amp; Health</b>	0	+	++	0	0	0	0	+							
<b>15. Economy &amp; Employment</b>	++	0	0	0	+	+	+	?							

- 5.21 The Specific Sites are a mix of employment and housing proposed development, with positive or neutral effects for these SA objectives according to proposed uses, which is to be expected. All sites have neutral effects on SA objectives for flooding and waste; likely effects on other SA objectives vary. Significant major negative effects are indicated for Napton Brickworks due to medium/high landscape sensitivity such that residential development could be inappropriate as there is no proposed mitigation indicated at this stage of assessment.
- 5.22 Major negative effects for SA objectives on natural resources are indicated for Atherstone Airfield and East of Shipston Road (Mineral Consultation /Safeguarded Area and loss of best and most versatile agricultural land). A major negative effect was also found for the Airfield site as there is a lack of services/facilities within sustainable transport distance and thus no reduced reliance on private vehicle use. The possibilities for mitigation measures are uncertain at this stage of assessment.
- 5.23 Major positive effects were found for landscape/townscape and soils SA objectives for Priory Square, Studley, as this is derelict brownfield land that does not contribute to the townscape; development would help resolve existing sustainability problems with positive effects that will be synergistic and cumulative in the local area. Similarly, major positive effects are identified for Studley Enterprise Centre and Rother/Grove Street in Stratford-upon-Avon



due to reuse of brownfield land. Major positive effects were found at this latter site also for SA objectives on transport as the site is near services/facilities and also close to a range of buses services and the railway station.

### Policy SAP.1 & Site Options

- 5.24 **Policy SAP.1 Self-Build & Custom Housebuilding:** Details are set out in Appendix V of this Initial SA Report. The SA found mostly neutral effects for SA objectives, including through implementation of other Policies in the Core Strategy that protect assets/environmental factors and guide new development. This Policy is likely to have significant positive effects on SA objectives for accessibility, settlement identity, housing, communities and health.
- 5.25 **Site Options:** The SA tested the three sites already put forward in this respect and found likely positive effects for SA objectives on access, green infrastructure, agricultural land, settlement identity, housing, communities and health. All sites are within a Surfacewater Safeguard Zone with the potential for minor negative effects on water quality but this could be mitigated through careful environmental management at the construction stage. Sites are within walking distance of a bus stop and some key services/facilities, such that there is likely to still be reliance on use of the private vehicle with overall minor negative effects. Summary SA findings are provided in Table 5.3, as follows:

**Table 5.3: Site Options for SAP.1 – Summary SA**

SA Objective	SAP.1 Potential Options		
	Land East of Shipston Road, Alderminster	Land West of Bush Heath Lane, Harbury	Land West of Glebe Close, Stockton
1. Heritage	0	0	0
2. Landscape	0?	0?	0?
3. Biodiversity & Geodiversity	0	0	0
4. Flooding	0	0	0
5. C Change: Access & Traffic	+	+	+
6. C Change: GI	+	+	+

<b>7. Natural resources (Minerals &amp; Agricultural Land)</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>+</b>
<b>8. Pollution (Air &amp; Water Quality)</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>-</b>
<b>9. Waste</b>	<b>0</b>		<b>0</b>		<b>0</b>	
<b>10. Transport</b>	<b>-</b>		<b>-</b>		<b>-</b>	
<b>11. Reduce barriers for rural communities</b>	<b>N/A</b>		<b>N/A</b>		<b>N/A</b>	
<b>12. Settlement Identity</b>	<b>+</b>		<b>+</b>		<b>+</b>	
<b>13. Housing</b>	<b>+</b>		<b>+</b>		<b>+</b>	
<b>14. Communities &amp; Health</b>	<b>+</b>		<b>+</b>		<b>+</b>	
<b>15. Economy &amp; Employment</b>	<b>0</b>		<b>0</b>		<b>0</b>	

## 6 PROPOSED MONITORING

- 6.1 The SEA Directive and Regulations require that the significant effects (positive and negative) of implementing the Plan should be monitored in order to identify at an early stage any unforeseen effects and to be able to take appropriate remedial action. Government guidance<sup>21</sup> on SA/SEA advises that existing monitoring arrangements should be used where possible in order to avoid duplication. Government requires local planning authorities to produce Monitoring Reports (MRs), and the Stratford-on-Avon District Council Monitoring Report<sup>22</sup> (produced annually) is considered sufficient to ensure appropriate monitoring takes place.

---

<sup>21</sup> [http://planningguidance.planningportal.gov.uk/?post\\_type=&s=sustainability+appraisal](http://planningguidance.planningportal.gov.uk/?post_type=&s=sustainability+appraisal)

<sup>22</sup> <https://www.stratford.gov.uk/planning-regeneration/monitoring-information.cfm>

## 7 CONSULTATION & NEXT STEPS

- 7.1 Comments received on the Revised Scoping for the SAP and this Initial SA Report will be considered and taken into account in the development of the next stage of plan-making. The Pre-Submission SAP will include the proposed level and location of Reserve Sites, also informed by the completed SHLAA and SA of reasonable alternative site options.
- 7.2 The comments on this Initial SA and responses made will be reported in the next SA Report. This report will also include a Technical Appendix with the detailed findings of the SA of reserve site options for a wide range of settlements. It will include SA of the implementation of the draft SAP as a whole, and as required by the SEA Regulations. This Pre-Submission SA Report will accompany the Pre-Submission SAP on Regulation 19 consultation in summer 2018.
- 7.3 Any comments on this Initial SA Report should be made through the consultation portal on the Council's website:

<https://www.stratford.gov.uk/planning-regeneration/site-allocations-plan.cfm>

## APPENDICES

- I **Statement of Compliance with SEA Directive & Regulations**
- II **Stratford-on-Avon Site Allocations Plan SA Scoping Report (2014)**  
(available separately (<https://www.stratford.gov.uk/planning-regeneration/>))
- III **SA of Strategic Options for Defining Settlement (Built Up Area) Boundaries (BUABs)**
- IV **SA of Proposals for Specific Sites**
- V **Policy SAP.1 Self-Build & Custom Housebuilding (Va) and Options for identification in the SAP (Vb)**

**Please note that Appendix VI SA of Options for Reserve Sites will be available with the next version of the SA and SAP at the Regulation 19 consultation stage.**

## Appendix I: Statement on Compliance with SEA Directive & Regulations

The EU SEA Directive<sup>1</sup> (Annex 1) requires certain information to be provided in the Environmental Report. This requirement is implemented into UK legislation through the SEA Regulations (2004)<sup>2</sup>. This is Appendix I of the Integrated (Sustainability) Report that constitutes the Environmental Report as required by the SEA Directive and the UK SEA Regulations.

This Appendix I sets out how the requirements for SEA have been met and signposts where this information is found in the Initial Sustainability Appraisal Report (December 2017) accompanying the Stratford-on-Avon Site Allocations Plan Revised Reg 18 Scoping, and in accordance with paragraph 165 of the National Planning Policy Framework (2012)<sup>3</sup>.

SEA Directive & Regulation Requirements	SA Report Section	Summary of Contents
An outline of the contents, main objectives of the plan and relationship with other relevant plans	Section 1 Introduction	Sets out the main sections of the Stratford-on-Avon Site Allocations Plan (SAP) Revised Scoping.
	Section 3 Context & Baseline	Summarises the relationship with other relevant plans and the implications for the Stratford-on-Avon SAP.
The relevant aspects of the current state of the environment and the likely evolution thereof without the implementation of the Plan	Section 3 Context & Baseline	Summarises the relevant baseline conditions for sustainability (including the state of relevant environmental aspects) in the Stratford-on-Avon District, and likely evolution without the Plan.
The environmental characteristics of the area likely to be affected	Section 3 Context & Baseline	Summarised in Section 3 of Main Report.
Any existing environmental problems which are relevant to the Plan including,	Section 3 Context &	Summarises existing sustainability (including environmental problems) for the Stratford-on-Avon District.

<sup>1</sup> <http://ec.europa.eu/environment/eia/sea-legalcontext.htm>

<sup>2</sup> <http://www.parliament.uk/documents/post/postpn223.pdf>

<sup>3</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

SEA Directive & Regulation Requirements	SA Report Section	Summary of Contents
in particular those in relation to any areas of a particular environmental importance	Baseline	
The environmental protection objectives relevant to the Plan and the way those objectives and any environmental considerations have been taken into account during its preparation	Section 2 SA Methods Section 3 Context & Baseline	Provides the summary of objectives for sustainability in the Stratford-on-Avon District (including environmental objectives) and the implications of these objectives for the Stratford-on-Avon SAP. Detailed SA Framework guiding assessment of effects against the Objectives.
The likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects	Section 2 SA Methods Table 2.1	Presents the SA Framework of objectives that shows which of the issues listed by the SEA Regulations are progressed by which objectives. This ensures that all of the issues are considered during the assessment of each element of the Stratford-on-Avon SAP. All strategic options, policies and site options are assessed against IA objectives.
	Section 5 Appendices III to V	Summarises the likely significant effects of implementing the Stratford-on-Avon SAP with details provided in the appendices. Where possible, an indication is given of whether the effect is likely to be cumulative, short, medium and long term.
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the Plan	Section 5 Appendices III to V	Where potential significant negative effects are predicted the SA has sought to provide suggestions for mitigation possibilities. These are provided in Section 5 of the Report and in the detailed appraisal matrices (appendices).

SEA Directive & Regulation Requirements	SA Report Section	Summary of Contents
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken, including any difficulties encountered in compiling the required information	Sections 2, 4 & 5 Appendix III & V	Reasoning outlined in Section 5. SA of options for defining BUABs in Appendix III; site options for proposed Policy SAP.1 in Appendix V.
	Sections 2 & 3 Methods & Context, Baseline	Outlines how the assessment was undertaken – the appraisal methodology and difficulties encountered in compiling information are noted.
A description of the measures envisaged concerning monitoring	Section 7	Provides measures proposed for monitoring the sustainability (and environmental) effects of the implementation of the Stratford-on-Avon SAP.
A non-technical summary of the information provided under the above headings	Report preface (available separately)	Provides a non-technical summary.



## **Appendix II: SAP SA Scoping Report (December 2014)**

Available on the Council's website <https://www.stratford.gov.uk/planning-regeneration/site-allocations-plan.cfm>

## Appendix III: SA of Strategic Options for Defining Built Up Area Boundaries (BUABs)

Categories of Significance		
Symbol	Meaning	Sustainability Effect
++	Major Positive	Proposed development would resolve existing sustainability problem
+	Minor Positive	No sustainability constraints and proposed development acceptable in principle
0	Neutral	Neutral effect
?	Uncertain	Uncertain or Unknown Effects
-	Minor Negative	Likely sustainability issues: mitigation and/or negotiation possible
--	Major Negative	Problematical because of known sustainability issues; mitigation likely to be difficult and/or expensive
N/A	Not Applicable	Used where SA Objectives are no longer applicable

Option Number	Approach to Defining Built-Up Area Boundaries (BUABs)
1	Boundary drawn tightly around physical confines of settlement, in particular with regard to the existing built up areas
2	Boundary drawn loosely around settlement allowing space for development, particularly around the edges of existing built up areas
3	No boundary

STRATFORD-UPON-AVON AND MAIN RURAL CENTRES				
SA Objective	Assessment of Effects  Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	Boundary Options		
		1.Tight Boundary	2.Loose Boundary	3.No Boundary
<b>1. Heritage</b>	<p>Stratford-upon-Avon and the 8 Main Rural Centres contain a range of heritage assets, including Listed Buildings, Conservation Areas and Scheduled Monuments<sup>4</sup>. These heritage assets characterise these settlements, and development can have effects on both the assets and their settings.</p> <p>By defining a tight boundary around these settlements development is more likely to be in close proximity to existing heritage assets, specifically Conservation Areas and Listed Buildings. Therefore, there is the potential for cumulative negative effects on the historic environment. However, mitigation is available through Core Strategy Policy CS.8, which will ensure development is appropriately designed and located such that it does not result in significant effects. A tight boundary could also use specific criteria to ensure that certain heritage assets were not included within the boundary, providing further protection. Therefore, a neutral effect is considered for the tight boundary option.</p> <p>A loose boundary around these settlements will enable development to occur on their periphery, which is likely to be further from designated heritage features which are largely located in the historic centres<sup>5</sup>. Therefore, a loose boundary has the potential for development to avoid heritage assets with a potential minor positive effect.</p> <p>No boundary around the settlements would not effectively control development, and could lead to inappropriate development that degrades the historic character of the Main Rural Centres and have significant effects on the setting of heritage assets. However, mitigation</p>	0	+	0?

<sup>4</sup> Defra (2016) Magic Map [Online at <http://magic.defra.gov.uk/MagicMap.aspx>]

<sup>5</sup> Ibid.

	would still be available through Core Strategy Policy CS.8 which would protect designated heritage assets and their setting, and reducing potential negative effects to neutral, however there is an element of uncertainty.			
<b>2. Landscape</b>	The District contains both AONB designation and Green Belt designation <sup>6</sup> , and the open nature of the countryside is valued attribute for the local area.	++	+	-
	<p>The use of a tight boundary around settlements will protect the surrounding landscape. This will prevent encroachment into the neighbouring landscape, and ensure important settlement gaps are maintained. Therefore, a major positive effect is considered for using a tight boundary.</p> <p>A loose boundary would likely result in some development on the edge of the settlements, representing some encroachment into the surrounding landscape and a possible reduction in some important settlement gaps, with potential cumulative effects. However, mitigation is available through Core Strategy Policy, and there is still the potential for the redevelopment of brownfield sites, and therefore a minor positive effect is considered.</p> <p>No boundary could result in development in landscape areas with high or medium sensitivity, and may result in a degradation of local landscape character, with a potential minor negative effect.</p>			
<b>3. Biodiversity &amp; Geodiversity</b>	There are no internationally designated biodiversity sites in the District, however there are numerous SSSIs and Local Wildlife Sites, and areas of Priority Habitat <sup>7</sup> .	+	+?	0
	<p>The drawing of a tight boundary around the settlements will likely encompass the built area which would exclude designated biodiversity or geodiversity sites. Therefore, this will protect local biodiversity. Potential for a minor positive effect.</p> <p>Similarly, a loose boundary will also likely exclude designated biodiversity sites and areas of Priority Habitat, although some land surrounding settlements contains Priority Habitat and may be within a loose boundary. However, mitigation through Core Strategy Policy CS.6 will help to limit the effects of development on any biodiversity, and therefore a minor positive</p>			

<sup>6</sup> Defra (2016) Magic Map [Online at <http://magic.defra.gov.uk/MagicMap.aspx>]

<sup>7</sup> Ibid.

	<p>effect is considered for the boundary option, with some uncertainty.</p> <p>Without a boundary, there is the potential for development to be poorly located with regard to local biodiversity, and this could lead to a loss or degradation of local biodiversity and geodiversity, with potential cumulative negative effects. However, development will still need to comply with Local Plan Policy, including Policy CS.6 of the Core Strategy, which will prevent significant negative effects on biodiversity. Overall neutral effect considered for the boundary option.</p>			
<b>4. Flooding</b>	<p>There are areas of flood risk dispersed throughout the District<sup>8</sup>. A tight boundary will allow for the exclusion of areas of flood risk from the potential developable area, with associated positive effects.</p>	+	0	0
	<p>A loose boundary or no boundary may result in flood zone located within the boundary, with negative effects. However, as any development will still need to comply with Core Strategy Policy CS.4, this will mitigate against any negative effects with likely residual neutral effects for both options.</p>			
<b>5. Climate Change: Accessibility &amp; Traffic</b>	<p>Defining a tight boundary around these settlements could result in reduced access for any future development to the main road network and increase traffic within the centre of the settlement where congestion may be an existing problem. However, any future development would probably have good access to footpath network, and mitigation is available through Core Strategy Policies CS.25 and CS.26. Therefore, a residual neutral effect is considered.</p>	+	0	-
	<p>A loose boundary around the settlement could allow for some development on the periphery. This could be better located to main roads entering and exiting the settlement, providing good access to the highway network. Furthermore, this would be less likely to result in an increase in congestion within the centre of the settlements. Potential for a minor positive effect.</p> <p>Without a boundary development could be located away from key facilities and services,</p>			

<sup>8</sup> Environment Agency (2016) Flood Map [Online at <https://flood-map-for-planning.service.gov.uk/> ]

	and not have appropriate access to the highway network or good access to the settlement, with a minor negative effect.			
<b>6. Climate Change: Green Infrastructure</b>	A tight boundary around the settlements can use defined criteria that can exclude public open spaces and any Green Infrastructure assets, protecting these from development pressure with positive effects.	+	0?	0?
	A loose boundary may include existing public open spaces and Green Infrastructure features, which may therefore be lost or degraded as a result of development. However, a looser boundary may also allow for the creation of new recreation spaces or Green Infrastructure on the periphery of the settlement, with potential positive effects. Some uncertainty remains, and a residual neutral effect is considered. This is also applicable for no boundary, where there may be a loss of recreational space but also the potential for a gain.			
<b>7. Natural resources (Minerals &amp; Agricultural Land)</b>	A tight boundary around settlements will exclude greenfield land and mineral safeguarded areas, with positive effects through the protection of soil resources and mineral resources.	+	+?	-
	A looser boundary would have the potential to result in the loss of greenfield land on the boundary of the settlement, which may include best and most versatile agricultural land. However, criteria could be used to eliminate areas of greenfield with best and most versatile agricultural land from the boundary, with the potential for a minor positive effect although some uncertainty remains.			
	Without a boundary development could result in the loss of greenfield land, best and most versatile agricultural land and could be within Mineral Safeguarded Areas. Therefore, there is the potential for a minor negative effect.			
<b>8. Pollution (Air Quality &amp; Water Quality)</b>	A tight boundary around settlements may reduce the reliance on private vehicle use and therefore maintain or improve air quality as any development will have good access to sustainable transport and services/facilities. However, there could also be an increase in traffic within the centre of the settlement, including designated AQMAs <sup>9</sup> .	+	+	0
	A looser boundary would still have the potential to reduce the reliance on private vehicle use and therefore improve or maintain air quality, but this is less certain than the tight			

<sup>9</sup> Defra (2016) AQMA Interactive Map (<https://uk-air.defra.gov.uk/aqma/maps>)

	<p>boundary.</p> <p>No effects identified for the no boundary solution.</p> <p>Both tight and loose boundaries can avoid water bodies where possible, including streams and rivers with poor identified chemical or ecological status, and therefore help ensure future development will not have an effect on water quality. Furthermore, the boundaries can be drawn around any existing Safeguarded Water Zones or Vulnerability Zones.</p> <p>With no boundary development may be inappropriately located adjacent to water bodies where there is a risk of a loss of water quality, or within Safeguarded Water and Vulnerability Zones. However, mitigation available through Core Strategy Policy CS.4 can protect the water environment, reducing potential negative effects to neutral.</p>			
<b>9. Waste</b>	The definition of boundary lines around the settlements is not considered likely to have an effect on this SA Objective.	<b>0</b>	<b>0</b>	<b>0</b>
<b>10. Transport</b>	<p>A tight boundary around settlements has the potential to help reduce the reliance on private vehicles for future development. A tighter boundary means any future development will likely have good access to bus stops and other sustainable transport links within the settlements. Development is also more likely to have good access to a wide range of key services/facilities available within the settlement, which will help reduce the reliance on private vehicle use, and therefore a major positive effect is considered.</p> <p>A looser boundary is still likely to reduce the reliance on private vehicle use. However, there is a chance that development on the periphery of the settlements would have reduced access to bus stops and services/facilities compared with the tight boundary. Therefore, a minor positive effect is considered.</p> <p>Without a boundary development could be located beyond walking distance to public transport and services/facilities, and therefore has the potential to increase the reliance on private vehicle use. A minor negative effect is therefore considered.</p>	<b>++</b>	<b>+</b>	<b>-</b>

<b>11. Reduce barriers for rural communities</b>	It is assumed that any proposal for development can make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities and services.	N/A	N/A	N/A
	Access to existing modes of sustainable transport has been addressed against SA Objective 10. It is assumed that development at any of the site options should meet the affordable housing requirement set in Core Strategy Policy CS.17. The criteria relating to this SA Objective have already been considered against other SA Objectives. To avoid double counting, it is therefore considered that this SA Objective is not applicable for the SA.			
<b>12. Protect the settlements identity</b>	The implementation of a tight boundary around settlements will protect their existing pattern as the boundary will encompass the current built form and prevent extensions to it, with a minor positive effect.	+	0?	-
	With a looser boundary, there is the potential that development will occur on the periphery of the settlements. This may partially erode settlement gaps and alter the built form of the settlements. However, appropriate design and location of development can mitigate against this, and a residual neutral effect is considered. Some uncertainty remains.  Without a boundary, the settlement pattern and identity of the settlement would likely be lost or degraded, as development could be located in inappropriate areas and therefore a cumulative minor negative effect is considered.			
<b>13. Housing</b>	The use of boundaries around settlements can effectively control where new development occurs, and ensure housing is appropriately located, with positive effects for both a tight and loose boundary.	+	+	-
	With no boundary controlling the location of development, future housing development is less likely to benefit the local communities and achieve sustainable development. Therefore, a minor negative effect is considered.			
<b>14. Communities &amp; Health</b>	The use of a tight boundary can ensure that any existing infrastructure or development that would be a conflicting neighbouring land use for future housing development can be removed from potentially developable areas, with positive effects for health. The use of a	+	+?	-



	<p>boundary will have positive effects for local communities.</p> <p>A looser boundary may result in development being located adjacent to conflicting neighbouring land uses on the periphery of the settlement. However, it is likely that a looser boundary could still avoid these. A minor positive effect with some uncertainty.</p> <p>Without a boundary development, there is less control to prevent development being located in close proximity to conflicting land uses, with a potential minor negative effect.</p>			
<b>15. Economy &amp; Employment</b>	Both tight and loose boundaries can help support the economies of these settlements, and protect existing employment land, with minor positive effects.	+	+	-
	No boundary would less likely support their economies, and development could be remote with reduced access to employment opportunities, with a minor negative effect.			

LOCAL SERVICE VILLAGES				
SA Objective	Assessment of Effects  Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	Boundary Options		
		1.Tight Boundary	2.Loose Boundary	3.No Boundary
<b>1. Heritage</b>	<p>The Local Service Villages (LSVs) contain a range of heritage assets, including Listed Buildings, Conservation Areas and Scheduled Monuments<sup>10</sup>.</p> <p>By defining a tight boundary around the LSVs development is more likely to be in close proximity to existing heritage assets, specifically Conservation Areas and Listed Buildings. Therefore, there is the potential to for negative effects on the historic environment for LSVs. However, mitigation is available through Core Strategy Policy CS.8, which will ensure development is appropriately designed and located such that it does not result in significant effects for the setting of the designated features. A tight boundary could also use specific criteria to ensure that certain heritage assets were not included within the boundary, providing further protection. Therefore, a neutral effect is considered for the tight boundary option.</p> <p>A loose boundary around the LSVs will enable development to occur on the periphery of the settlements, which is likely to be further from designated heritage features within the villages. However, as the LSVs vary in size, a looser boundary can still result in development being in areas where effects on heritage assets can occur. Mitigation is available through Core Strategy Policy CS.8, and therefore a minor positive effect is considered for the boundary option.</p> <p>No boundary around the LSVs would not effectively control development, and could lead to inappropriate development that degrades the historic character of the villages with potential cumulative effects. However, mitigation would still be available through Core Strategy Policy CS.8 which would protect designated heritage assets, and reducing</p>	0	+	0?

<sup>10</sup> Defra (2016) Magic Map [Online at <http://magic.defra.gov.uk/MagicMap.aspx> ]

	potential negative effects to neutral, however there is an element of uncertainty.			
<b>2. Landscape</b>	<p>The District contains both AONB designation and Green Belt designation<sup>11</sup>, and the open nature of the countryside is valued attribute for the local area.</p> <p>The use of a tight boundary around LSVs will protect the surrounding landscape. This will prevent encroachment into the neighbouring landscape, and ensure important settlement gaps are maintained. Therefore, a major positive effect is considered for using a tight boundary.</p> <p>A loose boundary would likely result in some development on the edge of the LSVs, representing some encroachment into the surrounding landscape and a possible reduction in some important settlement gaps. This is likely to be more noticeable for the smaller LSVs where the landscape plays a vital part in the characterisation of the settlements. However, mitigation is available through Core Strategy Policy which can ensure development is appropriately designed and located to reduce potential effects on the landscape, and therefore a minor positive effect is considered.</p> <p>No boundary could result in development in landscape areas with high or medium sensitivity, and may result in a cumulative degradation of local landscape character, with a potential minor negative effect.</p>	++	+	-
<b>3. Biodiversity &amp; Geodiversity</b>	<p>There are no internationally designated biodiversity sites in the District, however there are numerous SSSIs and Local Wildlife Sites, and areas of Priority Habitat<sup>12</sup>.</p> <p>The drawing of a tight boundary around the LSVs will likely encompass the built area which would exclude designated biodiversity or geodiversity sites. Therefore, this will protect local biodiversity. Potential for a minor positive effect.</p> <p>Similarly, a loose boundary will also likely exclude designated biodiversity sites and areas of Priority Habitat. However, some land surrounding the LSVs contains Priority Habitat and have the potential for local biodiversity value and may be within a loosely drawn boundary.</p>	+	+	0

<sup>11</sup> Defra (2016) Magic Map [Online at <http://magic.defra.gov.uk/MagicMap.aspx> ]

<sup>12</sup> Ibid.

	<p>However, mitigation through Core Strategy Policy CS.6 will mitigate against the effects of development on any biodiversity, and therefore a minor positive effect is considered for the boundary option, with some uncertainty.</p> <p>Without a boundary, there is the potential for development to be poorly located with regard to local biodiversity, and this could lead to a cumulative loss or degradation of local biodiversity and geodiversity. However, development will still need to comply with Policy CS.6 of the Core Strategy, which will prevent significant negative effects on biodiversity. Overall neutral effect considered for the boundary option.</p>			
<b>4. Flooding</b>	<p>There are areas of flood risk dispersed throughout the District<sup>13</sup>. A tight boundary will allow for the exclusion of areas of flood risk from the potential developable area, with associated positive effects.</p>	<b>+</b>	<b>0</b>	<b>0</b>
	<p>A loose boundary or no boundary may result in flood zone located within the boundary, with negative effects. However, as any development will still need to comply with Core Strategy Policy CS.4, this will mitigate against any negative effects with likely residual neutral effects for both options.</p>			
<b>5. Climate Change: Accessibility &amp; Traffic</b>	<p>Defining a tight boundary around LSVs could result in reduced access for any future development to the main road network and increase traffic within the centre of the settlements. However, congestion is less likely to be an existing problem in the LSVs compared to the larger settlements in the District<sup>14</sup>. Any future development would probably have good access to footpath network, and mitigation is available through Core Strategy Policies CS.25 and CS.26. Therefore, a residual neutral effect is considered.</p>	<b>+</b>	<b>0</b>	<b>-</b>
	<p>A loose boundary around the settlement could allow for some development on the periphery. This could be better located to main roads entering and exiting the settlement, providing good access to the highway network. Furthermore, this would be less likely to result in an increase in congestion within the centre of the settlements. Potential for a minor positive effect.</p> <p>Without a boundary development could be located away from facilities and services and</p>			

<sup>13</sup> Environment Agency (2016) Flood Map [Online at <https://flood-map-for-planning.service.gov.uk/> ]

<sup>14</sup> Warwickshire County Council (2011) Warwickshire Local Transport Plan

	not have appropriate access to the highway network or good access to the settlements, with a minor negative effect.			
<b>6. Climate Change: Green Infrastructure</b>	A tight boundary around the LSVs can use defined criteria that can exclude public open spaces and any Green Infrastructure assets, protecting these from development pressure with positive effects.	+	0?	0?
	A loose boundary may include existing public open spaces and Green Infrastructure features, which may therefore be lost or degraded as a result of development. LSVs have fewer public open spaces than the larger settlements, and therefore any loss of existing provision is likely to be significant. Due to the potential scale of any future development at the LSVs, a looser boundary is less likely to allow for the creation of new recreation spaces or Green Infrastructure on the periphery of the settlement than at the larger settlements. Some uncertainty remains, and a residual neutral effect is considered for the boundary option.  This is also applicable for no boundary, where there may be a loss of recreational space or Green Infrastructure. Overall neutral effect with uncertainty for this option.			
<b>7. Natural resources (Minerals &amp; Agricultural Land)</b>	A tight boundary around the LSVs will exclude greenfield land and mineral safeguarded areas, with positive effects through the protection of soil resources and mineral resources.	+	+?	-
	A looser boundary would have the potential to result in the loss of greenfield land on the boundary of the settlement, which may include best and most versatile agricultural land. However, criteria could be used to eliminate areas of greenfield with best and most versatile agricultural land from the boundary, with the potential for a minor positive effect although some uncertainty remains.  Without a boundary development could result in the loss of greenfield land, best and most versatile agricultural land and could be within Mineral Safeguarded Areas. Therefore, there is the potential for a minor negative effect.			

<b>8. Pollution (Air Quality &amp; Water Quality)</b>	<p>A tight boundary around the LSVs may reduce the reliance on private vehicle use and therefore maintain or improve air quality as any development will have good access to sustainable transport and services/facilities. None of the LSVs contain an AQMA<sup>15</sup>.</p> <p>A looser boundary would still have the potential to reduce the reliance on private vehicle use and therefore improve or maintain air quality, but this is less certain than the tight boundary.</p> <p>No effects identified for the no boundary solution.</p> <p>Both tight and loose boundaries can avoid water bodies where possible, including streams and rivers with poor identified chemical or ecological status, and therefore help ensure future development will not have an effect on water quality. Furthermore, the boundaries can be drawn around any existing Safeguarded Water Zones or Vulnerability Zones.</p> <p>With no boundary development may be inappropriately located adjacent to water bodies where there is a risk of a loss of water quality, or within Safeguarded Water and Vulnerability Zones. However, mitigation available through Core Strategy Policy CS.4 can protect the water environment, reducing potential negative effects to neutral.</p>	+	+	0
<b>9. Waste</b>	<p>The definition of boundary lines around the settlements is not considered likely to have an effect on this SA Objective.</p>	0	0	0
<b>10. Transport</b>	<p>A tight boundary around the LSVs has the potential to help reduce the reliance on private vehicles for future development. A tighter boundary means any future development will likely have good access to bus stops and other sustainable transport links within the settlements. However, the availability of public transport varies between LSVs and therefore there is some uncertainty on the extent of the positive effects.</p> <p>Development is also more likely to have good access to a wide range of key services/facilities available within the LSVs with a tight boundary than the other boundary</p>	+?	+?	-

<sup>15</sup> Defra (2016) AQMA Interactive Map (<https://uk-air.defra.gov.uk/aqma/maps>)

	<p>options, but available services/facilities are fewer than those available in the larger settlements. The tight barrier still has the potential to reduce the reliance on private vehicle use, and therefore a minor positive effect is considered.</p> <p>A looser boundary is still likely to reduce the reliance on private vehicle use. However, there is a chance that development on the periphery of the settlements would have reduced access to bus stops and services/facilities compared with the tight boundary. Therefore, a minor positive effect is considered with uncertainty.</p> <p>Without a boundary development could be located beyond walking distance to public transport and services/facilities, and therefore has the potential to increase the reliance on private vehicle use. A minor negative effect is therefore considered.</p>			
<b>11. Reduce barriers for rural communities</b>	<p>It is assumed that any proposal for development can make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities and services.</p> <p>Access to existing modes of sustainable transport has been addressed against SA Objective 10. It is assumed that development at any of the site options should meet the affordable housing requirement set in Core Strategy Policy CS.17. The criteria relating to this SA Objective have already been considered against other SA Objectives. To avoid double counting, it is therefore considered that this SA Objective is not applicable for the SA.</p>	N/A	N/A	N/A
<b>12. Protect the settlements identity</b>	<p>The implementation of a tight boundary around the LSVs will protect the existing pattern of the settlements, as the boundary will encompass the current built form and prevent extensions to the settlements, with a minor positive effect.</p> <p>With a looser boundary around the LSVs there is the potential that development will occur on the periphery of the settlements. This may partially erode settlement gaps and alter the built form of the settlements This is likely to be more significant than the potential changes at the larger settlements due to the smaller LSVs and their variable settlement patterns. However, appropriate design and location of development can mitigate against this, and a residual neutral effect is considered. Some uncertainty remains.</p>	+	0?	-

	Without a boundary, the settlement pattern and identity of the settlement would likely be lost or degraded, as development could be located in inappropriate areas and therefore a minor negative effect is considered.			
<b>13. Housing</b>	The use of boundaries around settlements can effectively control where new development occurs, and ensure housing is appropriately located, with positive effects for both a tight and loose boundary.	+	+	-
	With no boundary controlling the location of development, future housing development is less likely to benefit the local communities and achieve sustainable development. Therefore, a minor negative effect is considered.			
<b>14. Communities &amp; Health</b>	The use of a tight boundary can ensure that any existing infrastructure or development that would be a conflicting neighbouring land use for future housing development can be removed from potentially developable areas, with positive effects for health. The use of a boundary will have positive effects for local communities.	+	+?	-
	A looser boundary may result in development being located adjacent to conflicting neighbouring land uses on the periphery of the settlement. However, it is likely that a looser boundary could still avoid these. A minor positive effect with some uncertainty.			
	Without a boundary, there is less control to prevent development being located in close proximity to conflicting land uses, with a potential minor negative effect.			
<b>15. Economy &amp; Employment</b>	Both tight and loose boundaries can help support the LSVs' economies, and protect existing employment land, with minor positive effects.	+	+	-
	No boundary would less likely support the economies of LSVs, and development could be remote with reduced access to employment opportunities, with a minor negative effect.			



## Appendix IV: SA of Proposals for Specific Sites

Categories of Significance		
Symbol	Meaning	Sustainability Effect
<b>++</b>	Major Positive	Proposed development would resolve existing sustainability problem
<b>+</b>	Minor Positive	No sustainability constraints and proposed development acceptable in principle
<b>0</b>	Neutral	Neutral effect
<b>?</b>	Uncertain	Uncertain or Unknown Effects
<b>-</b>	Minor Negative	Likely sustainability issues: mitigation and/or negotiation possible
<b>--</b>	Major Negative	Problematical because of known sustainability issues; mitigation likely to be difficult and/or expensive
N/A	Not Applicable	Used where SA Objectives are no longer applicable
Note: SA Objectives 7 and 8 are split into 2 columns, with the specific topic for each column outlined in the Objective heading		

	SA Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment			
<b>South of Alcester Road, Stratford</b>	0	-	0	0	+	+	0	-	?	0	0	-	N/A	-	0	0	0	++
<b>Commentary:</b>																		
<p>There are no heritage assets within the site option. The nearest heritage asset to the site option is a Listed Building approx. 400m to the west. There is some existing natural screening between the site option and the heritage asset, although the landscape has an open quality to it. Mitigation available through Core Strategy polices should protect the heritage asset, with an overall neutral effect considered for SA Objective 1.</p> <p>The site option is located approximately 10km north of the Cotswolds AONB<sup>16</sup>, with no effects on the designation, and is within the Severn and Avon Vales National Character Area, which is characterised by the agricultural landscape and low-lying nature of the area with a number of</p>																		

<sup>16</sup> DEFRA (2017) Magic Map

distinct and contrasting vales in the region<sup>17</sup>. The site option is not within a Special Landscape Area<sup>18</sup>. The site option has an identified high/medium landscape sensitivity<sup>19</sup>, and is an open landscape sloping into the wider countryside. Therefore, a minor negative effect is considered for the site option on SA Objective 2.

There are no internationally designated biodiversity sites in the local area, with no significant negative effects<sup>20</sup>. The nearest SSSI to the site option is approx. 3km to the west and is in a favourable condition, with no likely significant effects as a result of development at the site option. There is no Priority Habitat within or adjacent to the site option. The River Avon is partially within the site option, however development could avoid this area, and mitigation is provided through Core Strategy policy and Proposal SUA.2 to protect local biodiversity, with a neutral effect considered for the SA Objective.

The site option is not located in designated Flood Zones 2 or 3<sup>21</sup>, with a residual neutral effect. The site option has site access from the A46 which is adjacent to the site, and provides access to Stratford-upon-Avon. There are known congestion issues within Stratford<sup>22</sup>, however the site will relocate existing employment development within the town to outside of the town centre, which has the potential to reduce traffic within the centre of Stratford with a potential minor positive effect. Proposal SUA.2 provides mitigation to ensure sufficient site access is achieved and details potential improvements to the Wildmoor roundabout, with a potential minor positive effect on traffic.

The site option will not result in the loss of Public Open Space or Green Infrastructure, with a minor positive effect.

The site option is not within a mineral safeguarded area<sup>23</sup>, and a neutral effect is considered. The site option does contain an area of Grade 3a best and most versatile agricultural land in the south of the site<sup>24</sup>, with a minor negative effect on soil resources.

Stratford contains an AQMA which encompasses much of the settlement. Development at the site option is considered likely to result in an increase in traffic within the AQMA which is less than 100m to the east of the site option, with a potential minor negative effect on air quality.

<sup>17</sup> Natural England (2014) National Character Area Profile: Severn & Avon Vales

<sup>18</sup> White Consultants for Stratford-on-Avon District Council (2012) Special Landscape Areas Study

<sup>19</sup> <https://democracy.stratford.gov.uk/documents/s14677/Landscape%20Sensitivity%20Study.pdf>

<sup>20</sup> DEFRA (2017) Magic Map

<sup>21</sup> <https://flood-map-for-planning.service.gov.uk/summary/407241/264008>

<sup>22</sup> Warwickshire County Council (2011) Warwickshire Local Transport Plan

<sup>23</sup> Stratford Council GIS layers

<sup>24</sup> Ibid.

However, if development relocates existing development from within the town there is a potential to reduce traffic within the AQMA, therefore effects are uncertain at this stage of assessment. The site option is not within a safeguarded water zone<sup>25</sup>, with neutral effects. The site option is not within 800m of a railway station or within 400m of an existing bus stop. The site option is also not within walking distance to key services/facilities that are available within, and therefore is not considered likely to reduce the reliance on the use of private vehicles and therefore a major negative effect is considered for SA Objective 10<sup>26</sup>. However, a specific requirement of Proposal SUA.2 is that frequent bus services will be provided to the site option, which will reduce major negative effects to minor negative effects.

The site option will extend the developed boundary of the settlement to the west, with a potential minor positive effect on the settlement identity. There are no conflicting neighbouring land uses with no effects on health, residual neutral effect.

It is expected that the site option will provide new employment land, with a potential major positive effect for SA Objective 15.

**Summary:**

The site option is greenfield land with a high/medium landscape sensitivity, and development has the potential for a minor negative effect on the landscape. The site option contains Grade 3a best and most versatile agricultural land, with a minor negative effect on soils. The site option is not within walking distance to a railway station, bus stop or key services/facilities, however proposal mitigation reduces potential major negative effects down to minor negative effects. The development will extend the existing built form of the settlement to the west, with a potential minor negative effect on the identity of the settlement.

The site option may reduce traffic within the centre of Stratford by relocating existing employment land, with a potential minor positive effect. There will be no loss of GI or POS, with a minor positive effect. The use of the site for employment purposes has the potential for a major positive effect on SA Objective 15.

<sup>25</sup> Environment Agency (2017) <http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=e&ep=map&scale=8&x=417669.26041666674&y=255915.71874999994#x=417648&y=255926&lq=1.2.10.&scale=8>

<sup>26</sup> Google Maps (2017) Measured using walking distance from the sites closest edge to the facility/service

	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment		
<b>Atherstone Airfield</b>	0	-	0	0	0	+	-	-	+	0	0	-	N/A	+	0	+	0
<b>Commentary:</b>																	
<p>There are no designated heritage assets within the site option. Alscot Park Registered Park &amp; Garden is approx. 350m to the west of the site option, with the nearest Listed Building approx. the same distance to the west. There is existing development and natural screening between the site option and the heritage assets, and mitigation is provided through Core Strategy policy, such that no significant effects on heritage are considered likely. Overall neutral effect.</p> <p>The site option is located approximately 9km north of the Cotswolds AONB<sup>27</sup>, with no effects on the designation, and is located within the Dunsmore and Feldon National Character Area, characterised by a rural, agricultural landscape crossed by small rivers and tributaries<sup>28</sup>. The site option is not within a Special Landscape Area and does not have a defined landscape sensitivity. However, the site option is greenfield land in the countryside and development may result in the loss of landscape quality, and therefore a minor negative effect is considered for</p>																	

<sup>27</sup> DEFRA (2017) Magic Map

<sup>28</sup> Natural England (2014) National Character Area Profile: Severn & Avon Vales

## SA Objective 2.

There are no internationally designated biodiversity sites in the local area, with no significant negative effects<sup>29</sup>. The nearest SSSI is less than 100m to the west of the site option, and is Ailstone Old Gravel Pit SSSI, which is in a favourable condition with no identified threat<sup>30</sup>. There is no Priority Habitat within the site option. The site option is greenfield, however mitigation is available through Core Strategy policy to protect local biodiversity, and therefore a residual neutral effect is considered.

The site option is not located in designated Flood Zones 2 or 3<sup>31</sup>, with a residual neutral effect. The site option is well located to the existing road network, with access to the A3400 less than 500m from the site option and this provides access to Stratford to the north. There is access to the site option via narrow lanes, however Proposal SUA.4 provides mitigation by ensuring appropriate access from the A3400 to the site option is achieved. Overall neutral effect for SA Objective 5.

The site option will not result in the loss of Public Open Space or Green Infrastructure, with a minor positive effect for SA Objective 6. The entire site option is within a Mineral Consultation Area, with a potential major negative effect through the prevention of any future extraction. Almost half of the site option contains Grade 2 best and most versatile agricultural land, with a minor negative effect on soil resources.

The site option may result in an increase in traffic within the Stratford AQMA. However, the site option has been proposed as an option to relocate existing employment development from within the centre of Stratford-upon-Avon. Therefore, there is the potential for the site option to reduce traffic within the AQMA, with a potential minor positive effect on air quality, but with some uncertainty at this stage of assessment. The site option is not within a safeguarded water zone<sup>32</sup>, with neutral effects.

The site option is not within walking distance to either a railway station or a bus stop. Furthermore, there is a lack of key services/facilities available within walking distance of the site option. The site is therefore not considered likely to result in a reduced reliance on private vehicle use, with a major negative effect for SA Objective 10.

The site option is not located within a settlement, but is outside of Stratford-upon-Avon, and therefore will not have an effect on the character of the town with a minor positive effect for SA Objective 12. No housing is being proposed, with a neutral effect on SA Objective

---

<sup>29</sup> DEFRA (2017) Magic Map

<sup>30</sup> <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1005777>

<sup>31</sup> <https://flood-map-for-planning.service.gov.uk/summary/421237/251141>

<sup>32</sup> Environment Agency (2017) <http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=e&ep=map&scale=8&x=421742.34375&y=250422.64583333334#x=421435&y=251100&lg=1.10,&scale=9>

13. There are no neighbouring land uses which would conflict with the use of the site option for employment purposes, with a minor positive effect for SA Objective 14. The site option will be used to relocate existing employment uses, and therefore there will not be a net gain in overall employment land, with a neutral effect for SA Objective 15.

**Summary:**

The site option is entirely located within a Mineral Consultation Area, with a potential major negative effect on mineral resources. The site option has poor access to public transport services and is not considered to reduce the reliance on private vehicles, with a major negative effect. Grade 2 best and most versatile agricultural land is present on the site option, with a minor negative effect on soil resources. The site is greenfield land in the countryside, with potential negative effects on local landscape character.

There will be no loss of GI or POS, with a minor positive effect. Development may reduce traffic within the nearby Stratford-upon-Avon AQMA, with a potential minor positive effect on air quality, although some uncertainty at this stage of assessment. There are no conflicting neighbouring land uses, and no potential negative effects on settlement character.

	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment		
Land East of Shipston Road	0	-	0	0	+	+	-	-	+	-	0	+	N/A	+	0	+	0
<b>Commentary:</b>																	
<p>There are no heritage assets within the site option. The nearest Listed Building to the site option is approx. 150m to the south<sup>33</sup>. However, there is existing screening present in the form of hedgerows and trees, such that development at the site option is not considered to have a significant effect on the heritage asset. Overall neutral effect.</p> <p>The site option is located approximately 7km north of the Cotswolds AONB<sup>34</sup>, with no likely effects on the designation, and is located within the Dunsmore and Feldon National Character Area, characterised by a rural, agricultural landscape crossed by small rivers and tributaries<sup>35</sup>. The site option is not within a Special Landscape Area. The site option has a high landscape sensitivity<sup>36</sup>, and will result in the loss of greenfield</p>																	

<sup>33</sup> Stratford Council GIS layers- Measured from the closest site edge to the Heritage Asset using GIS

<sup>34</sup> DEFRA (2017) Magic Map

<sup>35</sup> Natural England (2014) National Character Area Profile: Severn & Avon Vales

<sup>36</sup> <https://www.stratford.gov.uk/doc/205832/name/B8%20Stratford%20upon%20Avon%20Landscape%20Sensitivity%20Study.pdf>



land and an encroachment into the countryside, with a potential minor negative effect on SA Objective 2.

There are no internationally designated biodiversity sites in the local area, with no significant negative effects<sup>37</sup>. The nearest SSSI to the site option is approx. 2km to the west, with no likely significant effects. The site option does not contain Priority Habitat and is not within 200m of any designated Local Wildlife Sites<sup>38</sup>. There may be a loss of some hedgerows/trees and greenfield land, with a potential effect on local wildlife, however mitigation through the Core Strategy is sufficient to ensure that no negative effects occur, with an overall neutral effect.

The site option is not located in a designated flood zone<sup>39</sup>, so overall neutral effect. The site option has site access from the A3400, which provides access to Stratford-upon-Avon to the north. There are known congestion issues within Stratford<sup>40</sup>, however the site will relocate existing employment development within the town to outside of the town centre, which has the potential to reduce traffic within the centre of Stratford with a potential minor positive effect.

There is a range of Public Open Space (POS) and Green Infrastructure (GI) within the settlement of Stratford-upon-Avon. However, the site option is located on the periphery of the settlement and will not result in the loss of POS or GI, with a minor positive effect on SA Objective 6.

The site option is within a mineral safeguarded area with a potential major negative effect through the potential hindrance of future mineral extraction<sup>41</sup>. The site option is also entirely grade 3a best and most versatile agricultural land, with a major negative effect on soil resources<sup>42</sup>. The site option is not in an AQMA, but may reduce traffic within the Stratford-upon-Avon AQMA by relocating employment development outside of the town centre, with a minor positive effect. The site option is within a High Groundwater Vulnerability Zone<sup>43</sup>, with a potential minor negative effect on SA Objective 8.

The site option is within 400m of the nearest bus stop which provides regular services to Stratford town centre where all key services/facilities are available. The site option is also adjacent to a supermarket, with a minor positive effect on SA Objective 10<sup>44</sup>. The site option will be well located adjacent to the Rosebird Centre, and will not have a significant effect on the settlement identity, with a minor positive effect. The

<sup>37</sup> DEFRA (2017) Magic Map

<sup>38</sup> DEFRA (2017) Magic Map

<sup>39</sup> <https://flood-map-for-planning.service.gov.uk/summary/420620/253415>

<sup>40</sup> Warwickshire County Council (2011) Warwickshire Local Transport Plan

<sup>41</sup> Stratford Council GIS layers

<sup>42</sup> Ibid.

<sup>43</sup> <http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=e&ep=map&scale=9&x=420299.0416666667&y=253473.29166666677#x=420299&y=253473&lg=1.2.10.&scale=9>

<sup>44</sup> Google Maps (2017) Measured using walking distance from the sites closest edge to the facility/service

site option will not provide housing, with a residual neutral effect. There are no existing conflicting neighbouring land uses, however there are 2 permissions for extra-care/sheltered housing adjacent to the site, and design will not need to take this into account. Overall a minor positive effect is considered with some uncertainty.

Although the site option will provide employment land, it will not result in a net gain of employment land as the site has been specified as a relocation site for existing employment land, and therefore a residual neutral effect is considered for SA Objective 15.

**Summary:**

The site option is within a mineral safeguarded area and contains grade 3a best and most versatile agricultural land, with a major negative effect. The site option has the potential for minor negative effects on landscape due its sensitivity, although there is scope for mitigation, and the loss of greenfield land. The site option has the potential for minor negative effects on water quality as it is located within a High Groundwater Vulnerability Zone.

The site option has the potential for a minor positive effect on traffic due to good access to the highway network and a potential reduction in traffic within Stratford town centre, which will also have a minor positive effect on air quality. There will be no loss of GI or POS, with a minor positive effect. The site option is within walking distance of a well serviced bus stop, with a minor positive effect on transport, and there are no existing conflicting land uses, with a minor positive effect on health although some uncertainty due to adjacent planning permissions for housing for older people.

	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment		
<b>Napton Brickworks</b>	0	--	-	0	0	+	0	+	0	-	0	-	N/A	-	++	0	0
<b>Commentary:</b>																	
There are no heritage assets within or adjacent to the site option, with a residual neutral effect.																	
The site option is located approximately 14km north of the Cotswolds AONB <sup>45</sup> , with no effects on the designation, and is located within the Northamptonshire Uplands Character Area, characterised by extensive areas of open field systems and distinctive ironstone, cob and brick nucleated settlements <sup>46</sup> . The site option is within the Northamptonshire Uplands Special Landscape Area, which is a rolling landscape of occasional prominent ironstone hills, ridges and slopes which forms the transition between the Northamptonshire Ironstone Hills and the																	

<sup>45</sup> DEFRA (2017) Magic Map

<sup>46</sup> Natural England (2014) National Character Area Profile: Northamptonshire Uplands

Feldon Vale<sup>47</sup>. There is a disused quarry at the site option. The site option is identified to have a high/medium landscape sensitivity<sup>48</sup>, due to its location sloping away from the settlement with slopes facing out to the open landscape, and that residential development would be highly inappropriate. Therefore, a major negative effect is considered for the site option on landscape.

There are no internationally designated biodiversity sites in the local area, with no significant negative effects<sup>49</sup>. The nearest SSSI to the site option is approx. 250m to the east. Napton Hill Quarry SSSI is in a favourable condition, and is designated for its geological features<sup>50</sup>. No threats have been identified, and significant effects on the SSSI are not expected. There is an area of Deciduous Woodland Priority Habitat adjacent to the east of the site option. The site option is a Local Wildlife Site, and development here would result in the loss of habitat and associated negative effects on biodiversity. Therefore, a minor negative effect is considered for the site option.

The site option is not located in designated flood zone<sup>51</sup>, so overall neutral effect. The site option has site access from the A425, which provides access to Napton on the Hill to the east and Southam to the west. There are no known congestion issues in proximity to the site option<sup>52</sup>, and as the site option will not reduce levels of traffic a neutral effect is considered for SA Objective 5.

The site option will not result in the loss of Public Open Space or Green Infrastructure, with a minor positive effect.

Although the site option is a disused quarry, it is not within a mineral safeguarded area<sup>53</sup>, with a residual neutral effect. The site option does not contain best and most versatile agricultural land, with a minor positive effect on soil resources<sup>54</sup>. Furthermore, there is the opportunity to address any existing contamination land as a result of previous quarrying operations, with a positive effect on soils.

The site option is not in an AQMA, and although there will be an increase in traffic, mitigation available from the Core Strategy will reduce minor negative effects to neutral, with a residual neutral effect on air quality. The site option is within a Surface Water Safeguard Zone and a High Groundwater Vulnerability Zone<sup>55</sup>, with a potential minor negative effect on SA Objective 8.

<sup>47</sup> White Consultants for Stratford-on-Avon District Council (2012) Special Landscape Areas Study

<sup>48</sup> <https://www.stratford.gov.uk/files/seealsodocs/125509/Landscape%20Sensitivity%20Assessment%20LVs%20-%20Ilmington%20-%20Long%20Marston.pdf>

<sup>49</sup> DEFRA (2017) Magic Map

<sup>50</sup> <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1002121>

<sup>51</sup> <https://flood-map-for-planning.service.gov.uk/summary/420620/253415>

<sup>52</sup> Warwickshire County Council (2011) Warwickshire Local Transport Plan

<sup>53</sup> Stratford Council GIS layers

<sup>54</sup> Ibid.

<sup>55</sup> <http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=e&ep=map&scale=9&x=420299.0416666667&y=253473.29166666677#x=420299&y=253473&lg=1,2,10,&scale=9>

The site option is not within 800m of a railway station but is within walking distance of the nearest bus service. The site option is not within walking distance of the majority of key services<sup>56</sup>. Therefore, a minor negative effect is considered for SA Objective 10. The site option is somewhat separated from the existing settlement of Napton on the Hill, and is not adjacent to any existing development. Therefore, development here is unlikely to integrate well with the existing settlement and has the potential for a minor negative effect.

The site option can provide new housing development with a yield greater than 50 dwellings, with a major positive effect. There are no conflicting land uses, with a residual neutral effect on health. No employment land is being proposed, with a residual neutral effect.

**Summary:**

The site option contains a disused brickworks and quarry, a landscape study determined that the site option has a high/medium landscape sensitivity and that housing would have a negative effect on the landscape, with a potential major negative effect. The site option is not within walking distance of a railway station or key services/facilities, but is within walking distance of a bus service, and therefore a minor negative effect is considered for transport. The site option also contains a Local Wildlife Site which will be lost as a result of development, with a minor negative effect on biodiversity. The site is within a Surface Water Safeguard Zone and a High Groundwater Vulnerability Zone, with a potential minor negative effect. The site option is not well located to the existing settlement, with a minor negative effect on the settlement identity.

There will be no loss of GI or POS, with a minor positive effect. The site option has no best and most versatile agricultural land and could improve contaminated land, with a minor negative effect on soils. The site option can accommodate approximately 80 dwellings, with a major positive effect on housing.

---

<sup>56</sup> Google Maps (2017) Measured using walking distance from the sites closest edge to the facility/service

	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment		
<b>Warwick University, Wellesbourne Campus</b>	0	+	0	0	0	+	0	+	0	-	0	-	N/A	+	0	0	+
<b>Commentary:</b>																	
<p>There are no heritage assets within the site option. There is a Scheduled Monument (Cursus and bowl barrow) approx. 400m to the south west, several Listed Buildings in Charlecote, approx. 450m to the west and Charlecote Park Registered Park &amp; Garden approx. 600m to the west. There is some natural existing screening in between the site option and heritage assets, and as the site option is predominantly brownfield land significant effects are not considered likely. Furthermore, mitigation is provided through Core Strategy policy to protect the historic environment, and therefore a residual neutral effect is considered.</p> <p>The site option is located approximately 14km north east of the Cotswolds AONB<sup>57</sup>, with no effects on the designation, and is located within the Severn and Avon Vales National Character Area, which is characterised by the agricultural landscape and low-lying nature of the area with a number of distinct and contrasting vales in the region<sup>58</sup>. The site option is not within a Special Landscape Area<sup>59</sup>. The site option does</p>																	

<sup>57</sup> DEFRA (2017) Magic Map

<sup>58</sup> Natural England (2014) National Character Area Profile: Severn & Avon Vales

<sup>59</sup> White Consultants for Stratford-on-Avon District Council (2012) Special Landscape Areas Study

not have an identified landscape sensitivity. The site option is mostly brownfield, and redevelopment or new development could provide enhancements to local landscape, with a potential minor positive effect.

There are no internationally designated biodiversity sites in the local area, with no significant negative effects<sup>60</sup>. The nearest SSSI to the site option is approx. 4km to the south with no likely significant effects. There is no Priority Habitat within or adjacent to site option. The site option is mostly brownfield and will not result in the fragmentation or loss of local habitats or wildlife. Therefore, a residual neutral effect is considered for the site option.

The southern area of the site option is located in designated Flood Zones 2 and 3<sup>61</sup>. However, as the site is brownfield land, and the area of flood risk could be avoided, a residual neutral effect is considered for the site option. The site option has site access from the A429, which provides access to Wellesbourne to the south and the M40 approx. 5km to the north. Although the site option will not reduce levels of traffic, mitigation is available and a neutral effect is considered for SA Objective 5.

The site option will not result in the loss of Public Open Space or Green Infrastructure, with a minor positive effect.

The site option is within a mineral safeguarded area<sup>62</sup>, however as the site option is existing brownfield land it will not hinder the access of mineral resources, and a neutral effect is considered. The site option does contain Grade 2 best and most versatile agricultural land<sup>63</sup>, however as the site option is brownfield land there will be no resulting loss of agricultural land with a minor positive effect.

The site option is not in an AQMA, and although there will be an increase in traffic mitigation available from the Core Strategy will reduce minor negative effects to neutral. with a residual neutral effect on air quality. The site option is within a Medium-High Groundwater Vulnerability Zone<sup>64</sup>, with a potential minor negative effect on SA Objective 8.

The site option is not within 800m of a railway station but there is an existing bus stop adjacent to the site option which provides regular services. However, the site option is not within walking distance to any of the key services/facilities<sup>65</sup>. Therefore, a minor negative effect is considered for SA Objective 10. The site option is established brownfield land and further development/redevelopment is considered likely to

<sup>60</sup> DEFRA (2017) Magic Map

<sup>61</sup> <https://flood-map-for-planning.service.gov.uk/summary/427342/256877>

<sup>62</sup> Stratford Council GIS layers

<sup>63</sup> Ibid.

<sup>64</sup> <http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=en&ep=map&scale=9&x=420299.0416666667&y=253473.29166666677#x=420299&y=253473&lg=1.2.10.&scale=9>

<sup>65</sup> Google Maps (2017) Measured using walking distance from the sites closest edge to the facility/service

be integrated well with the existing built environment, with a minor positive effect.

The site option will not provide new housing development, with a residual neutral effect. There are no conflicting land uses, with a residual neutral effect on health. The site option will provide new employment opportunities, with a minor positive effect.

**Summary:**

The site option is within a Medium-High Groundwater Vulnerability Zone, with a potential minor negative effect on water quality. The site option is within 400m of a bus stop, but is not within walking distance of any key services/facilities, and therefore a minor negative effect is considered for SA Objective 10.

The site option is predominantly brownfield land and not within any designated landscapes, with a minor positive effect. There will be no loss of GI or POS with a minor positive effect. Although the site option contains Grade 2 best and most versatile agricultural land, the site is brownfield and will not result in the loss of agricultural land, with a minor positive effect.



	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment		
<b>Priory Square, Studley</b>	+	++	0	0	-	+	0	+	-	-	0	+	N/A	++	+	0	+
<b>Commentary:</b>																	
<p>There are no heritage assets within the site option, however there is a Listed Building directly adjacent to the north east of the site option. However, the site option is currently brownfield land which has been derelict for 10 years and which does not positively contribute to the setting of the Listed Building, and development at the site option can positively improve the setting of the Listed Building, with a potential minor positive effect.</p> <p>The site option is located approximately 24km north of the Cotswolds AONB<sup>66</sup>, with no effects on the designation, and is not within a Special Landscape Area<sup>67</sup>. The site option does not have an identified landscape sensitivity. The site option is derelict brownfield land which does not positively contribute to the townscape, and redevelopment or new development could provide enhancements to local landscape, with a potential major positive effect.</p>																	

<sup>66</sup> DEFRA (2017) Magic Map

<sup>67</sup> White Consultants for Stratford-on-Avon District Council (2012) Special Landscape Areas Study

There are no internationally designated biodiversity sites in the local area, with no significant negative effects<sup>68</sup>. The nearest SSSI to the site option is approx. 1.5km to the west and is in a favourable condition, with no likely significant effects as a result of development at the site option. There is no Priority Habitat within or adjacent to site option. The site option is brownfield and will not result in the fragmentation or loss of local habitats or wildlife. Therefore, a residual neutral effect is considered for the site option.

The site option is not located in designated Flood Zones 2 or 3<sup>69</sup>, with a residual neutral effect. The site option has site access from the B4092 which is adjacent to the site, and connects to the A435 via a roundabout adjacent to the north of the site option. There are known congestion issues in Studley, specifically on the A435<sup>70</sup>. Development at the site option is considered likely to result in an increase in traffic in the congested area, with a potential minor negative effect.

The site option will not result in the loss of Public Open Space or Green Infrastructure, with a minor positive effect.

The site option is not within a mineral safeguarded area<sup>71</sup>, and a neutral effect is considered. The site option does not contain any best and most versatile agricultural land<sup>72</sup>, and the site option is entirely brownfield land with a potential major positive effect on soils.

Studley contains an AQMA which is on the A435, and is less than 100m from the site option. Development at the site option is considered likely to result in an increase in traffic within the AQMA, with a potential minor negative effect on air quality. The site option is within a High Groundwater Vulnerability Zone<sup>73</sup>, with a potential minor negative effect on SA Objective 8.

The site option is not within 800m of a railway station but is within 400m of an existing bus stop which provides regular services. The site option is also within walking distance to a range of key services/facilities that are available within Studley, which will reduce the reliance on the use of private vehicles and therefore a minor positive effect is considered for SA Objective 10<sup>74</sup>.

The site option will regenerate derelict brownfield land which is considered to not positively contribute to the character of the settlement, and therefore there is the potential for a major positive effect on the settlement's identity. There are no conflicting neighbouring land uses

---

<sup>68</sup> DEFRA (2017) Magic Map

<sup>69</sup> <https://flood-map-for-planning.service.gov.uk/summary/407241/264008>

<sup>70</sup> UE Associates (2011) Green Infrastructure Study for the Stratford-on-Avon District

<sup>71</sup> Stratford Council GIS layers

<sup>72</sup> Ibid.

<sup>73</sup> [http://maps.environment-](http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=e&ep=map&scale=9&x=407500&y=263500#x=407500&y=263500&lg=1,2,10,&scale=9)

[agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=e&ep=map&scale=9&x=407500&y=263500#x=407500&y=263500&lg=1,2,10,&scale=9](http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=e&ep=map&scale=9&x=407500&y=263500#x=407500&y=263500&lg=1,2,10,&scale=9)

<sup>74</sup> Google Maps (2017) Measured using walking distance from the sites closest edge to the facility/service

with no effects on health, therefore a residual neutral effect.

It is expected that the site option will provide a mixed-use of affordable homes and new employment spaces, with a potential minor positive effect for SA Objectives 13 and 15.

**Summary:**

The site option has the potential to increase traffic in an area which already experiences congestion and within an AQMA, with a potential minor negative effect for SA Objectives 5 and 8. The site option is also within a High Groundwater Vulnerability Zone, with a potential minor negative effect on water quality.

The site option is derelict brownfield land and not within any designated landscapes, with a major positive effect on landscape. The site does not contain any best and most versatile agricultural land and as the site is brownfield there is the potential for a major positive effect on soil resources. The redevelopment of the site will positively contribute to the settlement's identity, with a potential major positive effect. The site can redevelop derelict land adjacent to a Listed Building, with a potential minor positive effect on the setting of the heritage asset. There will be no loss of GI or POS, with a minor positive effect. The site option has good access to bus stops and services/facilities, with a minor positive effect for SA Objective 10. The use of the site for mixed-use development has the potential for a minor positive effect for both housing and employment.

	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment		
<b>Studley Enterprise Centre</b>	0	+	0	0	-	0	0	+	-	-	0	+	N/A	+	0	0	+
<b>Commentary:</b>																	
<p>There are no heritage assets within the site option, and the site option is not adjacent to any designated heritage assets, with a neutral effect for SA Objective 1.</p> <p>The site option is located approximately 24km north of the Cotswolds AONB<sup>75</sup>, with no effects on the designation, and is not within a Special Landscape Area<sup>76</sup>. The site option does not have an identified landscape sensitivity. The site option is brownfield land, and redevelopment or new development could provide enhancements to local landscape, with a potential major positive effect.</p> <p>There are no internationally designated biodiversity sites in the local area, with no significant negative effects<sup>77</sup>. The nearest SSSI to the site option is approx. 1.5km to the west and is in a favourable condition, with no likely significant effects as a result of development at the site</p>																	

<sup>75</sup> DEFRA (2017) Magic Map

<sup>76</sup> White Consultants for Stratford-on-Avon District Council (2012) Special Landscape Areas Study

<sup>77</sup> DEFRA (2017) Magic Map

option. There is no Priority Habitat within or adjacent to site option. The site option is brownfield and will not result in the fragmentation or loss of local habitats or wildlife. Therefore, a residual neutral effect is considered for the site option.

The site option is not located in designated Flood Zones 2 or 3<sup>78</sup>, with a residual neutral effect. The site option has site access from the B4092 which is adjacent to the site, and connects to the A435 via a roundabout adjacent to the north east of the site option. There are known congestion issues in Studley, specifically on the A435<sup>79</sup>. Development at the site option is considered likely to result in an increase in traffic in the congested area, with a potential minor negative effect.

The site option will not result in the loss of Public Open Space or Green Infrastructure, with a minor positive effect.

The site option is not within a mineral safeguarded area<sup>80</sup>, and a neutral effect is considered. The site option does not contain any best and most versatile agricultural land<sup>81</sup>, and the site option is entirely brownfield land with a potential major positive effect on soils.

Studley contains an AQMA which is on the A435, which is approx. 300m from the site option. Development at the site option is considered likely to result in an increase in traffic within the AQMA, with a potential minor negative effect on air quality. The site option is within a High Groundwater Vulnerability Zone<sup>82</sup>, with a potential minor negative effect on SA Objective 8.

The site option is not within 800m of a railway station but is within 400m of an existing bus stop which provides regular services. The site option is also within walking distance to a range of key services/facilities that are available within Studley, which will reduce the reliance on the use of private vehicles and therefore a minor positive effect is considered for SA Objective 10<sup>83</sup>.

The site option will regenerate brownfield land with a potential minor positive effect on the settlement's identity. There are no conflicting neighbouring land uses with no effects on health, therefore a residual neutral effect.

It is expected that the site option will provide new employment space for businesses, with a potential minor positive effect for SA Objective 15.

<sup>78</sup> <https://flood-map-for-planning.service.gov.uk/summary/407241/264008>

<sup>79</sup> UE Associates (2011) Green Infrastructure Study for the Stratford-on-Avon District

<sup>80</sup> Stratford Council GIS layers

<sup>81</sup> Ibid.

<sup>82</sup> <http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=e&ep=map&scale=9&x=407500&y=263500#x=407500&y=263500&lg=1,2,10.&scale=9>

<sup>83</sup> Google Maps (2017) Measured using walking distance from the sites closest edge to the facility/service

**Summary:**

The site option has the potential to increase traffic in an area which already experiences congestion and within an AQMA, with a potential minor negative effect for SA Objectives 5 and 8. The site option is also within a High Groundwater Vulnerability Zone, with a potential minor negative effect on water quality.

The site does not contain any best and most versatile agricultural land and as the site is brownfield there is the potential for a major positive effect on soil resources. The site option is brownfield land and not within any designated landscapes, with a minor positive effect on landscape. The redevelopment of the site will positively contribute to the settlement's identity, with a potential minor positive effect. There will be no loss of GI or POS, with a minor positive effect. The site option has good access to bus stops and services/facilities, with a minor positive effect for SA Objective 10. The use of the site for employment purposes has the potential for a minor positive effect on SA Objective 15.

	SA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment	
<b>Rother/Grove Street, Stratford-upon-Avon</b>	-?	+	+	0	0	+	0	+	0	0	++	N/A	+	?	+	?
<b>Commentary:</b>																
<p>The site option is entirely located within Stratford-upon-Avon Conservation Area which is characterised by several different factors, including the medieval heart of the town, the open area along the river and the large number of Listed Buildings<sup>84</sup>. There are several Listed Buildings within the boundary of the site option and adjacent to it, mainly focused on the eastern edge. Therefore, development at the site option has the potential for negative effects on both the Conservation Area and the Listed Buildings. Mitigation available through Core Strategy policies should protect the heritage assets, however there remains an element of uncertainty and therefore a minor negative effect is considered.</p> <p>The site option is located approximately 9km north of the Cotswolds AONB<sup>85</sup>, with no likely effects on the designation. Stratford is located within the Severn and Avon Vales National Character Area, which is characterised by the agricultural landscape and low-lying nature of the</p>																

<sup>84</sup> Stratford-on-Avon District Council (1992) Stratford-upon-Avon Conservation Area

<sup>85</sup> DEFRA (2017) Magic Map

area with a number of distinct and contrasting vales in the region<sup>86</sup>. The site option is not within a Special Landscape Area. The site option is brownfield and does not have an identified landscape sensitivity, with a minor positive effect on SA Objective 2.

There are no internationally designated biodiversity sites in the local area, with no significant negative effects<sup>87</sup>. The nearest SSSI to the site option is approx. 2km to the south west with no likely significant effects as a result of development at the site option. There is no Priority Habitat within or adjacent to the site option. As the site option is brownfield land, there is the potential for development here to provide new habitats, with a potential for a minor positive effect.

The site option is not located in designated Flood Zones 2 or 3<sup>88</sup>, with a residual neutral effect. The site option is well located with regards to the surrounding road network. There is access to the A4390 and the A422 directly adjacent to the west of the site option, and although there is the potential for an increase in traffic mitigation is available through Core Strategy policies, with a residual neutral effect considered for SA Objective 5.

The site option will not result in the loss of Public Open Space or Green Infrastructure, with a minor positive effect for SA Objective 6. The site option is not within a mineral safeguarded area<sup>89</sup>, and a neutral effect is considered. The site option is brownfield with no best and most versatile agricultural land, with a major positive effect on soil resources.

Stratford contains an AQMA which encompasses much of the settlement. Development at the site option is considered likely to result in an increase in traffic within the AQMA as the site option is within the AQMA boundary, with a potential minor negative effect on air quality. The site option is not within a safeguarded water zone<sup>90</sup>, with neutral effects.

The site option is within 400m of a bus stop and within 800m of a railway station. The site option is also within walking distance to a range of services/facilities available within Stratford, with no barriers to movement. The site option is therefore considered likely to reduce the need to travel, with major positive effects.

The site option will not significantly change the identity of the settlement, and there are no conflicting land uses, with minor positive effects. There is uncertainty for SA Objectives 13 and 15 as the potential uses of the site option are not known at this stage of assessment.

---

<sup>86</sup> Natural England (2014) National Character Area Profile: Severn & Avon Vales

<sup>87</sup> DEFRA (2017) Magic Map

<sup>88</sup> <https://flood-map-for-planning.service.gov.uk/summary/419888/254951>

<sup>89</sup> Stratford Council GIS layers

<sup>90</sup> Environment Agency (2017) <http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=e&ep=map&scale=9&x=419500&y=255500#x=419653&y=255145&lg=1,10,&scale=9>



**Summary:**

The site option is within Stratford Conservation Area and contains and is adjacent to several Listed Buildings. Although some mitigation is available, at this stage a minor negative effect with uncertainty is considered for SA Objective 1. The site option may result in an increase in traffic within the AQMA, with a potential minor negative effect on air quality.

The site option is entirely brownfield land, with a major positive effect on soil resources. The site option has the potential for a major positive effect on transport due to the nearby railway station and bus stops, and services/facilities, reducing the need to travel. The site option has no landscape sensitivity, with a minor positive effect, and could result in a net gain for biodiversity, with a potential minor positive effect. There will be no loss of GI or POS, with a minor positive effect. There are no conflicting land uses with a minor positive affect on health.

## Appendix Va and Vb: SA of Self-Build and Custom-Building Policy and Site Options

Categories of Significance		
Symbol	Meaning	Sustainability Effect
++	Major Positive	Proposed development would resolve existing sustainability problem
+	Minor Positive	No sustainability constraints and proposed development acceptable in principle
0	Neutral	Neutral effect
?	Uncertain	Uncertain or Unknown Effects
-	Minor Negative	Likely sustainability issues: mitigation and/or negotiation possible
--	Major Negative	Problematical because of known sustainability issues; mitigation likely to be difficult and/or expensive
N/A	Not Applicable	Used where SA Objectives are no longer applicable
Note: SA Objectives 7 and 8 are split into 2 columns, with the specific topic for each column outlined in the Objective heading		

## Appendix Va- SA of Policy SAP.1

	SA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment	
<b>Policy SAP.1- Self Build &amp; Custom Housebuilding</b>	0	0	0	0	+	0	0	0	0	0	0	N/A	+	++	+	N/A
<b>Commentary:</b>																
<p>There is the potential for the construction of custom and self-build homes to be located in areas where there may be effects on designated heritage assets, landscape features and biodiversity as a result of the Policy. This could include negative effects on the setting of Listed Buildings and Conservation Areas, effects on landscape character and potential effects on designated biodiversity or local wildlife.</p> <p>However, mitigation is available through the Policy by detailing that a Design Code must be followed to ensure the form of dwellings is appropriate. This should protect the landscape character and the setting of heritage features. Further mitigation is available through Core Strategy policies, such that no significant effects are considered for SA Objectives 1-3.</p>																

It is not expected that self-build and custom build schemes will be located in Flood Zone, with a neutral effect. The Policy ensures that legal access to a public highway must be achieved for each plot, which will ensure any development has good access to the highway network, with a minor positive effect for SA Objective 5.

The Policy does not detail the location of sites, but it is expected that the location of plots for self-build and custom-build housing schemes will be appropriately located to protect mineral and soil resources, and protect air and water quality. Mitigation is available through the Policy which specifies that plots must be connected to all services, including water and drainage, which will protect water quality.

The promotion of self-build and custom housebuilding schemes will have major positive effects for housing in the District. Furthermore, the Policy states that the schemes will be catered towards people with local connections, which will have positive effects on local communities and the identity of settlements.

## Appendix Vb- SA of Options for Identification in the SAP

	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment		
<b>Land East of Shipston Road, Alderminster</b>	0	0?	0	0	+	+	0	+	0	-	0	-	N/A	+	+	+	0
<b>Commentary:</b>																	
<p>There are no designated heritage features within or directly adjacent to the site option. The nearest Listed Building is approx. 70m to the south, however mitigation available through the Policy and through the Core Strategy will protect the setting of the heritage asset, with no likely significant effects.</p> <p>The site option is not within or adjacent to the AONB, but is located within the Dunsmore and Feldon National Character Area, characterised by a rural, agricultural landscape crossed by small rivers and tributaries<sup>91</sup>. The site option is considered to have a high/medium landscape</p>																	

<sup>91</sup> Natural England (2014) National Character Area Profile: Dunsmore and Feldon

sensitivity<sup>92</sup>, with a potential effect on the local landscape as a result of development. However, Policy SAP.1 provides mitigation through ensuring that new development will need to produce a design guide to ensure development at the site is appropriate. Potential for a residual neutral effect, with some uncertainty.

There are no internationally designated biodiversity sites in the local area, with no significant negative effects<sup>93</sup>. The nearest SSSI to the site option is approx. 1km to the north east, and is in a recovering condition. Development is unlikely to significantly affect the SSSI due to the lack of environmental pathways and mitigation is available through Core Strategy policy. Overall neutral effect for SA Objective 3.

The site option is not located in designated Flood Zones 2 or 3<sup>94</sup>, with a residual neutral effect. There is limited access to the existing road network from the site currently, however Policy SAP.1 provides criteria for self-build/custom build plots which includes a necessity for access to the road network, providing mitigation. It is expected that the site option could have access to the A3400 which provides access to nearby Stratford-upon-Avon to the north. Potential minor positive effect for SA Objective 5.

The site option will not result in the loss of Public Open Space or Green Infrastructure for Alderminster, with a minor positive effect. The site option is not within a mineral safeguarded area<sup>95</sup>, and a neutral effect is considered. There is no best and most versatile agricultural land present on the site, with a minor positive effect for SA Objective 7b.

The site option is not in an AQMA, and although there will be an increase in traffic, mitigation available from the Core Strategy will reduce minor negative effects to neutral. The site option is not within a Surface Water Safeguard Zone but is within a High Groundwater Vulnerability Zone<sup>96</sup>, with a potential minor negative effect on SA Objective 8.

The site option is not within walking distance of a railway station but is within walking distance of a bus stop and some key services/facilities. Development is not likely to reduce the reliance on private vehicles with a minor negative effect for SA Objective 10.

The site option will not have a significant effect on the settlement identity and there are no conflicting land uses, with a minor positive effect for SA Objectives 12 and 14. The site option will provide space for self-build and custom build housing, with a minor positive effect for SA Objective 13. No employment land is being proposed with a neutral effect for SA Objective 15.

<sup>92</sup> <https://www.stratford.gov.uk/doc/205839/name/Landscape%20Sensitivity%20Assessment%20LSVs%20Alderminster%20Brailles.pdf>

<sup>93</sup> DEFRA (2017) Magic Map

<sup>94</sup> <https://flood-map-for-planning.service.gov.uk/summary/423249/248528>

<sup>95</sup> Stratford Council GIS layers

<sup>96</sup> <http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=e&ep=map&scale=9&x=423500&y=248500#x=423500&y=248500&lg=1,2,10,&scale=9>

**Summary:**

The site option is within a High Groundwater Vulnerability Zone, with a potential minor negative effect on water resources. Although the site option is within walking distance of a bus stop, it is not considered likely to reduce the reliance on private vehicle use, with a minor negative effect on transport.

It is expected that the site option can achieve suitable access to the highway network, with a minor positive effect for SA Objective 5. There will be no loss of GI, POS or best and most versatile agricultural land, with a minor positive effect. The site option is well located with regards to the settlement form, and has no conflicting land uses, with minor positive effects for SA Objectives 12 and 14. The provision of housing at the site option will have long term positive effects.

	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment		
<b>Land West of Bush Heath Lane, Harbury</b>	0	0?	0	0	+	+	0	+	0	-	0	-	N/A	+	+	+	0
<b>Commentary:</b>																	
<p>There are no designated heritage features within or directly adjacent to the site option. The nearest Listed Building is approx. 125m to the north, with no likely significant effects. Harbury Conservation Area is approx. 20m to the north, however natural screening existing between the site and the Conservation Area, and mitigation is available through Core Strategy policies to protect the heritage designation, with an overall residual neutral effect.</p> <p>The site option is not within or adjacent to the AONB, but is located within the Dunsmore and Feldon National Character Area, characterised by a rural, agricultural landscape crossed by small rivers and tributaries<sup>97</sup>. The site option is considered to have a high/medium landscape sensitivity<sup>98</sup>, with a potential effect on the local landscape as a result of development. However, Policy SAP.1 provides mitigation through ensuring that new development will need to produce a design guide to ensure development at the site is appropriate. Potential for a</p>																	

<sup>97</sup> Natural England (2014) National Character Area Profile: Dunsmore and Feldon

<sup>98</sup> <https://www.stratford.gov.uk/doc/205839/name/Landscape%20Sensitivity%20Assessment%20LSVs%20Alderminster%20Brailles.pdf>



residual neutral effect, with some uncertainty.

There are no internationally designated biodiversity sites in the local area, with no significant negative effects<sup>99</sup>. The nearest SSSI to the site option is approx. 800m to the north east, and is in a recovering condition. Development is unlikely to significantly affect the SSSI due to the lack of environmental pathways and mitigation is available through Core Strategy policy. Overall neutral effect for SA Objective 3.

The site option is not located in designated Flood Zones 2 or 3<sup>100</sup>, with a residual neutral effect. There is existing access to the road network from the site option, and Policy SAP.1 provides criteria for self-build/custom build plots which includes a necessity for access to the road network. Potential minor positive effect for SA Objective 5.

The site option will not result in the loss of Public Open Space or Green Infrastructure for Harbury, with a minor positive effect. The site option is not within a mineral safeguarded area<sup>101</sup>, and a neutral effect is considered. There is no best and most versatile agricultural land present on the site, with a minor positive effect for SA Objective 7b.

The site option is not in an AQMA, and although there will be an increase in traffic, mitigation available from the Core Strategy will reduce minor negative effects to neutral. The site option is within a Surface Water Safeguard Zone<sup>102</sup>, with a potential minor negative effect on SA Objective 8.

The site option is not within walking distance of a railway station but is within walking distance of a bus stop and some key services/facilities. Development is not likely to reduce the reliance on private vehicles with a minor negative effect for SA Objective 10.

The site option will not have a significant effect on the settlement identity and there are no conflicting land uses, with a minor positive effect for SA Objectives 12 and 14. The site option will provide space for self-build and custom build housing, with a minor positive effect for SA Objective 13. No employment land is being proposed with a neutral effect for SA Objective 15.

**Summary:**

The site option is within a Surface Water Safeguard Zone, with a potential minor negative effect on water resources. Although the site option

<sup>99</sup> DEFRA (2017) Magic Map

<sup>100</sup> <https://flood-map-for-planning.service.gov.uk/summary/436935/259554>

<sup>101</sup> Stratford Council GIS layers

<sup>102</sup> <http://maps.environment>

[agency.gov.uk/wiyby/wiybyController?topic=drinkingwater&layerGroups=default&lang=e&ep=map&scale=9&x=437500&y=259500#x=437500&y=259500&lg=2,3,10,&scale=9](http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=drinkingwater&layerGroups=default&lang=e&ep=map&scale=9&x=437500&y=259500#x=437500&y=259500&lg=2,3,10,&scale=9)

is within walking distance of a bus stop, it is not considered likely to reduce the reliance on private vehicle use, with a minor negative effect on transport.

The site option has suitable access to the highway network, with a minor positive effect for SA Objective 5. There will be no loss of GI, POS or best and most versatile agricultural land, with a minor positive effect. The site option is well located with regards to the settlement form, and has no conflicting land uses, with minor positive effects for SA Objectives 12 and 14. The provision of housing at the site option will have long term positive effects.

	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment		
<b>Land West of Glebe Close, Stockton</b>	0	0?	0	0	+	+	0	+	0	-	0	-	N/A	+	+	+	0
<b>Commentary:</b>																	
<p>There are no designated heritage features within or directly adjacent to the site option. The nearest Listed Building is approx. 230m to the north east, with no likely significant effects. Overall residual neutral effect for SA Objective 1.</p> <p>The site option is not within or adjacent to the AONB, but is located within the Dunsmore and Feldon National Character Area, characterised by a rural, agricultural landscape crossed by small rivers and tributaries<sup>103</sup>. The site option is considered to have a high/medium landscape sensitivity<sup>104</sup>, with a potential effect on the local landscape as a result of development. However, Policy SAP.1 provides mitigation through ensuring that new development will need to produce a design guide to ensure development at the site is appropriate. Potential for a residual neutral effect, with some uncertainty at this stage of assessment.</p>																	

<sup>103</sup> Natural England (2014) National Character Area Profile: Dunsmore and Feldon

<sup>104</sup> <https://www.stratford.gov.uk/doc/205839/name/Landscape%20Sensitivity%20Assessment%20LSVs%20Alderminster%20Brailles.pdf>

There are no internationally designated biodiversity sites in the local area, with no significant negative effects<sup>105</sup>. The nearest SSSI to the site option is approx. 800m to the north, and is in a recovering condition. Development is unlikely to significantly affect the SSSI due to the lack of environmental pathways and mitigation is available through Core Strategy policy. Overall neutral effect for SA Objective 3.

The site option is not located in designated Flood Zones 2 or 3<sup>106</sup>, with a residual neutral effect. There is limited access to the existing road network from the site currently, however Policy SAP.1 provides criteria for self-build/custom build plots which includes a necessity for access to the road network, providing mitigation. Therefore, a minor positive effect is considered as it is expected that the site option can be connected to the highway network.

The site option will not result in the loss of existing Public Open Space or Green Infrastructure, with a minor negative effect on SA Objective 6. The site option is not within a mineral safeguarded area<sup>107</sup>, and a neutral effect is considered. There is no best and most versatile agricultural land present on the site, with a minor positive effect for SA Objective 7b.

The site option is not in an AQMA, and although there will be an increase in traffic, mitigation available from the Core Strategy will reduce minor negative effects to neutral. The site option is within a Surface Water Safeguard Zone<sup>108</sup>, with a potential minor negative effect on SA Objective 8.

The site option is not within walking distance of a railway station but is within walking distance of a bus stop and some key services/facilities. Development is not likely to reduce the reliance on private vehicles with a minor negative effect for SA Objective 10.

The site option will not have a significant effect on the settlement identity and there are no conflicting land uses, with a minor positive effect for SA Objectives 12 and 14. The site option will provide space for self-build and custom build housing, with a minor positive effect for SA Objective 13. No employment land is being proposed with a neutral effect for SA Objective 15.

#### **Summary:**

The site option is within a Surface Water Safeguard Zone, with a potential minor negative effect on water resources. Although the site option is within walking distance of a bus stop, it is not considered likely to reduce the reliance on private vehicle use, with a minor negative effect

<sup>105</sup> DEFRA (2017) Magic Map

<sup>106</sup> <https://flood-map-for-planning.service.gov.uk/summary/443683/264005>

<sup>107</sup> Stratford Council GIS layers

<sup>108</sup> <http://maps.environment>

[agency.gov.uk/wiyby/wiybyController?topic=drinkingwater&layerGroups=default&lang=e&ep=map&scale=9&x=437500&y=259500#x=437500&y=259500&lg=2,3,10,&scale=9](http://maps.environment.agency.gov.uk/wiyby/wiybyController?topic=drinkingwater&layerGroups=default&lang=e&ep=map&scale=9&x=437500&y=259500#x=437500&y=259500&lg=2,3,10,&scale=9)

on transport.

It is expected that the site option can achieve suitable access to the highway network, with a minor positive effect for SA Objective 5. There will be no loss of best and most versatile agricultural land, with a minor positive effect. The site option is well located with regards to the settlement form, and has no conflicting land uses, with minor positive effects for SA Objectives 12 and 14. The provision of housing at the site option will have long term positive effects.