

## 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
++	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		

	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.

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<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

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<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&lq=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		
<b>Land East of Shipston Road</b>	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.

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<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-](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)

[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](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.