



**STRATFORD-ON-AVON
DISTRICT COUNCIL**

**Canal Quarter Regeneration Zone
Framework Masterplan
Supplementary Planning Document**

**Strategic Environmental Assessment
Screening Report**

enfusion



Stratford-on-Avon District Council Canal Quarter Regeneration Zone Framework Masterplan Supplementary Planning Document (SPD)

Strategic Environmental Assessment (SEA) Screening Report

September 2017

date:	September 2017 v01 Draft; 02 Final	
prepared for:	Stratford-on-Avon District Council	
prepared by:	Barbara Carroll Owen Jeffreys	Enfusion
quality assurance:	Barbara Carroll	Enfusion

enfusion

environmental planning and management for sustainability



Treenwood House
Rowden Lane
Bradford-on-Avon
BA15 2AU
T: 01225 867112
www.enfusion.co.uk

CONTENTS

	Page
1 INTRODUCTION	
Strategic Environmental Assessment (SEA) & Sustainability Appraisal (SA)	1
The Stratford-on-Avon Local Planning Documents	1
This SEA Screening Report	4
2 LEGISLATIVE REQUIREMENTS & GUIDANCE; METHOD	
SEA Requirements	5
Method	7
3 THE CANAL QUARTER REGENERATION ZONE SPD	
The Draft CQRZ SPD	8
4 SEA SCREENING ASSESSMENT	
SEA Screening Assessment	9
5 SEA SCREENING DECISION	
SEA Screening Decision	10
TABLES & FIGURES	
Table 1.1: Chronology of Core Strategy Preparation, Accompanying SA/SEA & Consultation	2
Figure 1.2- Canal Quarter Regeneration Zone	4
Figure 2.1: Flow Diagram for Determining if a Plan is likely to have Significant Environmental Effects	6
APPENDIX	
I SEA Screening Assessment of the Canal Quarter Regeneration Zone	

1.0 INTRODUCTION

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

- 1.1 Strategic Environmental Assessment (SEA)^{1 2} is a systematic process used during the preparation of plans and policies and it aims to provide a high level of protection for the environment; it contributes to the integration of environmental considerations in plan preparation with a view to promoting sustainable development. Sustainability Appraisal (SA) is a process that similarly investigates plans and policies, including consideration of socio-economic factors in the same way as environmental factors and to the same level of detail. SA incorporating SEA is a mandatory requirement for Local Plans in accordance with planning legislation³ and paragraph 165 of the National Planning Policy Framework (2012). Government advises^{4 5} that an integrated approach should be taken so that the SA process incorporates the requirements for SEA – and to the same level of detail.
- 1.2 Supplementary Planning Documents (SPDs) are only prepared where necessary and they build upon policies in the Local Plan in order to provide more details or guidance. It is only in exceptional circumstances that an SEA may be required when producing a SPD – if it is likely to have significant environmental effects that have not already been assessed during the preparation of the Local Plan⁶.

The Stratford-on-Avon Local Planning Documents

- 1.3 Stratford-on-Avon District Council is preparing several local planning documents that will shape development and manage land in the Stratford District area. This includes the Core Strategy adopted in July 2016⁷, a Site Allocations Plan, and a Gypsy & Traveller Local Plan. Along with Neighbourhood Plans prepared by Town or Parish Councils, and the Minerals and Waste Local Plans prepared by Warwickshire County Council, these plans will comprise the statutory Development Plan for the Stratford-on-Avon District. Supplementary Planning Documents (SPDs) build upon and provide additional guidance to help in the interpretation of the Core Strategy Policies for specific sites and issues.
- 1.4 The overarching Development Plan Document for the Stratford-on-Avon District is the Core Strategy that establishes the spatial Vision for the District up

¹ EU Directive 2001/42/EC

² Environmental Assessment of Plans and Programmes Regulations, 2004

³ Section 19(5) of the 2004 Act and Regulation 22(a) of the Town and Country Planning (Local Planning) (England) Regulations 2012

⁴ DCLG - National Planning Practice Guidance' 2014, ODPM - 'A Practical Guide to the SEA Directive' 2005, Planning Advisory Service – 'The Principles of Plan Making Chapter 6 - The Role of Sustainability Appraisal' 2013

⁵ DCLG, 2012 National Planning Policy Framework

⁶ <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

⁷ <https://www.stratford.gov.uk/templates/server/document-relay.cfm?doc=173518&name=SDC%20CORE%20STRATEGY%202011%202031%20July%202016.pdf>

to 2031, containing the development strategy for the local area, planning policies to guide development, and the allocation of strategic sites for employment and housing. At least 14,600 homes will be required across the District, together with at least 35ha of employment land, as well as 19ha to help meet the needs of Redditch. There are 16 Strategic Objectives representing the key delivery outcomes that the Core Strategy should achieve by 2031. These address the need for development in the District whilst aiming to protect the historic and natural environment, and the character of the Stratford District. The Core Strategy was subject to examination, found sound, and adopted in July 2016.

- 1.5 SA/SEA is an iterative and ongoing process that informs the preparation of draft planning documents. Likely significant effects are identified and assessed for the emerging elements of the draft plan and judged against reasonable alternatives. Mitigation measures are suggested for any significant negative effects identified. SA/SEA aims to provide a high level of protection for the environment and to promote sustainable development for plan-making. The role of SA/SEA is to inform the Council as the planning authority; the SA/SEA findings do not form the sole basis for decision-making – this is informed also by other studies, feasibility and feedback comments from consultation.
- 1.6 There is a tiering of appraisal/assessment processes that aligns with the hierarchy of plans – from international, national and through to local. This tiering is acknowledged by the NPPF (2012) in paragraph 167 that states that “Assessments should be proportionate and should not repeat policy assessment that has already been undertaken.” At each stage of plan preparation and consultation, the accompanying SA/SEA is also published; comments received are taken into account and considered at the next stage of plan-making and assessment. The stages of the Core Strategy preparation and accompanying SA/SEA reports, together with formal and public consultation periods, are summarised in the following table:

Table 1.1: Chronology of Core Strategy Preparation, Accompanying SA/SEA & Consultation

Core Strategy Document	SA Document
Draft Core Strategy 2012	Sustainability Appraisal of the Stratford-on-Avon Core Strategy Part 1 Options SA Reports October 2011
Intended Proposed Submission Core Strategy (2013)	Sustainability Appraisal of Potential Strategic Allocations to inform the Stratford-on-Avon Core Strategy June 2013
Proposed Submission Core Strategy (June 2014)	Sustainability Appraisal of the Stratford-on-Avon Alternative Strategic Options January 2014
Proposed Submission Core Strategy (June 2014)	Sustainability Appraisal of the Stratford-on-Avon Core Strategy: SA Report meeting the requirements of the SEA Directive May 2014

Core Strategy Proposed Modifications 2015	Sustainability Appraisal of the Stratford-on-Avon Core Strategy: Post Inspector's Interim Conclusions Interim SA Report July 2015
Core Strategy Proposed Modifications 2015	Sustainability Appraisal of the Stratford-on-Avon Core Strategy: Proposed Modifications SA Report August 2015

1.7 The Core Strategy Vision contains the following statement:

'Significant progress will have been made (by 2031) on the regeneration of an extensive area of mostly outworn and underused land adjacent to the canal. New and existing companies will have located on high quality employment land on the periphery of the town, with excellent access to the strategic road network'.

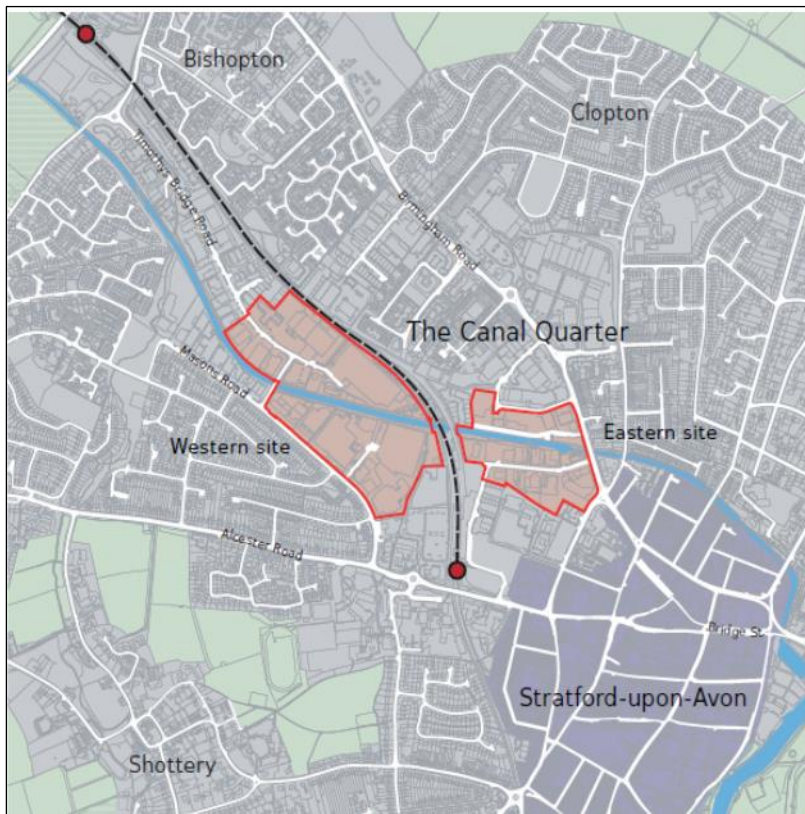
1.8 Core Strategy Proposal SUA.1: Canal Quarter Regeneration Zone proposes the regeneration of 25 hectares of land roughly in the centre of Stratford-upon-Avon in order to progress this Vision. The land is divided by both the Stratford-upon-Avon Canal (east to west) and the Birmingham to Stratford railway line (north to south). The land is currently occupied by industrial and commercial buildings, and is made up of 2 distinct parts, separated by the canal. The regeneration of the Canal Quarter will provide approximately 650 new dwellings and 9,000sqm of Class B1 employment land throughout the Plan period. There is also the potential for new multi-purpose community facilities and a canal-side park to be delivered.

1.9 Due to regeneration at the site, existing businesses in the Canal Quarter will have to be relocated to more sustainable sites. The Core Strategy Proposals SUA.2 (South of Alcester Road) and SUA.4 (Atherstone Airfield) both allocate space for the relocation of businesses from the Canal Quarter.

1.10 Proposal SUA.1 details the specific requirements which the regeneration will have to comply with. This includes the production of a Framework Masterplan SPD, together with the following provisions:

- secure environmental, ecological and recreational enhancement of the canal corridor
- provide pedestrian and cycle links through the area and with adjacent parts of the town and a vehicular crossing over the canal linking development off Masons Road and Timothy's Bridge Road
- deliver traffic management measures
- improve links to Stratford railway station
- ensure implementation of the Steam Railway Centre is not prejudiced
- secure appropriate treatment of any contamination
- de-culvert watercourses

Figure 1.2- Canal Quarter Regeneration Zone⁸



SEA Screening Report

- 1.11 This document provides a screening determination of the need to carry out an SEA of the Canal Quarter Regeneration Zone Supplementary Planning Guidance document. Stratford on Avon District Council, as the “Responsible Authority” under the SEA Regulations, is responsible for undertaking this screening process that will determine if the SPD is likely to have any significant environmental effects and therefore, whether an SEA is required. The local planning authority has commissioned independent SA/SEA specialists Enfusion Ltd to undertake the SEA screening on behalf of the Council.

⁸ Built Form Resource (2017) Stratford-upon-Avon Canal Quarter: Urban Design Analysis

2.0 LEGISLATIVE REQUIREMENTS & GUIDANCE; METHOD

SEA Requirements

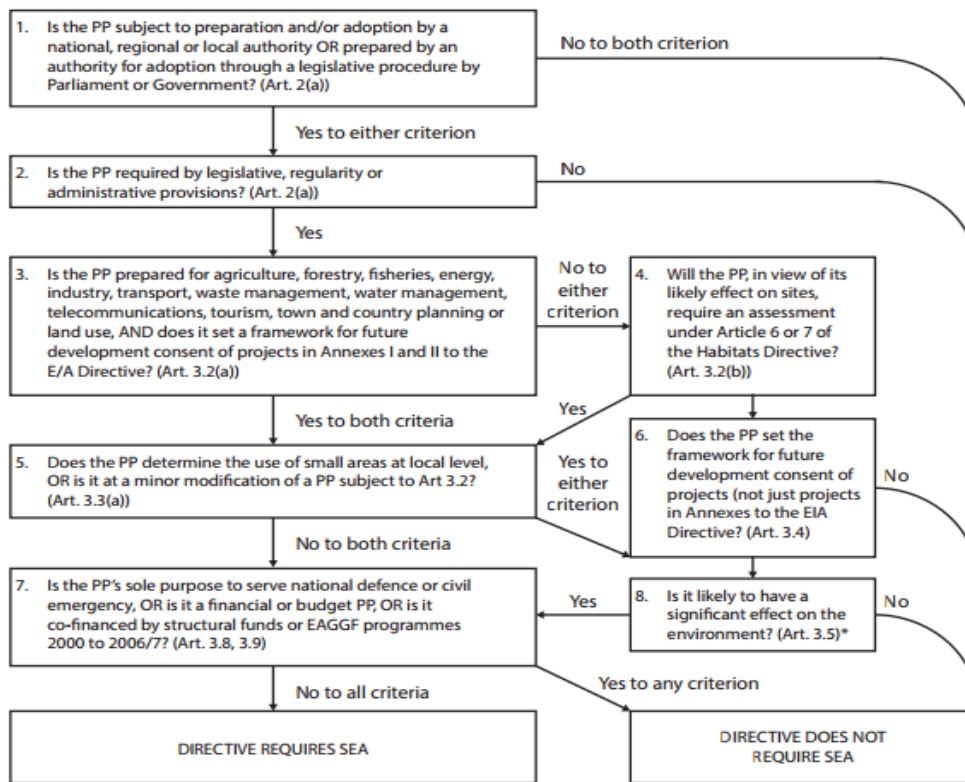
- 2.1 Regulation 5 of the SEA Regulations requires an environmental assessment of plans which:
1. *are prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use (Regulation 5, para. (2)(a), and which set the framework for future development consent of projects listed in Annex I or II to Council Directive 85/337/EEC (EIA Directive) on the assessment of the effects of certain public and private projects on the environment (Regulation 5, para. (2)(b)*
 2. *in view of the likely effect on sites, have been determined to require an assessment pursuant to Article 6 or 7 of the Habitats Directive (92/43/EEC) (Regulation 5, para. (3)*
 3. *set the framework for future development consent of projects⁹ (Regulation 5, para. (4)(b)*
 4. *are determined to be likely to have significant environmental effects as determined under regulation 9(1) (Regulation 5, para. (4)(c)*
- 2.2 An environmental assessment need not be carried out for:
- a) *plans which determine the use of a small area¹⁰ at local level (Regulation 5, para. (6)(a); or*
 - b) *plans which are a minor modification¹¹ to a plan or programme (Regulation 5, para. (6)(b) unless it has been determined under regulation 9(1) that the plan is likely to have significant environmental effects.*
- 2.3 Extant UK Government guidance provides a flow diagram with questions/criteria for the SEA Directive and its application to the plan-making process as follows:

⁹ European Commission guidance states that plans and programmes which *set the framework for future development consent of projects* would normally contain 'criteria or conditions which guide the way a consenting authority decides an application for development consent'. *Development consent* is defined in the EIA Directive as "the decision of the competent authority or authorities which entitled the developer to proceed with the project" (Article 1(2) of the EIA Directive).

¹⁰ European Commission guidance suggests that *plans which determine the use of small areas at local level* might include "a building plan which, for a particular, limited area, outlines details of how buildings must be constructed, determining, for example, their height, width or design"

¹¹ '*Minor modifications*' should be considered in the context of the plan or programme which is being modified and of the likelihood of their having significant environmental effects. A modification may be of such small order that it is unlikely to have significant environmental effects.

Figure 2.1: Flow Diagram¹² for Determining is a Plan is likely to have Significant Environmental Effects



Note: The figure is intended as a guide to the criteria for application of the Directive to plans & programmes (PPs); it has not legal status. Where a plan is likely to have a significant effect on the environment, a strategic environmental assessment must be carried out and an Environmental Report (ER) prepared.

2.4 Planning Guidance (NPPG)¹³ advises that Supplementary Planning Documents do not require an SA "...but may in exceptional circumstances require a SEA if they are likely to have significant environmental effects that have not already been assessed during the preparation of the Local Plan. A SEA is unlikely to be required where a SPD deals only with a small area at a local level (Regulation 5(6) of the SEA Regulations 2014), unless it is considered that there are likely to be significant environmental effects."

2.5 Government planning guidance further advises that before deciding whether significant environmental effects are likely, the local planning authority should take into account the criteria specified in Schedule 1¹⁴ to the SEA Regulations (2004) and consult the consultation bodies. Schedule 1 sets out the criteria for determining likely significant effects on the environment taking into account the characteristics of plans and the characteristics of the effects and the

¹² Based on DCLG - National Planning Practice Guidance' 2014, ODPM - 'A Practical Guide to the SEA Directive' 2005; see also - Planning Advisory Service – 'The Principles of Plan Making Chapter 6 - The Role of Sustainability Appraisal' 2013

¹³ <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

¹⁴ <http://www.legislation.gov.uk/ukxi/2004/1633/schedule/1/made>

area likely to be affected. The SEA consultation bodies in England are the Environment Agency, Historic England and Natural England.

Method

- 2.6 In order to be able to decide whether an SEA will be required, the Council needs to consider whether the proposals in the Canal Quarter Regeneration Zone SPD are likely to have significant environmental effects that have not been already assessed through SA/SEA.
- 2.7 Available information from Defra MAGIC maps, Environment Agency flood risk maps and the Council's evidence base for the local planning documents, together with professional judgment, was used to identify the sensitivity of the Canal Quarter environment and whether significant effects are likely that have not been previously assessed through SA/SEA, such that an SEA would be required.

3.0 THE CANAL QUARTER REGENERATION ZONE (CQRZ) SUPPLEMENTARY PLANNING DOCUMENT (SPD)

The Draft CQRZ SPD

- 3.1 The requirement for the SPD is detailed in Core Strategy Proposal SUA.1 and in Policy CS.16- Housing Development. The SPD is not designed to repeat Policy contained within the Core Strategy, but is a more specialised document focusing on the CQRZ. The SPD has been written to increase developer confidence in the CQRZ whilst ensuring the regeneration of the site provides development which meets the needs of the local community and adheres to requirements within Proposal SUA.1 The SPD details the Objectives of the CQRZ, a relocation strategy for existing businesses within the canal quarter, and the framework for delivering associated infrastructure.
- 3.2 The SPD comprises the Framework Masterplan for the CQRZ, with the Objectives categorised in 6 key themes:
- Sustainable Development
 - Connectivity
 - Housing
 - Employment
 - Green Infrastructure
 - Layout, Density and Design
- 3.3 The Framework focuses on ensuring sustainable development is delivered at the site and is adaptable to climate change. Transport objectives in the framework include connectivity improvements with new pathways and cycleways along the canal, and a through route to the nearby Stratford railway station. The Framework details the level of proposed housing and employment land, and the need for a complete relocation strategy for existing businesses to more sustainable locations which have been proposed in the Core Strategy.
- 3.4 Green Infrastructure is addressed through the provision of a new park and the addition of attractive play/recreation spaces within the site. The regeneration will also need to respect the cultural identity and townscape of Stratford, and to make the canal a key asset which is easily accessible by the public. Overall the framework provides comprehensive objectives which will ensure the regeneration of the site meets the needs of the local community and adheres to existing policy guidance within the Core Strategy.
- 3.4 The SPD also provides a summary of the existing constraints and opportunities at the regeneration site, and the requirements for delivery. The delivery objectives include the phasing of planned housing delivery, the relocation strategy for businesses currently operating within the site, and the community infrastructure levy and planning obligations.

4.0 SEA SCREENING ASSESSMENT

- 4.1 The screening requirements set out in Regulation 9 and Schedule 1 of the SEA Regulations include two sets of characteristics for determining the likely significance of effects on the environment:
- the characteristics of the plan itself and
 - the characteristics of the effects and of the area likely to be affected by the plan

Therefore, this screening assessment is structured according to the criteria specified in Schedule 1 of the Regulations and the details are provided in the Appendix I.

- 4.2 The CQRZ SPD provides a Framework Masterplan with objectives for the regeneration of the Canal Quarter and is considered to be relevant for the integration of environmental consideration to promote sustainable development. The SPD is not relevant as a plan for implementing community legislation as this is undertaken by the higher-level plan, the Core Strategy; the plan does not influence other plans in the development planning hierarchy – but it does influence project level assessments and activities.
- 4.3 The geographical area likely to be affected is of a strategic size in the centre of Stratford-upon-Avon, with 650 new dwelling and 9,000 sqm of employment land proposed. The SEA screening, shown in Appendix 1, found that there were no likely significant environmental effects as a result of the SPD. The regeneration site is not within a designated landscape area, and does not contain and is not located adjacent to any internationally, nationally or locally designated biodiversity.
- 4.4 The screening did find that the site is within the Stratford-upon-Avon AQMA, and that the eastern edge of the site is in close proximity (less than 100m) from a Listed Building and Stratford-upon-Avon Conservation Area. However, considering mitigation available through Core Strategy Policies, the regeneration is not likely to have significant effects on these designations.
- 4.5 Furthermore, Proposal SUA.1 has been subject to SA/SEA through the SA/SEA of the Core Strategy. The CQRZ Proposal was not in the earlier versions of the Core Strategy, but was first assessed in the Indicative Proposed Submission Core Strategy (2013). It was subject to SA/SEA and the findings published in the Sustainability Appraisal of the Stratford-on-Avon Core Strategy (May 2014), and then again in the SA Addendum Report (August 2015) – all subject to formal and public consultation, and the Core Strategy was found sound on examination. No changes to the appraisal findings were found between the May 2014 and August 2015 reports.
- 4.6 The SA/SEA of the Proposal did not find any likely significant environmental effects, but did find the potential for the CQRZ to have significant positive effects on biodiversity, landscape, natural resources, pollution, health and transport.

5.0 SEA SCREENING DECISION

- 5.1 Regulation 9 of the SEA Regulations requires that the responsible authority shall determine whether or not a plan is likely to have significant environmental effects. The responsible authority shall:
- (a) take into account the criteria specified in Schedule 1 to these Regulations, and
 - (b) consult the consultation bodies
- 5.2 Where the responsible authority determines that the plan is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), or whether significant effects are likely that have been previously assessed through SA, it shall prepare a statement of its reasons for the determination.
- 5.3 Stratford-on-Avon District Council considers that the Canal Quarter Regeneration Zone Supplementary Planning Document is unlikely to have significant environmental effects and thus does not require a Strategic Environmental Assessment (SEA). This decision is made for the following key reasons:
- The SA/SEA screening found that the site is not likely to have significant environmental effects. Although the site is within an AQMA and near to designated heritage features, negative effects are unlikely as mitigation measures are provided and the site is focused on regeneration with the potential for positive effects.
 - Furthermore, mitigation has been developed through the iterations of the Core Strategy, and the development requirements in the SPD are considered to be detailed and comprehensive enough to address any potential significant effects
 - The Proposal has also been subject to SA/SEA through the Core Strategy, and this process did not identify any significant environmental effects. The SA/SEA was subject to formal and public consultation, and has been found sound.

Appendix I: SEA Screening Table

Criteria (Schedule 1 SEA Regulations)	Are significant environmental effects likely? Yes/ No	
1.The characteristics of plans, having regard, in particular, to:		
(a) the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	Yes	The SPD sets out the framework and guiding principles for the project of regenerating the Canal Quarter within Stratford-upon-Avon. The Canal Quarter Regeneration Zone (CQRZ) will provide approx. 650 new dwellings and 9,000 sqm of Class B1 employment land. A new park along the canal, new green infrastructure and potentially new multi-purpose community facilities are also proposed in Core Strategy Proposal SUA.1 The SPD will set the framework for the CQRZ project and other activities, including project level Environmental Impact Assessment (EIA).
(b) the degree to which the plan influences other plans and programmes including those in a hierarchy	No	The CQRZ SPD sits beneath the Stratford-on-Avon Core Strategy in the hierarchy of planning documents, and has been developed in relation to the Core Strategy Proposal SUA.1- Canal Quarter Regeneration Zone, which is allocated within the Core Strategy through Policy CS.16 and Proposal SUA.1.
(c) the relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development	Yes	The SPD is being developed as a spatial/land use plan and is considered to be relevant for the integration of environment/sustainability considerations. The SPD will aim to ensure that development is of a high quality and meets the requirements of the local community by creating new dwellings and regenerating existing employment land to meet local needs. The SPD will need to comply with the existing Core Strategy and policies therein relating to sustainability and the environment, as well as policies within higher level planning guidance such as the NPPF. The Core Strategy has been subject to SA incorporating SEA throughout its preparation.
(d) environmental problems relevant to the plan	No	There are no specific environmental problems relevant to this plan that have not been identified and assessed through the higher level Local Plan and its accompanying SA/SEA Reports. The SA/SEA Report ¹⁵ concluded that there would no significant environmental effects due to the sensitivity of the area and the mitigation available in the Core Strategy.
(e) the relevance of the plan for the implementation of Community legislation on the environment (for example, plans and	No	The SPD is not relevant as a plan for implementing community legislation

¹⁵ Lepus Consulting (2015) Sustainability Appraisal of the Stratford-on-Avon Core Strategy: Proposed Modifications

Criteria (Schedule 1 SEA Regulations)	Are significant environmental effects likely? Yes/ No	
	Justification and evidence	
programmes linked to waste management or water protection).		
2.Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
(a) the probability, duration, frequency and reversibility of the effects	No	<p>Biodiversity, Flora, Fauna: There are no internationally designated biodiversity sites within or adjacent to the site option¹⁶. Approx. 1km to the north east of the site is Welcombe Hills Local Nature Reserve, and the nearest SSSI is 2km to the south (Racecourse Meadow¹⁷). The site option does not contain any Priority Habitat. Therefore, development is not considered likely to have a significant effect on any designated biodiversity.</p> <p>The SA/SEA of Core Strategy Proposal SUA.1 determined that there was the potential for major positive effects on biodiversity as a result of the opportunities presented for biodiversity improvements¹⁸. Biodiversity mitigation is provided through Core Strategy Policy CS.6 (Natural Environment) which expects that development safeguard existing habitats, and where possible enhance and provide a net gain for biodiversity. Therefore, it is not considered likely that there will be an effect on biodiversity, flora or fauna as a result of regeneration at the site.</p> <p>Human Health: Regeneration at the site has the potential for positive effects on human health. The site will provide a park and potentially new community facilities which will have positive health benefits by promoting healthier lifestyles. Indicative proposals also suggest there will be opportunities for new cycle paths and footpaths, with additional health benefits. The provision of housing, a percentage of which will be affordable, and employment land will also have a positive effect on human health.</p> <p>The SA/SEA of the Proposal found the potential for major positive effects on human health. Mitigation is provided through Core Strategy Policy CS.25 (Healthy Communities) which aims to integrate new development with existing communities, which includes providing new infrastructure or enhancing existing infrastructure, safeguarding and creating community facilities, and outlines the minimum provisions of Open Space and recreation areas for different scales of development.</p> <p>Cultural Heritage: The site does not contain any designated heritage assets. There is a Grade II Listed Building approx. 25m to the east of the site option¹⁹. The eastern area of the site is also approx. 50m from the boundary of Stratford-</p>

¹⁶ Magic Map (2017) Online at: <http://magic.defra.gov.uk/MagicMap.aspx>

¹⁷ Ibid.

¹⁸ Lepus Consulting (2015) Sustainability Appraisal of the Stratford-on-Avon Core Strategy: Proposed Modifications

¹⁹ Magic Map (2017) Online at: <http://magic.defra.gov.uk/MagicMap.aspx>

Criteria (Schedule 1 SEA Regulations)	Are significant environmental effects likely? Yes/ No Justification and evidence
	<p>upon-Avon Conservation Area²⁰. However, the redevelopment of the area provides the opportunity to promote good design practises and ensure new development respects the nearby heritage assets. The SA/SEA²¹ of the Proposal did not find any significant effects on heritage. Mitigation is provided in the Core Strategy through Policy CS.8 (Historic Environment) which protects the District's historic environment, both designated and non-designated, and the contributions it makes to the character and identity of the District. This mitigation, and the absence of designated heritage assets within the site, will ensure that there will be no negative effects from the proposed development in the SPD.</p> <p>Natural resources (soil, water, air): The site does not contain any best and most versatile agricultural land²², and is previously developed land which will have a positive effect. However, there is the potential for contamination to be an issue at the site due to its previous uses. Mitigation is provided through Proposal SUA.1 and Policy CS.9 (Design & Distinctiveness), and the SA/SEA²³ of the Proposal did not find any likely significant negative effects on natural resources or pollution.</p> <p>The site option is within a Nitrate Vulnerable Zone²⁴, and the site is entirely within Flood Zone 1 (low probability of flooding)²⁵. The Stratford-upon-Avon canal runs through the site option from east to west. The SA/SEA²⁶ of the Proposal did not find any significant effects related to flooding or the water environment.</p> <p>The site option is located entirely within the Stratford-upon-Avon AQMA²⁷, however as the site option is regenerating the area it is not likely to result in a long-term increase in traffic within the AQMA. Furthermore, the indicative proposals suggest that improvements to sustainable transport will be provided, such as new footpaths/cycle paths, and improved links to Stratford railway station. Mitigation is provided through Policy AS.1 (Stratford-upon-Avon) and therefore it is not considered that there will be significant negative effects on air quality.</p> <p>Material Assets: The site option does not contain any natural assets and is not located within a designated Mineral Safeguarded Area²⁸. The SA/SEA of the site did not find any significant effects on material assets.</p>

²⁰ Stratford-on-Avon Council GIS Layers (2017)

²¹ Lepus Consulting (2015) Sustainability Appraisal of the Stratford-on-Avon Core Strategy: Proposed Modifications

²² Magic Map (2017) Online at: <http://magic.defra.gov.uk/MagicMap.aspx>

²³ Lepus Consulting (2015) Sustainability Appraisal of the Stratford-on-Avon Core Strategy: Proposed Modifications

²⁴ Environment Agency (2017) Online at: <http://apps.environment-agency.gov.uk/wiyby/default.aspx>

²⁵ <https://flood-map-for-planning.service.gov.uk/summary/419444/255459>

²⁶ Lepus Consulting (2015) Sustainability Appraisal of the Stratford-on-Avon Core Strategy: Proposed Modifications

²⁷ https://uk-air.defra.gov.uk/aqma/details?aqma_id=292

²⁸ Stratford-on-Avon Council GIS Layers (2017)

Criteria (Schedule 1 SEA Regulations)	Are significant environmental effects likely? Yes/ No	
	Justification and evidence	
		Landscape: The site is not within or adjacent to an AONB, and is not within or adjacent to a Special Landscape Area. The site is within an urban environment, with a distinct townscape character, and therefore the new development will need to be in keeping with the local character. As the site is focusing on regenerating the area, there is the potential for positive effects. Policy CS.9 (Design & Distinctiveness) provides mitigation, and no significant effects were highlighted in the SA/SEA ²⁹ .
(b) the cumulative nature of the effects	No	No negative cumulative environmental effects are likely, with the SA/SEA ³⁰ of the Core Strategy Proposal not highlighting any potential cumulative effects.
(c) the transboundary nature of the effects	No	No significant transboundary effects with other EU countries are likely from the proposal.
(d) the risks to human health or the environment (for example, due to accidents)	No	There is the potential requirement to deal with contaminated land at the site, which may pose a risk to human health. However, the SA/SEA ³¹ of the site did not identify any significant negative effects on human health; risks to human health will be controlled through other legislation and policy regulation with appropriate standards/licences the relevant authorities and remediation of contaminated land will have positive effects for health in the longer-term.
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	Yes	The CQRZ is a regeneration project which will provide approx. 650 new dwellings and 9000 sqm of employment space, and has been subject to SA/SEA previously which did not find any likely significant environmental effects.

²⁹ Lepus Consulting (2015) Sustainability Appraisal of the Stratford-on-Avon Core Strategy: Proposed Modifications

³⁰ Ibid.

³¹ Ibid.

Criteria (Schedule 1 SEA Regulations)	Are significant environmental effects likely? Yes/ No	
	Justification and evidence	
(f) the value and vulnerability of the area likely to be affected due to— (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use;	No	There are no designated features within the site, although there is a Listed Building and Conservation Area in close proximity to the eastern boundary of the site. The site is also within the Stratford-upon-Avon AQMA. No significant effects were highlighted through the SA/SEA ³² of the Core Strategy proposal, and there is mitigation through Core Strategy Policies to prevent significant negative effects.
(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.	No	The only designations which are in close proximity to the site is a Listed Building and a Conservation Area, however with Core Strategy mitigation available, and the findings of the SA/SEA ³³ of the Core Strategy, it is not considered that regeneration at the site will have a significant negative effect on the historic environment.

³² Ibid.

³³ Lepus Consulting (2015) Sustainability Appraisal of the Stratford-on-Avon Core Strategy: Proposed Modifications