



**STRATFORD-ON-AVON  
SITE ALLOCATIONS PLAN (SAP):  
Proposed Submission Regulation 19**

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

**June 2019**

*enfusion* 

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# Stratford-on-Avon Site Allocations Plan (SAP): Proposed Submission Regulation 19 Consultation

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

June 2019

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

## 1.0 INTRODUCTION

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

- 1.1 Sustainability Appraisal (SA) is a systematic process that must be carried out during the preparation of a Local Plan. Its purpose is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic, and social objectives. Stratford-on-Avon District Council has commissioned independent specialist consultants Enfusion Ltd to undertake the SA process (incorporating SEA) of the Stratford-on-Avon District Site Allocations Plan (SAP).
- 1.2 This requirement for SA is in accordance with planning legislation<sup>1</sup> and paragraph 32 of the National Planning Policy Framework (NPPF, 2019)<sup>2</sup>. Local Plans must also be subject to Strategic Environmental Assessment<sup>3</sup> (SEA) and Government advises<sup>4</sup> that an integrated approach is taken so that the SA process incorporates the requirements for SEA – and to the same level of detail, ensuring that potential environmental effects are given full consideration alongside social and economic issues.

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

- 1.3 The Stratford-on-Avon District Council is preparing several local planning documents<sup>5</sup> that will shape development and manage land in the Stratford District area. This includes the Core Strategy, a Site Allocations Plan, a Gypsy & Traveller Local Plan, and the Community Infrastructure Levy. Along with Neighbourhood Plans prepared by town or parish councils, and the Minerals and Waste Local Plans prepared by Warwickshire County Council, these plans will form the statutory Local Plan for Stratford-on-Avon District. These documents are also supported by several Supplementary Planning Documents (SPDs)<sup>6</sup>.
- 1.4 The overarching planning document for the Stratford-on-Avon District is the Core Strategy, adopted in July 2016. This sets out the Spatial Vision and Strategic Objectives for the District area 2011-2031. Core Strategy Policies CS.1-14 explain the sustainable development framework, the District

<sup>1</sup> S19(5) of the 2004 Act & Reg 22(a) of the Town & Country Planning (Local Planning) (England) Regulations 2012

<sup>2</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>3</sup> EU Directive 2001/42/EC, and, Environmental Assessment of Plans and Programmes Regulations, 2004

<sup>4</sup> <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

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

<sup>6</sup> <https://www.stratford.gov.uk/planning-regeneration/supplementary-planning-documents-spds.cfm>

Resources, and the District Designations with policies to guide and manage development. The Development Strategy sets out Core Strategy Policies (CS.15-24) with requirements for development, including explanations, development management considerations, implementation and monitoring; also CS.25-27 provides guidance and requirements regarding infrastructure and developer contributions. Area Strategies provide Policies and Proposals for the Main Town (Stratford-upon-Avon), the Main Rural Centres, New Settlements, Countryside & Villages, Large Rural Brownfield Sites, and two Proposals to meet the needs of Redditch.

- 1.5 The Core Strategy Vision states that at least 14,600 homes will have been delivered across the District, and that at least 35ha of employment land will have been provided, as well as 19ha to meet the needs of Redditch. There are sixteen Strategic Objectives that represent the key delivery outcomes that the Core Strategy should achieve by 2031. These address the need for development in the District, but aim to protect the historic and natural environment, and the character of the Stratford District. The Core Strategy was subject to a Sustainability Appraisal (SA) that informed the preparation of the Core Strategy. The SA Report was examined alongside the Core Strategy and other supporting evidence and found sound.
- 1.6 The original intention for the Site Allocations Plan (SAP)<sup>7</sup>, as identified by the Council in its original Scoping Document in 2014, was to identify additional sites for housing development that would supplement the strategic sites identified in the Core Strategy. However, sufficient housing provision has now been made in the Core Strategy and through planning permissions to meet the housing requirement as identified for the current plan period to 2031. Therefore, the focus of the SAP is now on the identification of reserve sites in accordance with Policy CS.16 in the Core Strategy. Such sites will only be released selectively if one or more of the circumstances identified in Part D of that Policy apply.
- 1.7 Core Strategy Policy CS.16 requires the SAP to identify reserve housing sites capable of accommodating any potential short-fall to equate to 20% of the overall housing requirement (around 2,920 homes). The SAP includes an approach in relation to a number of specific sites, and also a new provision for Self-Build and Custom Housebuilding in line with recent Regulations<sup>8</sup>. The SAP identifies Built-Up Area Boundaries (BUABs) for a wide range of settlements in accordance with Policy CS.15 of the adopted Core Strategy. However, it is not intended to identify BUABs for those settlements that are covered in Neighbourhood Plans that have been 'made' or reached an advanced stage in their production.
- 1.8 A Revised Scoping & Initial Options SAP document (January 2018)<sup>9</sup> was developed to take account of the changed and updated situation since the original scoping in 2014. This revised SAP scoping document comprised four parts as follows:

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<sup>7</sup> <https://www.stratford.gov.uk/planning-regeneration/site-allocations-plan.cfm>

<sup>8</sup> <https://www.gov.uk/guidance/self-build-and-custom-housebuilding>

<sup>9</sup> <https://www.stratford.gov.uk/planning-regeneration/sap-revised-reg-18-scoping-consultation.cfm>

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

Appendices A-E presented the proposed BUABs for the Main Rural Centres and the Local Service Villages not already covered by 'made' or well advanced Neighbourhood Plans. Appendix F presented the location plans of the specific sites covered in Part 3. Appendix G related to Part 4 and presented the location plans for three sites for this specific purpose.

1.9 This Revised Scoping & Initial Options for the SAP was published for consultation in February 2018 under Regulation 18. Comments made during the 6-week consultation period have informed the further development of the SAP. Since that earlier consultation, additional specific proposals have emerged that the Council considers are appropriate to include in the SAP, as follows:

- Birthplace/Gateway Cultural Quarter
- Quinton Rail Technology Centre
- A46 Safeguarding: A422 Wildmoor, A3400 Bishopton, & A439 Marraway
- Employment Exception Sites

These proposals were published<sup>10</sup> for public consultation for 6 weeks in February 2019 and comments made have informed the further development of the SAP to the Proposed Submission stage for Regulation 19 consultation.

1.10 The proposed SAP comprises:

Introduction

Reserve Housing Sites

Policy SAP.1 Identifying Reserve Housing Sites

Policy SAP.2 Releasing Reserve Housing Sites

Annex I Schedule of Reserve Housing Sites

Self-Build and Custom-Build Housing Sites

Policy SAP.3 Meeting Needs

Policy SAP.4 & Policy SAP.5 Sites

Built-Up Area Boundaries

Policy SP.6 Built-Up Area Boundaries

Employment Enabling Sites

Policy SAP.7 Sites

A46 Safeguarding

Policy SAP.8 A46 Safeguarding

Specific Site Proposals

Proposal SUA.2 South of Alcester Road, Stratford-upon-Avon

Proposal SUA.4 Atherstone Airfield

Proposal SUA.5 East of Shipston Road, Stratford-upon-Avon

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<sup>10</sup> <https://www.stratford.gov.uk/planning-regeneration/site-allocations-plan.cfm?frmAlias=/siteallocations/>



Proposal SUA.6 Stratford-upon-Avon Gateway  
Proposal SUA.7 Rother Street/Grove Road/Greenhill Street, Stratford-upon-Avon  
Proposal SUA.8 Land at Stratford-upon-Avon College, Alcester Road, Stratford-upon-Avon  
Proposal STUD.1 Studley Centre  
Proposal STUD.2 High Street, Studley  
Proposal RURAL.1 Napton Brickworks  
Proposal RURAL.2 University of Warwick Wellesbourne Campus  
Proposal RURAL.3 Quinton Rail Technology Centre, Long Marston

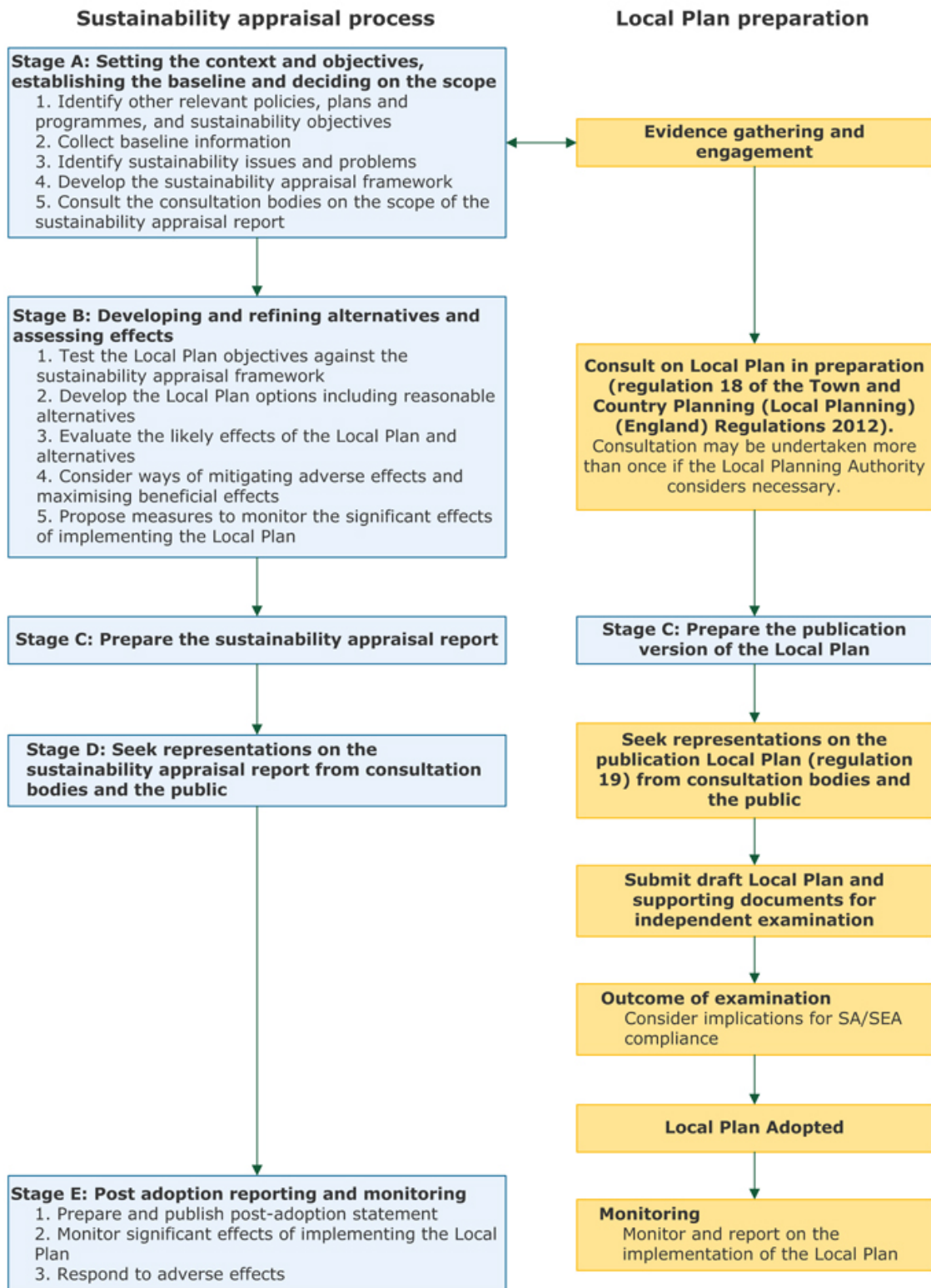
## Inter-Relationships between SA & Plan-Making Processes

- 1.11 Sustainability Appraisal is an iterative and ongoing process that informs plan-making by assessing developing elements of the Plan, evaluating and describing the likely significant effects of implementing the plan, and suggesting possibilities for mitigating significant adverse effects and enhancing positive effects. As the plan develops, stages and tasks in the SA process may be revisited, updated or refreshed in order to take account of updated or new evidence as well as consultation representations. National Planning Practice Guidance<sup>11</sup> sets out the key stages and tasks for SA and their inter-relationships with plan-making stages and tasks – as set out in the diagram following:

### Figure 1.1: SA and Plan-making Stages and Tasks

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<sup>11</sup> <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>



## Consultation: Statutory, Public & Stakeholder Engagement

- 1.12 The Core Strategy was subject to appropriate consultation during its preparation and including formal requirements for notification and consultation under the Town & Country Planning Regulations 2012 and the SEA Regulations 2011. A consultation exercise was undertaken in Autumn 2014 regarding the intended scope of the SAP. At that time, it was envisaged that the main purpose of the SAP would be to identify non-strategic housing sites to supplement the strategic allocations identified in the Core Strategy to achieve the housing requirement for the District. In consideration of the time since the initial plan scoping and the significant change of circumstances regarding housing provision, the Council then proposing a revised scoping of the SAP in early 2018.
- 1.13 The SEA Regulations require that the SA/SEA scoping stage is subject to formal consultation with the statutory environmental bodies – Environment Agency, Historic England, and Natural England. The SA Scoping Report (2014) for the Site Allocations Plan was sent for consultation to the statutory consultees Natural England, English Heritage (now Historic England) and the Environment Agency. Representations received on the draft SA Scoping Report were reviewed and responses made are set out in the appendix to the Final SA Scoping Report. The Final SA Scoping Report (December 2014) comprises part of this SA Report as Appendix II and is available separately on the Council’s website<sup>12</sup>.
- 1.14 The emerging drafts of the SAP and accompanying SA reports are both subject to public and statutory consultation. Comments received are taken into account such that consultation continues in an iterative and ongoing way, and it is an important element of the SA/SEA process. The stages, documents and consultations on the plan-making and SA/SEA processes are summarised in the table following:

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

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

<sup>12</sup><https://www.stratford.gov.uk/doc/206738/name/SAP%20Sustainability%20Appraisal%20Scoping%20Report%20Dec%202014.pdf/>

February-March 2019	February-March 2019
<b>Proposed Submission SAP</b> Regulation 19 Consultation: Summer/Autumn 2019	<b>Proposed Submission SA Report</b> Consultation: Summer/Autumn 2019
Submission to the Secretary of State Late 2019	SA Report Submission Late 2019
Examination Spring 2020	Examination Spring 2020
Final document & Adoption of SAP Autumn 2020	SA Adoption Statement Autumn 2020

## Compliance with SEA Directive & Regulations

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

### Habitats Regulations Assessment (HRA)

- 1.16 The Council is also required to undertake a Habitats Regulations Assessment<sup>13</sup> (HRA) of the Stratford-on-Avon Development Plan, including the Site Allocations Plan. The aim of the HRA process is to assess the potential effects arising from a plan against the nature conservation objectives of any relevant site designated for its nature conservation importance. The HRA screening stage considers if the potential impacts arising as a result of the plan are likely to have significant effect on these sites either alone or in combination with other plans and projects. Summary HRA findings are incorporated into the SA Report.
- 1.17 The adopted Stratford-on-Avon Core Strategy was subject to HRA<sup>14</sup> during its preparation and HRA Reports published in April 2014 and August 2015. There are no European designated sites within the boundary of the District Council area. The previous HRAs investigated a number of designated sites around the 20 km distance. The HRA concluded that there would be no adverse effects from the Core Strategy on the integrity of these designated sites – alone or in-combination with other plans and projects.
- 1.18 Since the Core Strategy HRA was completed and the Core Strategy adopted, Court Judgments<sup>15</sup> issued by the European Union in 2018 have changed the HRA methods employed in the UK. It is now not permissible to take account of

<sup>13</sup> Conservation of Habitats & Species Regulations (as amended 2018) available at [http://www.legislation.gov.uk/uksi/2018/1307/pdfs/uksi\\_20181307\\_en.pdf](http://www.legislation.gov.uk/uksi/2018/1307/pdfs/uksi_20181307_en.pdf)

<sup>14</sup> <https://www.stratford.gov.uk/planning-regeneration/sustainability.cfm>

<sup>15</sup> For example, see *People over Wind & Sweetman v Coillte Teoranta* Case C-323/17

measures (such as Plan Policies) intended to avoid or reduce the harmful effects of the plan or project on a European site at the screening stage; any designated sites screened as potentially at risk from the screening stage must be considered further through the appropriate assessment stage. The relevant environmental regulator has also prepared revised guidance<sup>16</sup> on HRA to take into account the implications of these CJEU's on UK HRA practice.

- 1.19 However, the Core Strategy has been shown to not have any adverse effects on the designated sites (more than 10 km distance) outside the District's boundary, and this includes Policy CS.16.D on Reserve Housing Sites. There are strong mitigation measures provided by Core Strategy CS.6 Natural Environment – this makes quite clear that developments that are likely to have an adverse effect either directly, indirectly or cumulatively, on a site designated through the EC Habitats Directive or Birds Directive will not be permitted. NE did not indicate any requirement for HRA in their consultation comments on the emerging SAP and SA. Therefore, it is considered that the Core Strategy and its accompanying SAP will not have any adverse effects on designated sites, alone or in-combination with other plans or projects. On that basis, it is not necessary to consider HRA any further.

### **Structure of the SA Report**

- 1.20 This document reports the SA process for the Stratford on Avon Sites Allocations Plan (SAP). Following this introductory Section 1, this report is structured into the following sections:
- Section 2: Describes the methods used to appraise the SAP
  - Section 3: Provides the sustainability context and characteristics of the Plan area relevant to the SAP
  - Section 4: Explains how options in plan-making and alternatives in SA have been addressed and reported explicitly to demonstrate compliance with the requirements of the SEA Directive
  - Section 5: Summarises the findings of the SA of the Revised SAP Scoping & Initial Options (December 2017)
  - Section 6: Summarises the findings of the SA of the Specific Proposals (February 2019)
  - Section 7: Summarises the findings of the SA of the draft SAP (May-June 2019)
  - Section 8: Introduces the approach to monitoring the SA
  - Section 9: Explains the next steps and outlines requirements for consultation
- 1.21 Technical Appendices provide the detailed findings of the SA. Appendix I comprises the Statement of Compliance with the SEA Directive and provides signposting to where key aspects of the SA are located in the SA Report. Appendix II provides a link to the original SAP SA Scoping Report (December 2014), available separately, which includes the details of the baseline evidence and the development of the SA Frameworks for assessment.

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<sup>16</sup> <http://publications.naturalengland.org.uk/publication/4720542048845824>

Appendices III-VI present the details of the SA of the options for defining BUABs, the approach to the Specific Sites, provision for Self-Build and Custom Housebuilding, and Further Proposals. Appendix VII reports the representations made to the Regulation 18 SA Reports and summary responses. Appendix VIII details the SA of each identified site option by settlement and is available separately. Appendix IX presents the detailed SA of the Scenarios for Reserve Housing Sites.

## 2.0 STRATEGIC ENVIRONMENTAL ASSESSMENT & SUSTAINABILITY APPRAISAL METHODS

### Introduction & the SA/SEA Process

- 2.1 Sustainability Appraisal, incorporating Strategic Environmental Assessment, is an iterative and ongoing process that aims to provide a high level of protection for the environment and to promote sustainable development for plan-making. The role of SA is to inform the Council as the planning authority; the SA findings do not form the sole basis for decision-making – this is informed also by other studies, feasibility and feedback comments from consultation. SA is a criteria-based assessment process with objectives aligned with the issues for sustainable development that are relevant to the Plan and the characteristics of the plan area.
- 2.2 There is a tiering of appraisal/assessment processes that aligns with the hierarchy of plans – from international, national and through to local. SEA sets the context for subsequent project level studies during Environmental Impact Assessment (EIA) for major development projects. This tiering is acknowledged by the NPPF (2019) in paragraph 31 that states that for plan-making, evidence should be adequate and proportionate. This SA is an integrated appraisal that has incorporated the requirements of the EU SEA Directive; it is appropriate to the level of plan-making – the Sites Allocation Plan (SAP) is focused on the identification of reserve housing sites in accordance with the Policy CS.16 in the adopted Core Strategy, together with the management of development relating to specific settlements and sites.

### Scoping & the SA Framework

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

Table 2.1: SA Framework with Thresholds for Significance

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



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

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

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

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

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

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

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

SA Objective	Decision making criteria: Will the option/proposal...	SA of Site Allocations decision making criteria, including any Assumptions or Uncertainties	Significance Criteria - Standards & Thresholds for SA of Site Options	
<p><b>Reduce air, soil and water pollution.</b></p>	<p>Q8a Will it lead to improved water quality of both surface water and groundwater features?</p> <p>Q8b Will it lead to improved air quality?</p> <p>Q8c Will it maintain and enhance soil quality?</p> <p>Q8d Will it reduce the overall amount of or diffuse pollution to air, water and soil?</p>	<p>Issues relating to soil quality have been addressed against other SA Objectives. Agricultural land quality against SA Objective 7 and contaminated land against SA Objective 14.</p> <p>It is therefore considered that the nature and significance of the effects against this SA Objective should primarily focus on water and air quality.</p> <p>The nature and significance of effects on water quality is dependent on if the site option lies within a Surface Water Safeguarded Zone, Groundwater Source Protection Zone, Surface Water Drinking Water Protection Area 'at risk' or Groundwater Drinking Water Protected Area 'at risk' or probably 'at risk'.</p> <p>It is assumed that development at any of the site options has the potential to incorporate Sustainable Drainage.</p> <p>It should be noted that effects on air quality against this SA Objective are closely linked to the potential effects identified against SA Objective 5 relating to the potential traffic impacts of development.</p>	-	<p>Development has the potential to significantly reduce levels of traffic within an AQMA. Potential for a major positive effect.</p> <p><b>Water Quality</b> Development has the potential to significantly enhance water quality.</p>
			+	<p><b>Air Quality</b> Development has the potential to reduce levels of traffic in an AQMA. Potential for a minor positive effect.</p> <p><b>Water Quality</b> Development has the potential to enhance water quality.</p>
			0	<p><b>Air Quality</b> Development at the site has the potential to increase traffic and therefore atmospheric pollution; however, there is suitable mitigation to ensure that negative effects are addressed. Potential for a residual neutral effect.</p> <p><b>Water Quality</b> The site is not within any Safeguarded Zones, Source Protection Zones or Protected Areas 'at risk'.</p>
			?	<p><b>Air Quality</b> There is an element of uncertainty for all sites until more detailed lower level surveys and assessments have been carried out.</p> <p><b>Water Quality</b> There is an element of uncertainty for all sites until more detailed lower level surveys and assessments have been carried out.</p>



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

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

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

SA Objective		Decision making criteria: Will the option/proposal...	SA of Site Allocations decision making criteria, including any Assumptions or Uncertainties	Significance Criteria - Standards & Thresholds for SA of Site Options	
12	<b>Protect the integrity of the district's countryside.</b>	<p>Q12a Will it prevent the degradation of land on the urban fringe?</p> <p>Q12b Will it lead to a loss of agricultural land?</p> <p>Q12c Will it safeguard local distinctiveness and identity?</p>	<p>The loss of agricultural land is addressed against SA Objective 7.</p> <p>This SA Objective and the remaining decision-aiding criteria relate to the degradation of land on the urban fringe as well as the safeguarding of local distinctiveness and identity. It is therefore considered that the nature and significance of the effects on this SA Objective primarily relate to the contribution of the site options to the character of the settlement and their importance in defining and maintaining the settlements separate identity.</p> <p>The Green Belt should also be a consideration under this SA Objective as it aims to prevent urban sprawl by keeping land permanently open and therefore relates to the remaining decision-aiding criteria. If a site option is within the Green Belt then the appraisal commentary will try and note, where possible, the importance of that sites contribution to the purposes of the Green Belt, e.g. whether the site is brownfield land and does not contribute to the purposes of the Green Belt.</p>	++	Development would significantly enhance the character of the settlement and has a minor/no contribution to defining and maintaining the separate identity of the settlement.
				+	Development would enhance the character of the settlement and has a minor/ no contribution to defining and maintaining the separate identity of the settlement.
				0	It is not considered possible to have a neutral effect.
				?	The site makes an uncertain contribution to the character of the settlement or to defining and maintaining its separate identity.
				-	The site forms a significant contribution to the character of the settlement and/ or has some contribution to defining and maintaining the separate identity of the settlement and/or is within the Green Belt (low/ medium importance/ contribution).
				--	The site forms a significant contribution to the character of the settlement as well as significantly contributes to defining and maintaining the separate identity of the settlement and/or is within the Green Belt (high importance/ contribution).
13	<b>Provide affordable, environmentally</b>	Q13a Will it ensure all groups have access to decent,	It is assumed that development at any of the site options has the potential to meet the design standards set out within Core	++	Potential for the site option to accommodate more than 50 dwellings.

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

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

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





- 2.5 Each emerging element of the SAP was appraised against the SA Framework of Objectives using professional judgment supported by the baseline and wider Plan evidence base. The nature of the likely sustainability effects (including major/minor, positive/negative, duration (short, medium or long term), permanent/ temporary, secondary<sup>17</sup>, cumulative<sup>18</sup> and synergistic<sup>19</sup>) were described in the appraisal commentary, together with any assumptions or uncertainties. Where necessary, the SA made suggestions and recommendations to mitigate negative effects or promote opportunities for enhancement of positive or neutral effects.
- 2.6 A summary appraisal commentary reported any significant effects identified with suggestions for mitigation or enhancement to be made where relevant, and likely residual effects. SA is informed by the best available information and data; however, data gaps and uncertainties exist, and it is not always possible to accurately predict effects, particularly at a strategic level of assessment. Throughout, the SA uses categories of significance represented by colours and symbols as set out in the following table:

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

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

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

- 2.7 A comparative SA was undertaken of the options for defining the BUABs using the SA Framework, updated evidence, and professional judgment. The same method was then used to test the preferred approach that had been applied to the definition of BUABs for Main Rural Centres and the Local Service Villages. The approach to options in plan-making and alternatives in SA is explained further in Section 4 of this SA Report.

<sup>17</sup> Any aspect of a plan that may have an impact (positive or negative), but that is not a direct result of the proposed plan.

<sup>18</sup> Incremental effects resulting from a combination of two or more individual effects, or from an interaction between individual effects – which may lead to a synergistic effect (i.e. greater than the sum of individual effects), or any progressive effect likely to emerge over time.

<sup>19</sup> These arise from the interaction of a number of impacts so that their combined effects are greater than the sum of their individual impacts.

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

### Appraising the Additional Specific Proposals

2.9 The additional specific proposals that came forward during 2018 that the Council considered should be investigated for possible inclusion in the SAP were also subject to SA using the same methods. A summary baseline overview relevant to each of the SA objectives was compiled and assessments carried out using the full SA Framework; summary findings were recorded, and significant effects described, as set out in the SA Addendum Report (February 2019). This work was undertaken by Council officers working in liaison with Enfusion staff to ensure correlation and compatibility with assessments.

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

2.10 Decisions about which sites to identify have been based on the findings of the Strategic Housing Land Availability Assessment (SHLAA) and other technical information, including the SA. The Council is using a standard method agreed by the Coventry and Warwickshire local authorities and available on the Council's website<sup>20</sup>. This is a criteria-based assessment considering factors for suitability, achievability, and deliverability. A RAG (red, amber, green) analysis identifies site options that could be considered to be reasonable alternatives and should be tested through SA. Those site options that are found to have an amber or green deliverability through the RAG analysis were considered to be reasonable alternatives (deliverable) and thus tested through the SA process.

2.11 The reasonable site options identified in relation to each relevant settlement, were tested through SA using the full SA Framework. The key likely significant positive and negative effects were recorded with symbols/colours and summarised for each site option and for the implications for each settlement reported, including consideration of cumulative or synergistic effects where possible/relevant. Details were recorded in a SA matrix for each settlement as indicated by the table, as follows:

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

	Settlement Name		
	SA Objective 1	SA Objective 2	SA Objective 3
Site option	+	-	--
Site option	-	-	--
Commentary:			

<sup>20</sup> <https://www.stratford.gov.uk/planning-regeneration/site-allocations-plan.cfm>

Key Significant Positive Effects Key Significant Negative Effects Recommendations and suggestions for mitigation of negative effects or enhancing positive effects.
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- 2.12 The appraisal was undertaken using professional judgment, supported by the baseline information and further updated evidence, as well as any other relevant information sources available, such as through Defra Magic maps<sup>21</sup>. This SA work on the site options was undertaken by Council officers, again in liaison with Enfusion staff to ensure correlation and compatibility.

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

- 2.13 A number of approaches to releasing reserve housing sites were identified and these scenarios were investigated through SA at the strategic level, using the SA Framework of topics and professional judgment with available information. The preferred approach was then developed and also tested through SA in a comparable manner and to the same level of detail.

### **Implementation of the Plan**

- 2.14 The SA of the Proposed Submission SAP also considered inter-relationships and cumulative effects and for the implementation of the SAP as a whole – as required by the SEA Regulations. This SA work and the preparation of the SA Report documents was undertaken by Enfusion staff. The overall likely effects of implementing the plan as a whole, were appraised by sustainability topics as follows:

- Housing, Economy & Employment & Communities
- Transport, Air Quality & Climate Change
- Historic Environment
- Landscape & Soils
- Biodiversity & Geodiversity
- Flooding & Water Quality

### **Consultation**

- 2.15 The SEA Directive and Regulations require early and effective public consultation. The proposed scope of the SAP was subject to wide consultation in 2014. The SA Scoping Report was subject to statutory consultation with the SEA statutory bodies (Historic England, the Environment Agency, and Natural England). Comments received on the SA scoping were taken into consideration and reported in the final SA Scoping Report (December 2014). The Initial SA Report (December 2017) accompanied the Revised Scoping & Initial Options for the SAP on consultation through the

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<sup>21</sup> <http://magic.defra.gov.uk/>

Council's website during February-March 2018. The SA Addendum Report (February 2019) was placed on public consultation during February-March 2019. This SA Report accompanies the Proposed Submission SAP on Regulation 19 consultation.

- 2.16 Comments made on the SA documents during consultations are provided in this SA Report in Appendix VII and discussed in sections 6 and 7.

## 3.0 SUSTAINABILITY CONTEXT, OBJECTIVES & BASELINE CHARACTERISTICS

### Introduction

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

### Review of Plans & Programmes (PPs)

- 3.2 A review of relevant plans and programmes was undertaken during the SA/SEA scoping stage in accordance with the requirements of the SEA Directive. This included considering the wider plans reviewed as part of the development of the evidence base for the SAP. A review of plans, policies and programmes built upon the earlier SA of the Core Strategy and was completed as part of the SA Scoping for the Stratford-on-Avon Gypsy & Traveller Plan in February 2014; this was then reviewed and updated for the SAP SA Scoping in December 2014.
- 3.3 Since then, new plans and programmes have emerged, and a further update is required. The key plans and programmes that have emerged since 2014 and are relevant for consideration are listed below:
- Historic England, Action Plan 2015-2018: Details how Historic England will meet and achieve their aims and objectives, which includes protecting England's most important heritage, supporting constructive conservation and maintaining heritage assets throughout the country.
  - Housing White Paper (2017, 2018 & 2019): The Housing White Paper details the government's reforms to increase housing supply whilst ensuring that the housing market is more efficient and meets the needs for all households.
  - Air Quality Plan for Nitrogen Dioxide (2017): Sets out how the government plans to tackle levels of nitrogen dioxide in major cities where there are associated health risks due to large concentrations.
  - Clean Air Strategy (2019): Sets an ambitious long-term target to reduce people's exposure to particulate matter (PM).

- Severn River Basin District Management Plan (RBMP) (2015): The RBMP details the current state of the water environment, including the chemical and ecological quality of waterbodies in the district. The Plan also states the current threats to water quality in the basin, and the targets for improvements over the Plan period.
- Stratford-upon-Avon Area Transport Strategy (2017): The strategy focuses on developing a transport strategy for the town of Stratford-upon-Avon, including improvements to transport links and managing HGV traffic. The strategy includes a framework with themes that will help achieve the relevant aims of the strategy.
- Coventry & Warwickshire Strategic Economic Plan Update (2016): This is an updated version of the 2014 Plan, detailing the strategy to grow the local economy and employment base.
- A Green Future: 25 Year Plan to Improve the Environment (2018) sets out government action to help the natural world regain and retain good health.
- National Planning Policy Framework (2018 & Updated 2019): Includes requirement for net environmental gains.

## Baseline Conditions

- 3.4 The SEA Regulations require the collation of baseline information to provide a background to, and evidence base for, identifying sustainability problems and opportunities in the Plan area. This then provides the basis for predicting and monitoring the likely effects of the draft Plan. The aim is to collect only relevant and sufficient data on the present and future state of the Plan area to allow the potential effects of the SAP to be adequately predicted.
- 3.5 Detailed baseline information is provided in the SAP SA Scoping Report (December 2014). The SA/SEA Guidance produced by Government<sup>22</sup> proposes a practical approach to data collection, recognising that information may not yet be available and that information gaps for future improvements should be reported as well as the need to consider uncertainties in data. A summary of the baseline current situation, with trends and possible evolution without the SAP, where possible, is set out in the paragraphs following. New and updated information since the original scoping in 2014 has been included.
- 3.6 **Environment:** There are no internationally designated nature conservation sites in the district, however there are 37 Sites of Special Scientific Interest (SSSIs) and 4 Local Nature Reserves. The SSSIs are either in a favourable or unfavourable but recovering condition. The district contains ancient woodlands, as well as rich species diversity, including the Water Vole and the Great Crested Newt. The geology of the district is varied, and has historically

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<sup>22</sup> Department for Communities and Local Government (2014) National Planning Practice Guidance - Strategic Environmental Assessment and Sustainability Appraisal. Online at <http://planningguidance.planningportal.gov.uk/blog/guidance/>

produced a range of minerals, although now the main use of materials is for aggregate in construction, with local building stone quarries having largely closed down.

- 3.7 **Water & Soil:** The River Avon is the main river in the district, flowing through the district from east to west. Severn Trent Water is the main supplier of water in the district, and water resources in the area are under 'moderate stress' with some areas under 'serious stress'. The district currently has predicted supply-demand deficits. The chemical water quality in the district is generally favourable. The biological water quality of the area has decreased since 2002. The district suffers from fluvial flooding due to the impermeability of the underlying geology, and the more built up areas also suffer from surface water flooding. There are concentrations of Grade 2 agricultural land to the south and east of Stratford-on-Avon and surrounding Bidford-on-Avon and Wellesbourne, as well as to the south-east of the district bordering Oxfordshire.
- 3.8 **Air Quality:** The district has very good air quality, however there are issues in Studley and Stratford-upon-Avon. Both have AQMA zones due to levels of NO<sub>2</sub> exceeding the annual mean. Transport is the highest emitting sector for air pollution in the district.
- 3.9 **Social:** The district has a low population density, and there is a low level of young working age residents and a higher level of age groups over 45 than the average for England. Most residents are classed as 'White British', and the district has low levels of multiple deprivation. The health priorities in Stratford-on-Avon include; addressing alcohol misuse, smoking in pregnancy, and tackling obesity. Fuel poverty is an issue for 12.4% of district residents, and water poverty for low-income households. The district has low levels of crime, with the highest levels of crime and anti-social disorder occurring around the main town of Stratford-upon-Avon.
- 3.10 **Transport:** The M40, M42 and A46 comprise the strategic road network for the district. There are identified congestion issues on a number of roads in the district, including within the main settlement of Stratford-upon-Avon. The Stratford-upon-Avon Area Transport Strategy aims to manage traffic within the town and address existing congestion and access issues. The main railway lines are the Chiltern Line and the Shakespeare Line, both of which are key commuter routes and provide access for tourists. The district has a wide-ranging Public Right of Way network and an extensive cycle network. Accessibility to jobs and services for those living in rural settlements is an issue.
- 3.11 **Education & Employment:** A high proportion of district residents have high level qualifications, with educational performances exceeding national levels in the district. The district has low unemployment rates, with 2.7% of residents unemployed. A high proportion of residents work in managerial, senior and professional occupations, and there are levels of out-commuting to surrounding urban areas including Birmingham and Oxford. The majority of people in Stratford work in the service industry. Tourism is also one of the main sources of employment in the District with over 8,000 jobs supporting the industry. There is a high level of in-commuting for lower paid jobs by people who can't afford local housing. Improvements to telecommunications

infrastructure in the district are needed to provide high speed broadband and support home working and rural businesses.

- 3.12 **Heritage & Green Spaces:** The district has a wide range of heritage assets that includes 3,430 Listed Buildings, 75 Conservation Areas, 84 Scheduled Monuments and 11 Registered Parks or Gardens. There are a number of non-designated features of historical interest that comprise a significant aspect of the heritage aspect and are considered important by local communities. There is a deficiency of open space in Stratford town and most of the main rural centres.

### Key Sustainability Issues

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

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

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



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

### **Likely Evolution of Baseline Conditions without the SAP**

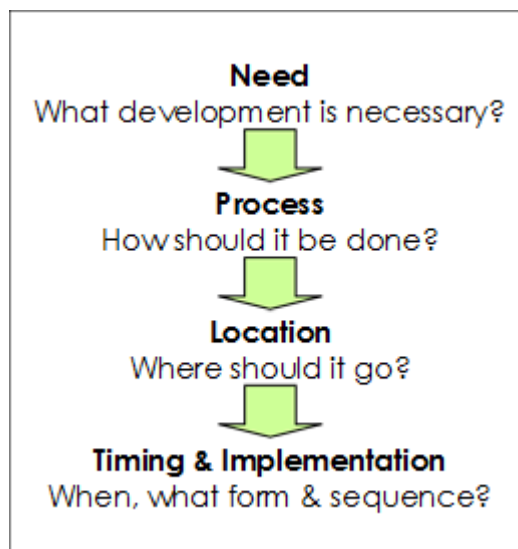
- 3.14 Without the SAP there is less likely to be a coordinated approach to the delivery of new housing development that might be required. New development is less likely to be delivered in areas where it is needed most; it could also reduce opportunities to address existing issues, such as out-commuting for employment needs. New development can be planned to ensure accessibility and increase opportunities for healthy and active lifestyles. Without a Plan in place development is less likely to deliver health benefits. There could be an increased likelihood of negative effects on Green Infrastructure networks. Without the Plan, the cumulative effects of development on biodiversity are unlikely to be addressed and the national aim of no net loss is less likely to be achieved through a lack of coordinated planning of development, with missed opportunities to improve habitat connectivity.
- 3.15 Without the Plan, future development has an increased likelihood of resulting in negative effects on landscape and settlement character. Without the Plan, designated heritage assets would still be protected through national and local policy; however, undesignated heritage assets, heritage settings and potential archaeology could be more vulnerable to the impacts of new development.

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

### Assessment of Alternatives in SA/SEA

- 4.1 The EU SEA Directive<sup>23</sup> requires assessment of the likely significant effects of implementing the plan and “reasonable alternatives”, taking into account “the objectives and geographical scope” of the plan. The reasons for selecting alternatives should be outlined in the Report. The Directive does not specifically define the term “reasonable alternative”; however, UK SA/SEA guidance<sup>24</sup> advises that alternatives must be realistic and deliverable. The NPPF (paragraph 32) requires that a Sustainability Appraisal which meets the requirements of the SEA Directive should inform the plan throughout its preparation.
- 4.2 The identification of reasonable alternatives acknowledges a hierarchy of alternatives that are relevant and proportionate to the tiering of plan-making. Alternatives considered at the early stages of plan-making need not be elaborated in too much detail so that the “big issues” are kept clear; only the main differences between alternatives need to be documented, i.e. the assessment should be proportionate to the level and scope of decision-making for the plan preparation. The hierarchy of alternatives may be summarised in the following diagram:

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



- 4.3 Case law in England has clarified and provided further guidance for current practice on how alternatives should be considered in SA/SEA of spatial and land use plans. The Forest Heath Judgment<sup>25</sup> confirmed that the reasons for

<sup>23</sup> <http://ec.europa.eu/environment/eia/sea-legalcontext.htm>

<sup>24</sup> <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

<sup>25</sup> Save Historic Newmarket Ltd v Forest Heath District Council (2011) EWHC 606

selecting or rejecting alternatives should be explained, and that the public should have an effective opportunity to comment on the appraisal of alternatives. The SA report accompanying the Proposed Submission Plan must refer to, summarise or repeat the reasons that had been given in earlier iterations of the plan and SA, and these must still be valid.

- 4.4 The Broadlands Judgment<sup>26</sup> drew upon the Forest Heath findings and further set out that, although not an explicit requirement in the EU SEA Directive, alternatives should be appraised to the same level as the preferred option; the final SA Report must outline the reasons why various alternatives previously considered are still not as good as the proposals now being put forward in the plan, and must summarise the reasons for rejecting any reasonable alternatives - and that those reasons are still valid. The Rochford Judgment<sup>27</sup> confirmed that the Council involved had adequately explained how it had carried out the comparative assessment of competing sites and that any shortcomings in the early process had been resolved by the publication of a SA Addendum Report; this was subsequently upheld at Appeal.
- 4.5 Such case law and continuing good practice in SA/SEA has informed Government guidance<sup>28</sup> on the identification and assessment of alternatives in plan-making. Reasonable alternatives should be identified and considered at an early stage as the assessment of these should inform the local planning authority in choosing its preferred approach. Forecasting and evaluation of the significant effects should help to develop and refine the proposals in each Local Plan document.

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

- 4.6 Development planning issues, such as how much, what kind of development and where, are considered within the requirements of legislation and policy together with the characteristics of the plan area and the views of its communities. Potential options for resolving such issues are identified by local authorities through various studies, such as population projections and housing need, community strategies, infrastructure capacities, and environmental constraints analysis – and through consultation with the regulators, the public, businesses, service providers, and the voluntary sector.
- 4.7 At the earlier and higher levels of strategic planning, options assessment is proportionate and may have a criteria-based approach and/or expert judgment; the focus is on the key differences between possibilities for scale, distribution and quality of development. At this early stage, the options presented may constitute a range of potential measures (which could variously and/or collectively constitute a policy) rather than a clear spatial expression of quantity and quality. Each option is not mutually exclusive and elements of each may be further developed into a preferred option. As a plan evolves, there may be further consideration of options that have developed by taking the preferred elements from earlier options. Thus, the

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<sup>26</sup> Heard v Broadland District Council, South Norfolk District Council, Norwich City Council (2012) EWHC 344

<sup>27</sup> Cogent Land LLP v Rochford District Council (2012) EWHC 2542

<sup>28</sup> <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal> (revised 2014)

options for plan-making change and develop as responses from consultation are considered and further studies are undertaken.

- 4.8 At the later and lower levels of development planning for site allocations, options assessment tends to be more specific, often focused on criteria and thresholds, such as land availability, accessibility to services, and impacts on local landscape - and particularly informed by technical studies such as the Strategic Housing Land Availability Assessment (SHLAA). There is a hierarchy of options assessment, with sites that are not viable or deliverable or might have adverse effects on protected environmental assets rejected at an early stage.
- 4.9 The role of the SA is to inform local authorities in their selection and assessment of options; SA is undertaken of those reasonable alternatives (options) identified through the plan-making process. The findings of the SA can help with refining and further developing these options in an iterative and ongoing way. The SA findings do not form the sole basis for decision making – this is informed also by planning and other studies, feasibility, and consultation feedback.

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

- 4.10 The requirement, context and principles for the SAP are set out in Core Strategy Policies, such that options are limited at this lower level of planning. However, the revised scope of the SAP includes certain options and questions for consultation – and these have been considered through the SA, as follows:
- 4.11 **Defining Settlement Boundaries:** At the previous SAP scoping stage consulted on during August-September 2014, a wide range of comments was received including:
- Boundaries should not be drawn too tightly but enable a degree of flexibility rather than restrict or limit development
  - Boundaries should not be drawn too loosely as this could imply that every site within the boundary was suitable for development
- 4.12 Whilst the principle of using BUABs has been established through Policy CS.16 as a mechanism for managing the location of development (and this was subject to SA), the Council decided that it would be appropriate at this revised scoping stage to investigate through strategic SA three options as set out in the table 4.1, as follows:

**Table 4.1: Options for Defining BUABs**

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

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

- 4.13 **Scale of Reserve Sites:** The revised scoping of the SAP invited consultees to comment on whether reserve sites should be identified to have the capacity to provide in the region of 2,920 or 1,320 dwellings, or some other number of dwellings. Policy CS.16 specifies that reserve sites should have the capacity to deliver 20% of the District's total housing requirement to 2031 – this equates to 2,920 dwellings. However, at 31 March 2017, the housing supply over the plan period was already 1,600 dwellings over the requirement, indicating that only a further 1,320 dwellings need to be identified. It is somewhat unclear as to what might be reasonable alternatives to test through SA, particularly at this stage with no locational specificity, and there can be no certainty for any SA regarding any other, as yet undefined, number of dwelling. Therefore, the SA considered the likely significant effects through a high-level assessment using professional judgement for a comparative assessment between Options 1 and 2. It should be noted that Policy CS.16 was subject to previous SA and the specification for 20% as reserve sites (i.e. 2,920 dwellings) has been found to be sound and sustainable.
- 4.14 **Proposals for Specific Sites:** Since the Core Strategy was adopted in 2016, circumstances have changed in the District, in particular for the allocated strategic sites. Therefore, the Council has taken the opportunity to update and amend the provisions for two Proposals, and to suggest six options for proposed new allocations, as follows:
- Amended Proposals: SUA.2 South of Alcester Road, Stratford-upon-Avon; SUA.4 Atherstone Airfield
  - New Proposals: SUA.5 East of Shipston Road, Stratford-upon-Avon; Land at Napton Brickworks; Land at University of Warwick, near Wellsbourne; Land at Priory Square, Studley; Land at High Street, Studley; Land between Rother Street & Grove Road, Stratford-upon-Avon

Each of these options was subject to SA using the full SA Framework and subject to Regulation 18 consultation.

- 4.15 **Policy on Self-Build/Custom-Build & Site Options:** Three options for sites were initially put forward for the specific purpose of self-build/custom housebuilding, as follows:
- Land east of Shipston Road, Alderminster (approx. 10-15 plots)
  - Land west of Bush Heath Lane, Harbury (approx. 6 plots)
  - Land west of Glebe Close, Stockton (approx. 10-15 plots)

Each of these options was subject to SA using the full SA Framework and subject to Regulation 18 consultation.

4.16 A further 6 site options have been identified since the Regulation 18 consultations, as follows:

- North of Allimore Lane, Alcester (approx. 15 plots)
- South of Church Street, Hampton Lucy (approx. 10 plots)
- North of Collingham Lane, Long Itchington (approx. 10 plots)
- North of Dog Lane, Napton-on-the-Hill (approx. 5 plots)
- West of Coventry Road, Southam (approx. 10 plots)
- North of Millers Close, Welford-on-Avon (approx. 10 plots)

These were investigated through the sites assessment/SHLAA process and found to be Amber, i.e. reasonable alternatives, and therefore all 6 were tested through SA using the full SA Framework and in a comparable manner to the previous SA – detailed in this SA Report at Appendix V that has been updated.

4.17 **Additional Specific Site Proposals:** Additional proposals emerged since the Revised Scoping & Initial Options that the Council considered to be appropriate for inclusion in the SAP, as follows:

- Birthplace/Gateway Cultural Quarter
- Quinton Rail Technology Centre
- A46 Safeguarding: A422 Wildmoor, A3400 Bishopton, & A439 Marraway
- Employment Exception Sites

These options were subject to SA using the full SA Framework and subject to Regulation 18 consultation.

4.18 **Options for Reserve Housing Sites:** All options that are considered to be reasonable alternatives i.e. Amber<sup>29</sup> through the SHLAA process, were subject to SA using the full SA Framework, including grouping options within settlements so that inter-relationships and the potential likely significant cumulative effects may be more clearly identified. These site options are detailed in this SA Report at Appendix VIII and subject to Regulation 19 consultation.

4.19 **Options for the SAP, Scenarios 1-7:** Policy CS.16 specifies that reserve sites should have the capacity to deliver 20% of the District's total housing requirement to 2031 – this equates to 2,920 dwellings. The SHLAA process identified Amber site options that would provide in excess of this required capacity for reserve housing in the District. Therefore, the Council identified 6 Scenarios that investigated all other site proposals whilst excluding certain Amber site options, and a further Scenario that included all Amber sites, as follows:

- Scenario 1: all other Site Proposals plus all Amber sites but excluding Amber sites in the Green Belt

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<sup>29</sup> Please note that there were no Green sites identified through the SHLAA process

- Scenario 2: all other Site Proposals plus all Amber sites but excluding Amber sites identified as Self-Build/Custom-Build
- Scenario 3a: all other Site Proposals plus all Amber sites but excluding Amber sites in settlements covered by made Neighbourhood Plans that identify reserves sites
- Scenario 3b: all other Site Proposals plus all Amber sites but excluding Amber sites in settlements covered by made Neighbourhood Plans regardless of whether they identify reserves sites
- Scenario 4a: all other Site Proposals plus all Amber sites but excluding Amber sites in Category 4 Local Service Villages
- Scenario 4b: all other Site Proposals plus all Amber sites but excluding Amber sites in Category 3 & 4 Local Service Villages
- Scenario 4c: all other Site Proposals plus all Amber sites but excluding Amber sites in Category 2, 3 & 4 Local Service Villages
- Scenario 5: all other Site Proposals plus all Amber sites but excluding Amber sites in the Green Belt (Scenario 1); identified as Self-Build/Custom-Build (Scenario 2); in settlements covered by made Neighbourhood Plans (Scenario 3a); and excluding Amber sites that cannot be delivered in the next 10 years (i.e. up to 2031 the Plan period)(Scenario 6)
- Scenario 6: all other Site Proposals plus all Amber sites but excluding Amber sites that cannot be delivered in the next 10 years (i.e. up to 2031 the Plan period)
- Scenario 7: all other Site Proposals plus all Amber sites

4.20 It may be noted that Scenario 7 would comprise over 5,000 dwellings and therefore, it would be well in excess of the 2,920 dwellings that is needed to provide for on reserve housing sites in accordance with Policy CS.16.D. In this sense, it could be asserted that this scenario would not be a reasonable alternative with regard to SA/SEA requirements. However, the Council decided to include this scenario and investigate it through SA. Each of these scenarios was subject to SA using the full SA Framework, detailed in this SA Report at Appendix XI and subject to Regulation 19 consultation.

### **The Do-Nothing Scenario**

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



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

### Proposed Approach to Identifying Reserve Sites

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

### Defining Settlement Boundaries (BUABs)

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

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

SA Objective	Boundary Options for Stratford-upon-Avon and Main Rural Centres			Boundary Options for Local Service Villages		
	1.Tight Boundary	2.Loose Boundary	3.No Boundary	1.Tight Boundary	2.Loose Boundary	3.No Boundary
1. Heritage	0	+	0?	0	+	0?
2. Landscape	++	+	-	++	+	-
3. Biodiversity & Geodiversity	+	+?	0	+	+?	0
4. Flooding	0♦ <sup>30</sup>	0	0	0♦	0	0
5. C Change: Access & Traffic	+	0	-	+	0	-
6. C Change: GI	+	0?	0?	+	0?	0?

<sup>30</sup> ♦ SA findings amended to neutral as a result of Regulation 18 consultation comments

7. Natural Resources	+	+?	-	+	+?	-
8. Pollution (Air & Water Quality)	+	+	0	+	+	0
9. Waste	0	0	0	0	0	0
10. Transport	++ ?♦	+ ?♦	-?♦	+?	+?	-?♦ <sup>31</sup>
11. Rural communities	N/A	N/A	N/A	N/A	N/A	N/A
12. Settlement Identity	+	0?	-	+	0?	-
13. Housing	+	+	-	+	+	-
14. Communities & Health	+	+?	-	+	+?	-
15. Economy & Employment	+	+	-	+	+	-

5.3 The SA process found that the enforcement of a tight boundary round Stratford-upon-Avon, the Main Rural Centres and Local Service Villages had the potential for a range of positive effects. A tight boundary around the settlements allows for increased control of where development can be located and can help retain the settlement characteristics and prevent unwanted urban sprawl. A tight boundary will still allow growth and can promote the use of brownfield land with associated positive effects. The tight boundary option is further assessed by theme below.

5.4 The SA found that using a looser boundary around settlements also had the potential for a range of positive effects. The boundary could still manage development in an integrated fashion that would likely benefit local communities, and still be flexible to allow suitable growth with new opportunities for settlements. However, unlike the tight boundary there remains some uncertainty regarding the potential effects, as development on the periphery of the settlements could lead to effects on landscape, access to services/facilities and sustainable transport.

5.5 The no boundary option was found to have a range of neutral and negative effects. With no boundary, the location of future development is more difficult to control, although any development would still need to comply with the Core Strategy and associated Policies. However, there is still the potential for minor negative effects on landscape, accessibility & traffic, agricultural land, housing, economy and employment and on the settlement identity through changes to the built form. This is likely to be more significant for the Local Service Villages where there are fewer services and facilities and that are more sensitive to change. Although no boundary provides increased

<sup>31</sup>♦ SA findings amended with uncertainty added as a result of Regulation 18 consultation comments

flexibility, development could affect local communities and settlement identities and an integrated approach to development is less achievable.

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

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

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

### Scale of Reserve Housing Sites

- 5.17 There was much uncertainty in the comparative SA of the two options (2,920 and 1,320 dwellings) and higher housing numbers have previously been subject to SA during the preparation of the Core Strategy. The third option that invites suggestion for some other level of housing is too uncertain and not possible to test through SA. Generally, higher numbers are likely to support SA Objectives on housing, services/facilities and may further support sustainable transport. There is the potential for the higher numbers to have cumulative negative effects on environmental factors, but this depends upon locational specificity - and strong mitigation measures are available through Policies in the Core Strategy.
- 5.18 For option 1 (2,920 dwellings) there will be enhanced positive effects for housing and potentially services/facilities through a larger provision for the District, however both options will provide housing with positive effects. The higher level of proposed housing in option 1 has increased potential for negative effects on landscape quality and effects on biodiversity, however with mitigation available through Core Strategy Policies it is expected that negative effects could be mitigated.
- 5.19 The higher housing numbers may also result in increased traffic on the highway network as a result of cumulative effects of development, and this could have associated effects on air quality and transport. It is not likely that there will be a significant difference in effects between the two options on heritage, flooding, green infrastructure, waste, settlement identities or economy and employment.

### Proposals for Specific Sites

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

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

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

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

- 5.21 The Specific Sites are a mix of employment and housing proposed development, with positive or neutral effects for these SA objectives according to proposed uses, which is to be expected. All sites have neutral effects on SA objectives for flooding and waste; likely effects on other SA objectives vary. Significant major negative effects are indicated for Napton Brickworks due to medium/high landscape sensitivity such that residential development could be inappropriate as there is no proposed mitigation indicated at this stage of assessment.
- 5.22 Major negative effects for SA objectives on natural resources are indicated for Atherstone Airfield and East of Shipston Road (Mineral Consultation /Safeguarded Area and loss of best and most versatile agricultural land). A major negative effect was also found for the Airfield site as there is a lack of services/facilities within sustainable transport distance and thus no reduced reliance on private vehicle use. The possibilities for mitigation measures are uncertain at this stage of assessment.
- 5.23 Major positive effects were found for landscape/townscape and soils SA objectives for Priory Square, Studley, as this is derelict brownfield land that

does not contribute to the townscape; development would help resolve existing sustainability problems with positive effects that will be synergistic and cumulative in the local area. Similarly, major positive effects are identified for Studley Enterprise Centre and Rother/Grove Street in Stratford-upon-Avon due to reuse of brownfield land. Major positive effects were found at this latter site also for SA objectives on transport as the site is near services/facilities and also close to a range of buses services and the railway station.

### Policy Self-Build/Custom-Build & Site Options

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

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

SA Objective	SAP.1 Potential Options		
	Land East of Shipston Road, Alderminster	Land West of Bush Heath Lane, Harbury	Land West of Glebe Close, Stockton
1. Heritage	0	0	0
2. Landscape	0?	0?	0?
3. Biodiversity & Geodiversity	0	0	0
4. Flooding	0	0	0

5. C Change: Access & Traffic	+		+		+	
6. C Change: GI	+		+		+	
7. Natural resources	0	+	0	+	0	+
8. Pollution (Air & Water Quality)	0	-	0	-	0	-
9. Waste	0		0		0	
10. Transport	-		-		-	
11. Rural communities	N/A		N/A		N/A	
12. Settlement Identity	+		+		+	
13. Housing	+		+		+	
14. Communities & Health	+		+		+	
15. Economy & Employment	0		0		0	



## 6 DEVELOPING THE SAP: FURTHER FOCUSED CONSULTATION ON ADDITIONAL PROPOSALS (February 2019)

### Context

6.1 Since the earlier work on developing the SAP in 2017 and the consultation in the spring of 2018, additional specific proposals have come forward that the Council considers would be appropriate to include in the SAP. These specific proposals comprise the following:

- A. Birthplace/Gateway Cultural Quarter, Stratford-upon-Avon
- B. Quinton Rail Technology Centre, Long Marston
- C, D & E. Safeguarding Land for A46 Improvements: Junctions A46 & A422, A46 & A3400, A46 & A439
- F. Employment Exceptions Site Policy

### Additional Specific Proposals – SA Summary

6.2 The proposals were subject to full SA using the same SA framework and method of assessment. An overview of the relevant baseline characterisation was provided for each of the additional specific proposals (A-F). Assessment of significant effects was made using the same significance criteria – negative/positive and major/minor, together with reporting of any gaps or uncertainties. Summary SA findings were provided with symbols and colours, and as follows:

**Table 6.1: Additional Specific Proposals for SAP – Summary SA**

SA Objective	Additional Specific Proposals for SAP					
	Gateway/Cultural Quarter	Quinton Rail Technology Centre	A46 Safeguarding: Wildmoor	A46 Safeguarding: Bishopston	A46 Safeguarding: Marraway	Employment Exceptions Sites Policy
1. Heritage	-	0	0	0	--	0
2. Landscape	+	+	+	?	?	0
3. Biodiversity & Geodiversity	+	0	-	-	-	0
4. Flooding	+	+	+	+	+	0
5. C Change: Access & Traffic	?	-	++	++	++	+

6. C Change: GI	+		+		0		0		0		0	
7. Natural resources	0	++	0	+	0	-	0	-	-	--	0	-
8. Pollution (Air & Water Quality)	+	?	0	N A	+	NA	+	NA	+	NA	0	0
9. Waste	0		0		0		0		0		0	
10. Accessibility & Transport	++		--		+		+		+		+	
11. Reduce barriers for rural communities	N/A		0		+		+		+		0	
12. Settlement Identity	++		+		?		?		+		0	
13. Housing	+		0		N/A		N/A		N/A		N/A	
14. Communities & Health	+		++		++		++		++		++	
15. Economy & Employment	++		++		++		++		++		++	

6.3 The approach and findings were published within a SA Addendum Report (February 2019) for Regulation 18 consultation accompanying the SAP Further Focused Consultation. The SA Addendum Report is part of this SA Report, presented at Appendix VI and available on the Council's website <https://www.stratford.gov.uk/planning-regeneration/site-allocations-plan.cfm>.

## 7 DEVELOPING THE SAP: PRE-SUBMISSION (July 2019, Regulation 19 Consultation)

### Context & Developing the Plan from Regulation 18 to Regulation 19

- 7.1 The Council has considered the comments received during the Regulation consultations in 2018 and early 2019, together with the findings of the SA and other technical evidence, especially the Strategic Housing Land Availability Assessment SHLAA<sup>32</sup> that has been produced specifically to provide a basis for identifying reserve housing sites. Taking into account the Specific Site Proposals, and the availability, suitability and achievability of sites from the SHLAA, the Council identified 7 Scenarios that could meet with the requirements of Core Strategy Policy CS.16. These Scenarios were tested through SA and the findings helped inform a preferred approach for the SAP. Earlier drafts have been refined and developed further with the updated evidence into proposed Policies and Proposals for the SAP to 2031 and in line with the requirements of the Core Strategy.

### Representations to the Regulation 18 SA Report & SA Addendum

- 7.2 The details of comments made on the Initial SA Report (December 2017) and the SA Addendum Report (February 2019), together with responses, are provided in Appendix VII of this SA Report. The statutory consultation bodies, Environment Agency and Historic England, provided comments on the revised scope and initial options for the SAP but no specific comments on the SA at this stage. Natural England (NE) indicated sources of information and suggested amendments to some of the SA Objectives - No 3 Biodiversity; No 7 Natural Resources; and No 8 Reduce Pollution. It is noted that NE had previously provided comments on the SAP updated SA scoping in 2014, and these were incorporated into the final SA Scoping Report (December 2014).
- 7.3 An agent on behalf of four different developers made the same representation in respect of SA Objective No 4 Flooding, No 10 Transport, and No 13 Housing and the SA findings for the comparative assessment of the three strategic options for settlement (built up) areas BUABs. It was suggested in the representation that impacts should be neutral for all settlement boundary options for SA No 4 since flood risk is managed through national policy and Core Strategy Policy CS4. This is agreed and the SA findings amended.
- 7.4 It was suggested that whilst a loose settlement boundary may result in additional traffic, the provision of additional land for development within revised development boundaries could also ensure that public transport services are maintained and/or enhanced through additional use by residents, resulting in a beneficial effect for SA No 10 Transport. The SA had found major positive effects for a tight boundary, minor positive effects for a loose boundary, and minor negative effects for no boundary. The SA

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<sup>32</sup> <https://www.stratford.gov.uk/planning-regeneration/shlaa.cfm>

assumed the thresholds of 400 and 800m as defined for identifying significance. It is accepted that the options assessed were approaches and that such distances are unknown at this stage. Therefore, there is some uncertainty and it was suggested that amending the SA findings to include such uncertainty with (?) would be appropriate.

- 7.5 It was asserted that drawing a tight settlement boundary is likely to restrict the ability of settlements to respond to development where need arises, and the impact could be neutral or even negative with regard to SA No 13 Housing. The Initial SA paragraph 5.9 noted that there is still some flexibility in the definitions of settlement boundaries. This SA had found minor positive effects for both the tight and loose boundaries; it found minor negative effects for no boundary. It is considered that these SA findings are still valid and relevant, and no amendments were made. The Council has applied a tight boundary approach in developing the final Proposed Submission Plan.
- 7.6 One representation to the SA Addendum requested that a health impact assessment should be undertaken of the proposals at the onset. It may be noted that SA Objective No 14 in the SA Framework seeks to safeguard and improve community health, safety and wellbeing. Each emerging element of the SAP has been tested through the SA Framework; thus, health impacts have been considered from the outset.

### **Refining SAP Policies & Specific Site Proposals: Implications for SA Findings**

- 7.7 The Council considered the comments received during the Regulation 18 consultations in 2018 and early 2019. Refinements were made to the proposals to develop SAP Policies and Proposals as follows:
- Self-Build & Custom-Build Housing (SAP.3, SAP.4 & SAP.5)
  - Built-Up Area Boundaries (BUABs) (SAP.6)
  - Employment Enabling Sites (SAP.7)
  - A46 Safeguarding (SAP.8)
  - Specific Site Proposals (SUA.2, 4, 5, 6 7 & 8; STUD.1 & 2; RURAL.1, 2 & 3)

### **Self-Build & Custom-Build Housing: Policies SAP.3, SAP.4 & SAP.5**

- 7.8 A draft approach to a policy (Part 4 of the Revised Scoping & Initial Options with Policy SAP.1 at Regulation 18 consultation, February 2018) on meeting self-build & custom-build housing needs was tested through SA and reported in the Initial SA Report accompanying the Regulation 18 consultation draft SAP. This is included within this SA Report previously at paragraphs 5.24-5.25 and with details in Appendix V (a). The previous SA tested 3 site options for self-build & custom-build housing and summary SA findings are provided in this report at Table 5.3 and detailed in Appendix V(b).

7.9 The Council decided that there would be more clarity of planning guidance if the earlier approach was developed into 3 separate policies as there are discrete circumstances that could apply:

- Policy SAP.3 Meeting Self-Build & Custom-Build Housing Needs explains how such homes will be facilitated through the new settlements at Gaydon/Lighthorne Heath & Long Marston Airfield; on reserve housing sites comprising 100 or more dwellings; and on sites allocated in accordance with Policy SAP.4, and on unallocated sites with Policy SAP.5. Additional criteria are provided concerning arrangements for surfacewater, clustering of plots, and phasing.
- Policy SAP.4 Self-Build & Custom-Build Housing Allocations SCB.1-SCB.9 – lists 9 sites allocated for the specific purpose – all are required to prepare a Design Code or equivalent for each site.
- Policy SAP.5 Unallocated Self-Build & Custom-Build Housing Sites sets out the requirements with locational criteria and other criteria covering take-up, legal agreements, marketing, and a Design Code with other technical information.

7.10 Policies SAP.3 and SAP.5 have developed from the earlier policy approach that was subject to SA. It was found that this approach was likely to have positive effects for housing, communities and settlement identities; other effects were neutral, or factors were not applicable. The refinements to the policies provide additional guidance and requirements that confirm the previous SA findings.

7.11 Policy SAP.4 lists 9 sites allocated specifically for the purpose of contributing to meeting the self-build and custom-build housing needs for the Stratford-on-Avon District, as follows:

- SCB.1 North of Allimore Lane, Alcester (approx. 15 plots)
- SCB.2★ East of Shipston Road, Alderminster (approx. 15 plots)
- SCB.3 South of Church Street, Hampton Lucy (approx. 10 plots)
- SCB.4★ West of Bush Heath Lane, Harbury (approx. 10 plots)
- SCB.5 North of Collingham Lane, Long Itchington (approx. 10 plots)
- SCB.6 North of Dog Lane, Napton-on-the-Hill (approx. 5 plots)
- SCB.7 West of Coventry Road, Southam (approx. 10 plots)
- SCB.8★ West of Jubilee Fields, Stockton (approx. 15 plots)
- SCB.9 North of Millers Close, Welford-on-Avon (approx. 10 plots)

7.12 Three of these sites – denoted by ★ - were included within the Revised Scoping & Initial Options SAP in early 2018 for Regulation 18 consultation and had been subject to SA (Appendix V(b)). An additional 10 site options promoted solely for self-build housing were available through the call for sites and in early 2018 were investigated through the SHLAA<sup>33</sup> process. Six<sup>34</sup> of these 10 site options passed through to the amber category and thus were

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<sup>33</sup> <https://www.stratford.gov.uk/planning-regeneration/shlaa.cfm>

<sup>34</sup> Please note that SCB.7 in Southam is part of a SHLAA site that is identified as Red; however, the small area proposed for self-build is not as sensitive as the remainder to the site

deemed to be reasonable alternatives; the other 4 options were not progressed any further as 3 scored red and the site option at Edgehill is located outside the purview of the SHLAA and therefore is not rated. The 6 additional site options were tested through SA using the same SA Framework and approach as that for the earlier 3 site options. Details are provided in this SA Report at Appendix V(b) and summary SA findings are set out in the following Table 7.1.

- 7.13 The Council decided that all these 6 additional site options, plus the previous 3 options, met with requirements for self-build housing and therefore, all 9 sites have been allocated for this specific purpose in Policy SAP.4.
- 7.14 The SA found neutral effects for SA Objectives on heritage, landscape, biodiversity/geodiversity, waste, and economy/employment. Minor positive effects were identified for SA Objectives on settlement identity, housing, and communities/health; also access and climate change/green infrastructure. Most sites are unlikely to reduce reliance on private vehicles indicating potential minor negative effects for SA Objective No 10 on transport. Three sites (SCB.2, SCB.4 and SCB.7) are located in water safeguarded zones<sup>35</sup> as designated by the Environment Agency and the Water Companies. Mitigation measures to ensure pollution control and protection of natural resources are provided through Core Strategy Policies CS.4, CS.6 and CS.9. Effects for other sustainability topics were found to be neutral.
- 7.15 Overall, Policies SAP.3-SAP.5 are likely to have positive effects on sustainability objectives for housing and communities; the potential for negative effects on other factors has been avoided or minimised through limitations to the size of development (sites are for 5-15 plots) and the location of sites; further mitigation is provided through Policies in the Core Strategy.

**Table 7.1: Site Allocations for Self-Build & Custom-Build Housing Policy SAP.4 – Summary SA**

SA Objective	Site Option & Allocated SCB.1-9								
	SCB.1 North of Allimore Lane, Alcester	SCB.2 Land East of Shipston Road, Alderminster★	SCB.3 South of Church Street, Hampton Lucy	SCB.4 Land West of Bush Heath Lane, Harbury★	SCB.5 North of Collingham Lance, Long Itchington	SCB.6 North of Dog Lane, Napton-on-the-Hill	SCB.7 West of Coventry Road, Southam	SCB.8 Land West of Glebe Close, Stockton★ <sup>36</sup>	SCB.9 North of Millers close, Welford-on-Avon

<sup>35</sup> These zones are one of the main tools for delivering the Drinking Water Protected Area objectives of the Water Framework Directive.

<sup>36</sup> ★ Included within the Revised Scoping & Initial Options SAP in early 2018 for Regulation 18 consultation and previously subject to SA; other site options subject to SA in June 2019

1. Heritage	0	0	0	0	0	0	0	0	0	0
2. Landscape	0?	0?	0	0?	0	0	0?	0?	0?	
3. Biodiversity & Geodiversity	0	0	0	0	0	0	0	0	0	
4. Flooding	0	0	0	0	0	0	0	0	0	
5. C Change: Access & Traffic	+	+	+	+	+	+	+	+	+	
6. C Change: GI	+	+	+	+	+	+	+	+	+	
7. Natural resources <sup>37</sup>	0	+	0	+	0	+	0	+	0	+
8. Pollution (Air & Water)	0	0	0	-	0	0	0	-	0	0
9. Waste	0	0	0	0	0	0	0	0	0	0
10. Transport	-	-	-	-	-	-	-	-	-	-
11. Rural communities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
12. Settlement Identity	+	+	+	+	+	+	+	+	+	+
13. Housing	+	+	+	+	+	+	+	+	+	+
14. Communities & Health	+	+	+	+	+	+	+	+	+	+
15. Economy & Employment	0	0	0	0	0	0	0	0	0	0

### Built-Up Area Boundaries: Policy SAP.6

- 7.16 The Council investigated 3 approaches to defining boundaries (tight, loose, none) for Stratford-upon-Avon & the Main Rural Centres, and the Local Service Villages. These were tested through SA for Regulation 18 consultation – summarised in this SA Report previously in section 5 with details in Appendix III. The Council has progressed the preferred approach of a tight boundary with Policy SAP.6 that supports in principle development proposed within the BUABs shown. Supporting text provides explanation and further guidance.
- 7.17 The findings of the previous SA remain valid and relevant (Table 5.1 & Appendix III). Provision of such boundaries indicates likely neutral or minor positive effects for sustainability topics. Policy SAP.6 makes clear that new development outside the defined BUABs will only be supported in principle subject to the provisions of Policy AS.10 Countryside & Villages in the Core

<sup>37</sup> First symbol relates to Minerals; second symbol relates to Agricultural Land Quality

Strategy<sup>38</sup>. This provides mitigation measures through principles of small-scale development and other requirements against potential minor negative effects indicated for landscape, transport, communities and settlement identities. Policy SAP.6 also sets out requirements in respect of self-build and custom-build housing, subject to compliance with Policy SAP.5 – providing further guidance and mitigation measures. Overall, Policy SAP.6 is likely to have neutral or minor positive effects on sustainability topics.

### **Employment Enabling Sites: Policy SAP.7**

- 7.18 In recognition of the shortage of available and affordable sub-prime business floorspace in the Stratford-on-Avon District, the Council has prepared this Policy to clarify that proposals for employment development not specifically provided for in Policies CS.22 and AS.10 in the Core Strategy will be considered on their merits. The Policy requires sites to be within the BUAB of a settlement or on the edge/in close proximity to the settlement. The appropriateness of the location will be considered taking into account the relationship of the site to the settlement, impacts on local amenity, impacts on the local highway network and availability of sustainable transport. These requirements provide mitigation measures for any potential negative effects on transport/access and promote positive effects for communities and settlement identities.
- 7.19 Potential negative effects on environmental factors will be mitigated through other Core Strategy Policies, and Policy SAP.7 makes clear that relevant policies will be applied. The Policy requires evidence of employment need, together with justification taking into account the indicated socio-economic benefits. This indicates that overall, positive effects are likely for SA Objectives on communities and economy/employment. The findings of the previous SA remain valid and relevant (Table 6.1 & Appendix VI).

### **A46 Safeguarding Policy: SAP.8**

- 7.20 The Policy SAP.8 safeguards land at 3 locations in order to facilitate improvements to the A46 within Stratford-on-Avon District – until such time that funding is available. The findings of the previous SA remain valid and relevant (Table 6.1 & Appendix VI). The SA had found potential major positive effects on access/traffic, communities and economy/employment since such improvements will resolve an existing sustainability problem of traffic congestion. Minor positive or neutral effects were indicated for other SA Objectives with some uncertainties indicated due to gaps in evidence. Minor negative effects were indicated for biodiversity, loss of agricultural land, and for one site (Marraway) with regard to impacts on heritage assets. However, at this stage the possibilities for mitigation measures have not been investigated. The SA findings will help scope further project level technical studies that will be necessary as the proposals for improving the A46 are developed in the future.

### **Specific Site Proposals: SUA.2, SUA.4-8, STUD.1-2, RURAL.1-3**

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<sup>38</sup> <https://www.stratford.gov.uk/planning-regeneration/core-strategy.cfm>



- 7.21 The findings of the previous SA remain valid and relevant (Tables 5.2, 6.1; Appendices IV & VI). The implications for the previous SA findings through the refinement and development of the Proposals including site-specific requirements are considered in the following paragraphs:
- 7.22 **Proposal SUA.2 South of Alcester Road, Stratford-upon-Avon:** The site covers approximately 23 hectares for employment uses and the previous SA found major positive effects for SA Objective No 15 economy/employment. The Proposal SUA.2 requires appropriate marketing strategies, including to attract businesses in the Canal Quarter to relocate, and helping to ensure implementation and confirming positive effects that could be synergistic and cumulative in the longer term.
- 7.23 It lists specific requirements for vehicle access, improvements to the Wildmoor Roundabout, and improvements to the A46 adjacent to the site – confirming the likely previous minor positive effects on traffic as this will help resolve an existing sustainability problem for congestion. The Proposal SUA.2 requires provision of a frequent bus service into the development and this provides mitigation measures for the previous minor negative effects on SA Objective No 10 on transport, since such provision will help reduce the reliance on use of private vehicles. The relocation of businesses from the Canal Quarter could result in reduced traffic and improved air quality within the Air Quality Management Area. The encouragement in the Proposal indicates that there is more certainty to this; however, some uncertainty remains with the SA for SA Objective No 8 on air quality.
- SA Suggestion:** The Proposal SUA.2 could include a requirement for Travel Plans that facilitate/encourage sustainable transport for employees.
- 7.24 The previous SA had found likely minor negative effects for landscape/visual impacts SA Objective No 2. The Proposal SUA.2 includes a requirement for extensive landscaping on the southern and western boundaries of the employment development, thus providing mitigation measures that will reduce the negative effects.
- 7.25 The previous SA had assumed that other Core Strategy Policies would provide sufficient mitigation to reduce effects on biodiversity to neutral. Proposal SUA.2 includes requirements to manage the mature hedgerows on the road frontages; also, to protect and enhance ecological features. This recognises locally important biodiversity and confirms mitigation measures will be implemented to at least neutral. With the national requirement<sup>39</sup> for biodiversity gain, likely to be some minor positive effects that will be cumulative in the longer-term particularly if aligned with green infrastructure<sup>40</sup> in the area. It is noted that a planning application has been submitted that generally satisfies these matters and thus confirming likely minor positive effects.

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<sup>39</sup> NPPF, 2019

<sup>40</sup> <https://www.stratford.gov.uk/planning-regeneration/landscape-and-green-infrastructure.cfm>

- 7.26 **Proposal SUA.4 Atherstone Airfield, near Stratford-upon-Avon:** The site covers approximately 19 hectares gross (10 hectares net) to assist in the delivery of the Canal Quarter Regeneration Zone (Strategic Allocation SUA.1 in Core Strategy CS.16) and the needs of business elsewhere in the District. The Proposal relates to delivery during Phases 2-4 (2016/17-2030/31). The previous SA had found neutral effects for the draft proposal with SA Objective No 15 on economy/employment as the proposal is concerned with relocating businesses. As explained previously with regard to the SA of Proposal SUA.2, such relocation could reduce negative effects on traffic and associated air quality, but uncertainty of positive effects remains until project level studies. Proposal SUA.4 retains specific requirements for improving access off Shipston Road and the local road network, to be identified through a detailed transport assessment. Minor negative effects remain for SA Objective No 10 on transport, since the location will not help reduce the reliance on use of private vehicles, although there is a bus service along Shipston Road.
- 7.27 The findings of the previous SA remain valid and relevant – with negative effects for location within a Minerals Consultation Area and loss of agricultural land; at this stage the effectiveness of mitigation possibilities remains unknown, although other Core Strategy Policies apply. The SA had found minor negative effects for landscape, but the site-specific requirements include structural landscaping around the boundaries of the site to consolidate and complement that which already exists – providing mitigation measures to reduce effects.
- 7.28 **Proposal SUA.5 East on Shipston Road, Stratford-upon-Avon:** The site is approximately 3 hectares and seeks to relocate specific businesses from Wharf Road within the Canal Quarter Regeneration Zone during Phases 2-3 (2016/17-2025/26). The previous SA findings remain valid and relevant. Major negative effects are indicated for SA Objective No 7 Natural Resources as the site is within a mineral safeguarded area and contains grade 3a best and most versatile agricultural land – however, the effectiveness of any mitigation measures is not known until project level studies. The previous SA had noted that the site is within a high groundwater vulnerability zone – mitigation measures are provided through Core Strategy Policies CS.4, CS.6 and CS.9 with residual neutral effects indicated.
- 7.29 The Proposal SUA.5 requires provision of access off Shipston Road, helping to confirm the positive effects on traffic/access. There is a requirement to avoid unacceptable impacts on neighbouring residential uses and this removes the previous comment in the SA regarding permissions for nearby care homes. The SA had found potential negative effects for landscape but SUA.5 includes a requirement for extensive structural landscaping around the boundaries and this provides mitigation measures – some uncertainty of effectiveness until project level studies.
- 7.30 **Proposal SUA.6 Stratford-upon-Avon Gateway:** This covers the area incorporating Henley Street, Windsor Street & Arden Street with retention of existing activities and redevelopment of specific parts for a range of appropriate uses. The previous SA remains valid and relevant (Table 6.1 & Appendix VI). The SA mostly found positive or neutral effects for SA

Objectives. There are a number of heritage designations within and adjacent to the site with potential for minor negative effects – but some uncertainty until project level studies and they should be mitigated through other Core Strategy Policies, especially CS.8.

- 7.31 The previous SA had indicated uncertainty for traffic and access. Proposal SUA.6 includes site-specific requirements for improvements to the junction of Arden Street, Clopton Road & Birmingham Road, including a new pedestrian route – all with the potential for positive effects. Requirements also include replacement/improved public car parking and coach/bus station drop off facility – all with positive effects that could be synergistic and cumulative to encouraging more use of sustainable transport modes. This confirms the previous SA findings for major positive effects in this respect.
- 7.32 Further site-specific requirements for high quality buildings/public realm, mix of uses, replacement/improved health facilities, and retention of the vitality of the town centre confirm the positive effects indicated by the previous SA.
- 7.33 **Proposal SUA.7 Rother Street/Grove Road/Greenhill Street, Stratford-upon-Avon:** Approximately 2.4 hectares for retention of existing activities and redevelopment of specific parts of the site for a range of appropriate uses for delivery in Phases 2-4 (2016/17-2030/31). The previous SA remains valid and relevant (Table 5.2 & Appendix VI). The SA mostly found positive or neutral effects for SA Objectives. Minor negative effects had been indicated as there are a number of heritage assets and their settings. However, site-specific requirements include protection of the Conservation Area, retention of Listed Buildings and those of historical significance, and archaeological assessments. These requirements provide mitigation measures, which together with other Policy requirements especially CS.8, should reduce the negative effects and could provide enhancement to settings.
- 7.34 **Proposal SUA.8 Land at Stratford-upon-Avon College, Alcester Road, Stratford-upon-Avon:** Warwickshire County Council has advised of a capacity issue in secondary education at Stratford-upon-Avon. The land currently used for car parking at the college and adjacent to the Stratford-upon-Avon High School has been allocated to safeguard it for educational purposes. As this is a new site option that had not been previously tested through SA, it has been subject to SA and details can be found in this SA Report at Appendix IV.
- 7.35 The SA found minor positive or neutral effects for most SA Objectives. As this is a brownfield site, major positive effects were identified for natural resources (soils) and as the site is well connected with sustainable transport modes, major significant effects found for SA Objective No 10.
- 7.36 **Proposal STUD.1 Studley Centre, Studley:** Approximately 0.1 hectares south of High Street for delivery as an Enterprise Centre comprising small business units to progress Phases 2-4 (2016/17 – 2030/31). The previous SA remains valid and relevant (Table 5.2 & Appendix IV). The SA mostly found positive or neutral effects for SA Objectives. The SA had indicated potential minor negative effects for traffic, and air/water quality, as it is in the AQMA and a

Groundwater Vulnerability Zone. However, other Core Strategy Policies provide mitigation measures; and the Proposal STUD.1 includes site-specific requirements on adjacent uses, parking, and for enhancement of the overall appearance of the site with hard and soft landscaping – all will confirm the likely positive effects found by the SA.

- 7.37 **Proposal STUD.2 Priory Square, Studley:** Approximately 0.3 hectares east of High Street for residential and commercial uses for delivery to progress Phases 2-4 (2016/17 – 2030/31). The previous SA remains valid and relevant (Table 5.2 & Appendix IV). The SA mostly found positive or neutral effects for SA Objectives. The SA had indicated potential minor negative effects for traffic and air/water quality, as it is in the AQMA and a Groundwater Vulnerability Zone. However, other Core Strategy Policies provide mitigation measures. The site-specific requirements to create an attractive frontage to the High Street, including incorporation of commercial units at ground level, will confirm the positive effects on SA Objective Nos 2, 6, 10, 12, 13 & 15. The requirement to protect the setting of the adjacent Listed public house confirms specific mitigation measures will be implemented, supporting CS.8 and confirming positive effects for SA Objective No 1.
- 7.38 **Proposal RURAL.1 Napton Brickworks, near Napton-on-the-Hill:** Approximately 10 hectares south off Daventry Road, of which approximately 3 hectares net for residential development. The previous SA remains valid and relevant (Table 5.2 & Appendix IV). The SA found positive or neutral effects for most SA Objectives. However, the extent of the site-specific requirements will help ensure that such positive effects are implemented and that negative effects are mitigated. The previous SA had found minor negative effects for water quality as it is located in protected zones; however, other Core Strategy Policies will provide mitigation measures. Site-specific requirements ensure that the former quarry slopes remain stable, drainage into the canal is regulated and managed, and that development does not have an adverse impact on the integrity of the canal – all providing strong mitigation measures to protect the water environment. Enhancement is possible through the requirement to ensure that development is well-related to the canal.
- 7.39 The previous SA had identified potential major negative effects on landscape due to the particular characteristics of the area and its sensitivity. This is mitigated to some extent through restricting the housing development to previously developed parts of the site and retaining existing hedgerows and trees along the site boundaries. The site-specific requirements for a comprehensive management plan, mitigating noise impacts of adjacent business uses, and securing appropriate treatment of any contamination from previous uses (quarry) will ensure that such mitigation is implemented and confirms the previous SA findings.
- 7.40 The previous SA had found minor negative effects for biodiversity and transport. Proposal RURAL.1 includes site-specific requirements to undertake comprehensive ecological and geological assessments – these will guide the specific mitigation measures as necessary indicating possibilities for reducing negative effects to at least neutral and some positive through the

requirement for biodiversity gain.<sup>41</sup> The previous SA had found a minor negative effect since the site is within a water safeguarded zone; however, Core Strategy Policies will provide mitigation to neutral. The site-specific provision for a high-quality walking and cycling route along Brickyard Land to/from Napton-on-the-Hill provides potentially strong mitigation measures to minimise the effects on SA Objective No 10 and promotes more sustainable transport with potential for minor positive effects; some uncertainty still at this stage.

- 7.41 **Proposal RURAL.2 University of Warwick Campus, near Wellesbourne:**  
Approximately 110 hectares to provide Innovation Campus for research and educational purposes with associated staff and student accommodation – to progress Phases 3-4 (2021/22-2031/31). The previous SA remains valid and relevant (Table 5.2 & Appendix IV). The SA found positive or neutral effects for most SA Objectives. The extent of the site-specific requirements will help ensure that such positive effects are implemented through specific mitigation of certain potential negative effects. The previous SA had found minor negative effects for water quality as it is located in a water safeguarded zone; however, other Core Strategy Policies will provide mitigation measures.
- 7.42 The site-specific requirements to mitigate impacts on Charlecote Conservation Area, the Scheduled Monument, and setting of Charlecote House & Registered Park ensure that specific mitigation measures will be implemented to confirm the neutral effects found by the previous SA. The requirement for extensive landscaping and areas of open space ensures that mitigation measures will be implemented to confirm likely positive effects on landscape found by the previous SA. Requirements to undertake a comprehensive Transport Assessment to establish the nature of highway improvements needed will ensure that such mitigation is implemented to confirm the neutral effects from the previous SA. Minor negative effects had been indicated for SA Objective No 10 due to distance from key services/facilities – but these could be available on the campus; also, there is an existing footpath through the road with opportunity for sustainable transport and with potential for neutral effects but some uncertainty at this stage.
- 7.43 **Proposal RURAL.3 Quinton Rail Technology Centre, near Long Marston:**  
Approximately 50 hectares that was part of the former Long Marston Depot, south of Station Road. The previous SA remains valid and relevant (Table 6.1 & Appendix VI). The SA found positive or neutral effects for most SA Objectives. The extent of the site-specific requirements will help ensure that such positive effects are implemented through specific mitigation of certain potential negative effects. The site-specific requirement to incorporate comprehensive management of ecological features and retain existing trees ensures that such mitigation measures should be implemented and confirms the neutral effects for biodiversity; enhancement should be possible through the requirement for biodiversity gain.<sup>42</sup>

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<sup>41</sup> NPPF, 2019

<sup>42</sup> NPPF, 2019

- 7.44 The previous SA had identified potential major negative effects as the site is some distance from public transport and key services/facilities. However, the SA also noted that additional employment uses could help sustain the bus service, so some mitigation is possible but uncertain at this stage. One site-specific requirement is to not impede the area of safeguarding for possible reinstatement of the Stratford-Honeybourne railway line – with the potential for wider major positive effects for sustainable transport in the longer term, that could be synergistic and cumulative. Major positive effects continue for SA Objectives for communities, health and employment/economy.
- 7.45 Therefore, much of the previous SA findings are valid and relevant. Some of the SA findings have been updated to reflect the amendments to some negative effects due to the implementation of mitigation measures now confirmed through site-specific requirements - thus, removing uncertainties or indicating a residual effect that approaches neutral. Overall, the positive effects for communities, housing and economy/employment are confirmed. The summaries of the updated SA findings for the Specific Site Proposals are shown in Table 7.2, as follows:

Table 7.2: Specific Site Proposals – Summary SA

SA Objective	Specific Site Proposals											
	SUA.2 South of Alcester Road, Stratford-upon-Avon	SUA.4 Atherstone Airfield	SUA.5 East of Shipston Road, Stratford-upon-Avon	SUA.6 Stratford-upon-Avon Gateway	SUA.7 Rother St/Gove Rd/, Stratford-upon-Avon	SUA.8 Land at Stratford-upon-Avon College	STUD.1 Studley Centre	STUD.2 High Street Studley	RURAL.1 Napton Brickworks	RURAL.2 University of Warwick Wellesbourne Campus	RURAL.3 Quinton Rail Technology Centre, Long Marston	
1. Heritage	0	0	0	-?	0/+?	0	0	+	0	0	0	
2. Landscape	0?	0?	0?	+	+	+?	0?	++	-	+	+	
3. Biodiversity & Geodiversity	+	0	0	+	+	0	0	0	0	0	0	
+4. Flooding	0	0	0	+	0	0	0	0	0	0	+	
5. C Change: Access & Traffic	+	0	+	+	0	+	+	-	0	0	-	
6. C Change: GI	+	+	+	+	+	+	+	+	+	+	+	
7. Natural resources <sup>43</sup>	0	-	--	-	--	0	++	0	++	0	++	

<sup>43</sup> First symbol relates to Minerals; second symbol relates to Agricultural Land Quality

8. Pollution (Air & Water)	+	0	+	0	+	0	+	0	-	0	0?	0	-?	0	0	0	0	0	0	0	0	0
9. Waste	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10. Transport	0	-	+	++	++	++	+	+	+	+	0?	0?	0?	0?	0?	0?	0?	0?	0?	0?	0?	0?
11. Rural communities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
12. Settlement Identity	-	+	+	++	+	0	+	++	-	+	+	+	+	+	+	+	+	+	+	+	+	+
13. Housing	0	0	0	+	+	0	0	+	++	0	0	0	0	0	0	0	0	0	0	0	0	0
14. Communities & Health	0	+	+	0	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15. Economy & Employment	++	0	0	++	+	+	+	0	0	+	+	+	0	+	+	+	0	+	+	+	0	+



## Options for Reserve Housing Sites

- 7.45 All site options that were identified as Amber through the SHLAA<sup>44</sup> process were considered to be reasonable alternatives for testing through the SA process. The appraisal was undertaken using the full SA Framework and organised by settlement so that inter-relationships and cumulative effects may be considered. A baseline overview relevant to the SA Objectives was compiled for each settlement. Major/minor and positive/negative effects were assessed and recorded through symbols and colours, together with commentary on key significant effects. Details are provided in Appendix VIII of this SA Report.

## Identification of Reserve Housing Sites – Scenarios

- 7.46 As the Council has more than met the 14,600 dwellings specified in the Core Strategy through completions, commitments, and allocations, the primary focus for the SAP is to identify reserve housing sites in accordance with the provision of Policy CS.16(D). This included consideration of site options arising through the 'calls for sites' and other specific site proposals that have come forward since the previous consultation. All site options found to be Amber<sup>45</sup> through the SHLAA were tested through SA.
- 7.47 All the Amber site options would provide in excess of the required 2,920 dwellings (as set out in Policy CS.16). Therefore, the Council developed 6 Scenarios for testing through SA in order to help inform a preferred approach to identifying the reserve housing sites. Each Scenario includes all the other Site Proposals that have been investigated and developed for the SAP because these have been found to be suitable and deliverable and therefore, they are proposed to be allocated. The Scenarios are as follows:
- Scenario 1: all other Site Proposals plus all Amber sites but excluding Amber sites in the Green Belt
  - Scenario 2: all other Site Proposals plus all Amber sites but excluding Amber sites identified as Self-Build/Custom-Build
  - Scenario 3a: all other Site Proposals plus all Amber sites but excluding Amber sites in settlements covered by made Neighbourhood Plans that identify reserves sites
  - Scenario 3b: all other Site Proposals plus all Amber sites but excluding Amber sites in settlements covered by made Neighbourhood Plans regardless of whether they identify reserves sites
  - Scenario 4a: all other Site Proposals plus all Amber sites but excluding Amber sites in Category 4 Local Service Villages
  - Scenario 4b: all other Site Proposals plus all Amber sites but excluding Amber sites in Category 3 & 4 Local Service Villages

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<sup>44</sup> <https://www.stratford.gov.uk/planning-regeneration/shlaa.cfm>

<sup>45</sup> Please note that no Green sites were identified through the SHLAA process

- Scenario 4c: all other Site Proposals plus all Amber sites but excluding Amber sites in Category 2, 3 & 4 Local Service Villages
- Scenario 5: all other Site Proposals plus all Amber sites but excluding Amber sites in the Green Belt (Scenario 1); identified as Self-Build/Custom-Build (Scenario 2); in settlements covered by made Neighbourhood Plans (Scenario 3a); and excluding Amber sites that cannot be delivered in the next 10 years (i.e. up to 2031 the Plan period)(Scenario 6)
- Scenario 6: all other Site Proposals plus all Amber sites but excluding Amber sites that cannot be delivered in the next 10 years (i.e. up to 2031 the Plan period)
- Scenario 7: all other Site Proposals plus all Amber sites

7.48 The Council considered a number of other scenarios that could be investigated but these were deemed to be not reasonable alternatives and therefore, were not tested through the SA process. The outline reasons for not progressing these scenarios as reasonable alternatives is outlined in the Table 7.3, as follows:

**Table 7.3: Other Scenarios considered not to be reasonable alternatives**

Other Scenarios	Outline Reasons why not a reasonable alternative
Exclude Amber sites in all Local Service Villages (LSVs) Categories 1, 2, 3 & 4	Excluding sites from all the Local Service Villages would not achieve the required number of dwellings as set out in CS.16 on reserve housing sites.
Exclude Amber sites in Stratford -upon-Avon	The town is identified as the most sustainable location in the District, and it would not be suitable or reasonable to exclude site options here.
Exclude sites in the Main Rural Centres	These are identified as the next most sustainable locations in the District, and it would not be suitable or reasonable to exclude site options here.
Exclude settlements (LSVs) that have already exceeded significantly the indicative housing provision identified in CS Policy CS.16.	Reserve sites are identified to make replacement provision if there is a lack of five-year housing land supply or to make additional provision to the other three purposes, and therefore, this scenario would not be reasonable as it would not be consistent with Policy CS.16.D.
Exclude large rural sites	The 3 site options identified as Amber through the SHLAA are modest in scale and are well-located in relation to recent/current development -therefore, considered to be reasonable & tested through SA. The other large rural sites of this nature assessed through the SHLAA were rejected based on a range of factors relating to location, accessibility, impacts, infrastructure & delivery – therefore, not considered to be reasonable alternatives & not tested through SA.

- 7.49 The SA tested the identified reasonable Scenarios with a high-level appraisal in a similar and comparative manner, using professional judgment, the baseline evidence and the SA findings for the site options and specific site proposals. The SA sought to identify any key cumulative effects where relevant and made suggestions for plan-making where possible. Details of the SA of the Scenarios is provided in this SA Report at Appendix IX; summary SA findings are discussed in the paragraphs following and then provided in Table 7.4:

**Scenario 1: All other Site Proposals plus all Amber sites but excluding Amber sites in the Green Belt**

- 7.50 Four Amber site options located in the Green Belt were tested through SA as reasonable alternatives identified as potentially suitable through the site assessment process:
- Site ALC.06 in Alcester
  - Sites HEN.06 and HEN.08 on Henley-in-Arden
  - Site STUD. 22 in Studley

The detailed SA findings are presented in this SA Report in Appendix VIII.

- 7.51 The Council decided that as there are far more suitable sites available than are needed to comply with Policy CS.16, there is no need to consider sites in the Green Belt any further for inclusion in the SAP. The NPPF attaches great importance to Green Belts, as set out in Chapter 13 Protecting Green Belt land, and explaining the five purposes that protect the essential characteristics of Green Belts with their openness and their permanence.
- 7.53 The SA Framework includes consideration of effects on Green Belt purposes at SA No 12 Protect the integrity of the District's countryside. The SA of site options found minor negative effects with regard to three of these sites located in the Green Belt, and major negative effects for HEN.08. The exclusion of these sites from the SAP negates the likely positive effects on housing, accessibility and possibly green infrastructure for these three settlements. However, there is no evidence that indicates any specific housing need in the settlements that might outweigh the importance of the Green Belt. The exclusion of sites from the Green Belt provides strong mitigation through avoidance and indicates that there will not be any negative effects on SA Objective No 12.

**Scenario 2: All other Site Proposals plus all Amber sites but excluding Amber sites identified as Self-Build/Custom-Build.**

- 7.54 The Council identified that a reasonable scenario to investigate was excluding the Amber sites identified as Self-Build/Custom-Build. This comprises exclusion of the following sites:
- [SCB.1] North of Allimore Lane, Alcester (approx. 15 plots) (ALC.14)
  - [SCB.2] East of Shipston Road, Alderminster (approx. 15 plots) (ALD.05)

- [SCB.3] South of Church Street, Hampton Lucy (approx. 10 plots) (HAMP.04)
- [SCB.4] West of Bush Heath Lane, Harbury (approx. 10 plots) (HAR.16)
- [SCB.5] North of Collingham Lane, Long Itchington (approx. 10 plots) (LONG.04)
- [SCB.6] North of Dog Lane, Napton-on-the-Hill (approx. 5 plots) (NAP.07)
- [SCB.7] West of Coventry Road, Southam (approx. 10 plots)
- [SCB.8] West of Jubilee Fields, Stockton (approx. 15 plots) (STOC.10)
- [SCB.9] North of Millers Close, Welford-on-Avon (approx. 10 plots) (WEL.04)

7.55 These self-build/custom-build sites are all relatively small – 5-10 plots – and therefore, comprise relatively small development, individually and cumulatively with regard to each settlement and overall for the whole District area. The exclusion of such a relatively small quantum of development is unlikely to have any significant effects on any of the sustainability topics such that the SA findings for Scenario 2 are very similar to those for Scenario 7 (all other Sites plus all Amber sites).

**Scenario 3a: all other Site Proposals plus all Amber sites but excluding Amber sites in settlements covered by made Neighbourhood Plans that identify reserve sites**

**Scenario 3b: all other Site Proposals plus all Amber sites but excluding Amber sites in settlements covered by made Neighbourhood Plans regardless of whether they identify reserve sites**

7.56 The Council decided that a further Scenario to investigate was to exclude Amber sites that are already allocated or a reserve site in those settlements with made Neighbourhood Plans (NPs). The settlements with made NPs that identify extensive reserve sites are:

- Brailes<sup>46</sup> (BRA.13; BRA.14; BRA.15 & BRA.18)
- Kineton (KIN.04; KIN.05; KIN.07 & KIN.08)
- Shipston-on-Stour (SHIP.01; SHIP.03; SHIP.07A; SHIP.08 & SHIP.11)
- Wellesbourne (WELL.01; WELL.03; WELL.04; WELL.06 & WELL.10)

7.57 Exclusion of these sites from the 3 settlements with made NDPs would reduce the likely positive effects associated with housing and also reduce any likely negative effects – for each site and cumulatively for each settlement. Overall, exclusion of a relatively small quantum of development is unlikely to have any significant effects on any of the sustainability topics such that the SA findings for Scenario 3a are very similar to those for Scenario 7 (all other Sites plus all Amber sites).

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<sup>46</sup> Please note that the Examiner's Report on Brailes NDP recommends that it can proceed to Referendum. Plan is expected to be made in Autumn 2019.

7.58 An extension of Scenario 3a is 3b and to exclude all Amber sites in settlements that have a made NDP, regardless of whether they identify reserve sites, as follows:

- Bidford-on-Avon (BID.02; BID.08A; BID.11; & BID.13)
- Brailes (BRA.13; BRA.14; BRA.15 & BRA.19)
- Ettington (ETT.02; ETT.09; & ETT.11)
- Harbury (HAR.04; HAR.05; HAR.06; HAR.13; HAR.16 & HAR.20)
- Kineton (KIN.04; KIN.05; KIN.07 & KIN.08)
- Long Compton (LC.04 & LC.11)
- Salford Priors (SALF.08; SALF.11 & SALF.17)
- Shipston-on-Stour (SHIP.01; SHIP.03; SHIP.07A, SHIP.08 & SHIP.11)
- Stratford-upon-Avon (STR.11; STR.12; STR.14 & STR.16)
- Tiddington (TIDD.03)
- Welford-on-Avon (WELF.04; WELF.09A; WELF.10 & WELF.17)
- Wellesbourne (WELL.01; WELL.03; WELL.04; WELL.06 & WELL.10)

7.59 For most of these settlements, the SA of site options (Appendix VIII) found that more than 50% of the sites (and sometimes all of the sites) were likely to have major negative effects on landscape. Other sustainability effects were neutral or positive; some negative effects were found for location in a minerals safeguarded area, loss of best and most versatile agricultural land, heritage and accessibility/transport. Exclusion of these sites would reduce the negative cumulative effects on each settlement and overall for the District. However, such exclusion would also result in the loss of the positive effects associated with new development for these settlements.

**Scenario 4a: all other Site Proposals plus all Amber sites but excluding Amber sites in Category 4 Local Service Villages**

**Scenario 4b: all other Site Proposals plus all Amber sites but excluding Amber sites in Category 3 & 4 Local Service Villages**

**Scenario 4c: all other Site Proposals plus all Amber sites but excluding Amber sites in Category 2, 3 & 4 Local Service Villages**

7.60 Further Scenarios were investigated that excluded Amber sites from the Local Service Villages, as follows:

Scenario 4a Exclude Amber sites in Category 4 LSVs:

- Alderminster (ALD.05)
- Clifford Chambers (CLIF.02; CLIF.04 & CLIF.05A)
- Gaydon (GAY.03; GAY.06 & GAY.07)
- Halford (HALF.03 & .08)
- Lighthorne (LIG.06)
- Long Marston (LMAR.02; LMAR.08; LMAR.09 & LMAR.17)
- Loxley (LOX.05; LOX.07 & 09)
- Mappleborough Green (MAPP.01A, B & C)

- Moreton Morrell (MM.03; MM.04 & MM.10)
- Oxhill (OXH.06 & 07)
- Priors Marston (PM.01 & PM.07)
- Tredington (TRED.04)

Scenario 4b Exclude Amber sites in Category 4 & 3 LSVs; additional sites, as follows:

- Ettington (ETT.02; ETT.09 & ETT.11)
- Ilmington (ILM.01; ILM.03; ILM.09; ILM.10; ILM.11 & 16)
- Long Compton (LC.04 & LC.11)
- Newbold-on-Stour (NEWB.01; NEWB.03 & 06)

Scenario 4c Exclude Amber sites in Category 4, 3 & 2 LSVs; additional sites, as follows:

- Brailes (BRA.13; BRA.14; BRA.15 & 19)
- Fenny Compton (FEN.01; FEN.02; FEN.04; FEN.06; FEN.07; FEN.09 & 12)
- Napton-on-the-Hill (NAP.02; NAP.07 & 13)
- Salford Priors (SALF.08; SAL.11 & 17)
- Stockton (STOC.08; STOC.10; STOC.12 & 16)
- Tysoe (TYS.01; TYS.12; TYS.14 & 16)
- Welford-on-Avon (WELF.04; WELF.09A; WELF.10 & WELF.17)

7.61 Most of the site options in each of the 4a/b/c scenarios were found through SA to have likely neutral or positive effects (Appendix VIII). Some negative effects were found for location in a minerals safeguarded area, loss of best and most versatile agricultural land, heritage and accessibility/transport. Exclusion of these sites would reduce the negative cumulative effects on each settlement and overall for the District. However, such exclusion would also result in the loss of the positive effects associated with new development for these settlements – increasingly so through a, b and c as the numbers of sites increase.

7.62 As discussed for Scenario 3 a & b, many of the site options were found to have major negative effects on landscape; excluding them would reduce the cumulative effects in each relevant settlement and overall for the whole District area. It was considered that the quantum of development excluded through Scenario 4c might be sufficient to reduce the overall cumulative effects on landscape to neutral.

**Scenario 5: all other Site Proposals plus all Amber sites but excluding Amber sites in the Green Belt (Scenario 1); identified as Self-Build/Custom-Build (Scenario 2); in settlements covered by made Neighbourhood Plans (Scenario 3a); and excluding Amber sites that cannot be delivered in the next 10 years (i.e. up to 2031 the Plan period)(Scenario 6)**

7.63 Another scenario that the Council identified to be tested through SA comprised all other Site Proposals (as set out in the Base Scenario) but

excluding Amber sites in Scenario 1, 2, 3a and 6. Overall, the SA found likely neutral or positive effects for all sustainability factors, except for agricultural land where both positive and negative effects are indicated (brownfield or loss of varying agricultural land quality).

- 7.64 The inclusion of Amber sites in all the categories of the LSVs indicates that there will be some settlements that include sites with potential major negative effects on landscape – with the potential for cumulative effects. However, the sites are dispersed throughout the District which will help to mitigate overall cumulative effects. Core Strategy Policy CS.5 seeks to minimise and mitigate adverse impacts and including consideration of cumulative impacts; Policy CS.9 on design seeks to ensure that development respects local distinctiveness and quality. These two policies should ensure that the negative effects are mitigated towards neutral.

**Scenario 6: all other Site Proposals plus all Amber sites but excluding Amber sites that cannot be delivered in the next 10 years (i.e. up to 2031 the Plan period)**

- 7.65 Another scenario that the Council identified to be tested through SA concerns Amber sites that are not deliverable in the next 10 years due to infrastructure constraints. This essentially applies to sites in the north-east part of the District, in settlements that are affected by the capacity issues relating to Southam College secondary school, and are as follows:

- Bishops Itchington (BISH.01-03)
- Harbury (HAR.04, HAR.05; HAR.06; HAR.13; HAR.16 & HAR.20)
- Long Itchington (LONG.01; LONG.04; LONG.07; LONG.14A; LONG.15 & 20)
- Napton-on-the-Hill (NAP.02; NAP.07 & 13)
- Priors Marston (PM.01 & PM.07)
- Southam (SOU.02; SOU.03; SOU.04; SOU.14 & 15)
- Stockton (STOC.08; STOC.10; STOC.12 & 16)
- LSL.04B North of Former Harbury Cement Works

- 7.66 The SA found (Appendix IX) that there would be little difference between this Scenario 6 and Scenario 7 for most sustainability factors and considering the likely cumulative effects for the District as a whole. However, excluding the Amber sites in the north-east of the District could have significant effects for each settlement and cumulatively for the area. Excluding these sites would reduce the potential negative effects for landscape, but it would also reduce the positive effects likely from new housing development.

**Scenario 7: all other Site Proposals plus all Amber sites**

- 7.67 The Council also identified a Scenario that includes all the other Site Proposals and all the Amber sites – this would accumulate the numbers of new housing in excess of that required through Core Strategy Policy CS.15.D. It could also be considered to be a worst-case scenario in respect of infrastructure

capacity and effects on environmental factors. The findings of the SA are in Appendix IX. Generally, the SA found neutral or positive effects overall for the District. Some minor positive and negative effects were found for use of brownfield or loss of good quality agricultural land. Also, some uncertainty for the cumulative effects on landscape – for some settlements and potentially for the District as a whole.

- 7.68 The summary findings of the SA of the Scenarios are shown in the Table 7.4, as follows:



Table 7.4: Scenarios 1-7 – SA Summary

SA Objectives	Scenarios																					
	Base Scenario – All Other Site Proposals		1. All other Sites; Exclude Green Belt Sites		2. All other Sites; Exclude Self-Build & Custom-Build Allocations		3 (a). All other Sites; Exclude Made Neighbourhood Plans with Reserve Sites		3 (b). All other Sites; Exclude all Made Neighbourhood Plans (NDPs)		4 (a). All other Sites; Exclude Sites in Category 4 Local Service Villages		4 (b). All other Sites; Exclude Sites in Category 3 & 4 Local Service Villages		4 (c). All other Sites; Exclude Sites in Category 32, 3 & 4 Local Service Villages		5. All other Sites; Exclude Sites in G Belt; Self-Build; in NDPs; delivery > 10 years		6. All other Sites; Exclude Sites delivery > 10 years		7. All Other Sites Plus All Amber Sites	
1. Heritage	0	0?	0?	0?	0?	0?	0?	0	0	0	0	0	0	0	0	0	0	0?	0?	0?		
2. Landscape	+	-?	-?	-?	-?	-?	/0	-?	/0	-?	/0	0?	0	0	0	0	-?	-?	-?			
3. Biodiversity & Geodiversity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
4. Flooding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
5. C Change: Access & Traffic	+	0?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0?		
6. C Change: Green Infrastructure	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+		
7. Natural resources <sup>47</sup>	0	+/-	0	+/-	0	+/-	0	+/-	0	0	0	+/-	0	+/-	0	+/-	0	+/-	0	+/-	0	+/-

<sup>47</sup> Please note that first symbol is for Minerals; second symbol refers to agricultural land quality

8. Pollution (Air & Water)	0/+	0	0?	0	0?	0	0?	0	0	0	0	0	0	0	0	0	0	0	0	0	0?	0
9. Waste	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10. Accessibility & Transport	+/0?	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
11. Rural communities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
12. Settlement Identity	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
13. Housing	++	++	++	++	++	++	++?	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
14. Communities & Health	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
15. Economy & Employment	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

### Scenarios - Comparative Assessment, including Cumulative Effects

- 7.69 All the scenarios benefit from the guidance and requirements set out in the Core Strategy that provide mitigation measures for potential negative effects. The other Site Proposals (the Base Scenario that is included in all the other scenarios 1-7) have been further developed since Regulation 18 consultation and include site-specific requirements, where relevant, that support other Policies and confirm the likely neutral or positive effects. Therefore, the likely effects are similar for all the scenarios for most of the sustainability factors.
- 7.70 For all scenarios, there would be loss of some of the best and most versatile agricultural land/soils and this would be permanent and irreversible. Similarly, there will be positive effects for those sites that are located on brownfield and making use of previously developed land. Overall, for all scenarios – both potential cumulative negative and positive effects.
- 7.71 For Scenarios 1, 2, 3a & 3b, 4a, 4b, 6 and 7, the SA identified that there are specific settlements where cumulative effects may be a particular issue through the high proportion of sites with potential major landscape negative effects; the possibilities and effectiveness of mitigation measures are not known at this stage. For example, Bishops Itchington, Brailes, Ettington, Fenny Compton, Gaydon, Harbury, Mappleborough Green, Moreton Morrell, Priors Marston, Quinton, Shipston, Stockton, Stratford, and Wellesbourne are estimated to include Amber sites of which more than 50% of the sites are identified as with potential for major negative effects. If all these sites were progressed, as variously identified within the Scenarios, there may be issues for cumulative negative effects arising.
- 7.72 Scenarios 4c and 5 were thought to more likely to approach neutral effects with regard to cumulative effects for the District as a whole. The number of settlements with a high proportion of sites with potential major negative effects on landscape is reduced. The sites are dispersed throughout the District perhaps indicating less overall cumulative effects on the District as a whole.
- 7.73 Scenario 6 considers excluding those sites that cannot be delivered in the next 10 years (plan period is up to 2031) due to infrastructure constraints – essentially sites in settlements in the north-east of the District that are affected by capacity issues for the secondary school at Southam College. This excludes sites in Bishops Itchington, Harbury, Long Itchington, Napton-on-the-Hill, Priors Marston Southam and Stockton, and the large rural site LSL.08 North of Harbury Cement Works.
- 7.74 Whilst excluding these sites will avoid potential cumulative negative effects for landscape in the north-east area, overall for the whole District, the SA considered that this is unlikely to make any significant difference comparing Scenario 6 and Scenario 7 that includes all Amber sites. However, some uncertainty of significance remains until specific mitigation measures are investigated at the project level.

- 7.75 Core Strategy Policy CS.5 seeks to maintain the character and quality of the landscape; the cumulative impact of development proposals will be taken into account and this provides embedded policy mitigation. In order to inform the development of the SAP and the preferred approach, the SA suggested some possibilities to reduce the potential cumulative effects.
- 7.76 It may be appropriate to exclude such sites – this would reduce the overall likely effects for each settlement and the district, including cumulative, as a whole through avoidance (the preferred approach in the mitigation hierarchy). However, this may result in the housing requirement not being achieved and thus indicating potential negative effects for other SA Objectives, especially No 13 Housing.
- 7.77 Particular attention could be given to these settlements where cumulative effects on landscape may be an issue - it may be appropriate to consider being selective in releasing sites where there is a concentration of those sites that have a high landscape sensitivity. It may be appropriate to limit the overall number of new homes in any one particular area in order to reduce the potential cumulative effects on landscape. Again, if the required quantum of reserve housing cannot be achieved, these would not be reasonable alternatives to explore further.

### Preferred Approach to Reserve Housing Sites with Policies SAP.1 & SAP.2

- 7.78 The Council considered the consultation responses, the evidence base, and the findings of the SA of the Scenarios, together with the commitment set out in Core Strategy Policy CS.16 and the requirement for consistency with the distribution of housing development established in Core Strategy Policy CS.15. It was identified that a preferred approach that aligns with Scenario 5 (i.e. excluding all Amber sites in Scenarios 1, 2, 3a & 6) should be developed. The outline reasoning for progression or rejection of the Scenarios is provided in Table 7.5, as follows:

**Table 7.5: Scenarios – Outline Reasons for Rejection or Selection**

No	Scenario	Outline Reasons for Rejection or Selection
1	Exclude Green Belt Sites	Scenario 1 has been progressed as sufficient housing provision can be made on sites elsewhere and taking into account the weight afforded to the Green Belt in the NPPF.
2	Exclude Self-Build Sites	Scenario 2 has been progressed as self-build & custom-build sites have been assessed, found suitable/deliverable/sustainable & are included within the SAP as Policy Allocations and should not be double counted as reserve sites also; sufficient housing provision can be made on sites elsewhere.
3a	Exclude Sites in made Neighbourhood Plans (NDPs) that	Scenario 3 (a) has been progressed – because these sites have been tested, subject to consultation & thus suitable for inclusion in the SAP; the Neighbourhood Plans have also been

	include reserve housing sites	subject to development, consultation & independent examination such that it is not necessary to identify Amber sites as reserve sites in these settlements.
3b	Exclude Sites in made Neighbourhood Plans (NDPs) regardless of whether they include reserve housing sites	Scenario 3 (b) has not been progressed because all the settlements involved are identified as being sustainable locations for housing development in Core Strategy Policies CS.15 & CS.16. On that basis it would not be appropriate to exclude these settlements from providing reserve sites because their made NDPs do not do so.
4 a, b & c	Exclude Sites in Category 4, 3 & 2 Local Service Villages	Scenarios 4a-c have not been progressed as this would provide a total capacity of 3,770 dwellings on the remaining Amber sites and this would be in excess of the requirement for 2,920 dwellings as set out in Policy CS.16.
5	Exclude Sites in GB, Self-Build, NDPs with Sites, & delivery >10 years (i.e. Scenarios 1, 2, 3a & 6)	Scenarios 1, 2, 3a & 6 meets with the requirement set out in CS.16 and has been progressed as it represents a broad range of sites that are consistent with the development Vision/Objectives of the Core Strategy. Such an approach would allow the reserve sites to be released according to different needs that might arise.
6	Exclude Sites with delivery > 10 years	This approach has been progressed with scenarios, 1, 2 & 3a because the infrastructure constraint arising from the capacity issues with the secondary school is significant and adversely affects delivery of housing within the SAP plan period to 2031. Therefore, other scenarios & sites have been progressed that have been shown to be deliverable within the plan period.
7	All Amber Sites	This Scenario includes all the other Site Proposals plus all the Amber Sites and thus comprises a considerable excess of the requirement for 2,920 dwellings as set out in Policy CS.16.D and therefore, is not progressed. Also, there is some concern about the potential cumulative effects on settlements, access/transport, and landscape sustainability factors, including for the whole District.

7.79 The Council decided that an approach to identifying reserve housing sites as set out in Scenario 5 (i.e. Scenarios 1, 2, 3(a) & 6) is preferred as it would meet with the capacity requirements for 2,920 dwellings in Core Strategy CS.16.D. Having established the preferred approach, the Council further developed policies for identifying reserve housing sites (Policy SAP.1) and releasing the identified reserve housing sites (Policy SAP.2). Approximately 3,000 homes

have been identified on the reserve housing sites listed in Annex 1 (Schedule of Proposed Reserve Housing Sites) of Policy SAP.1. An earlier version of the Policy had been subject to SA and consultation during Regulation 18.

### **SAP Policy SAP.1 Identifying Reserve Housing Sites with Annex 1 & Policy SAP.2 Releasing Reserve Housing Sites**

- 7.80 Policy SAP.1 sets out the 4 purposes for identifying reserve housing sites in accordance with Policy CS.16 in the Core Strategy. It explains that reserve sites that come forward should be accompanied by full applications for planning permission and this will provide certainty for delivery and for communities. Each site listed in Annex 1 has been tested through SA and by settlement.
- 7.81 Policy SAP.2 explains that the Council will apply principles set out in Parts A-F regarding the amount and location of dwellings to be provided for each purpose. Part A explains that where the Council's monitoring anticipates or confirms a shortfall in 5-year housing land supply, reserve housing sites will be considered in order to maintain the 5-year supply. This will confirm likely positive effects for housing and communities through establishment of mechanisms for delivery that will be cumulative in the longer term.
- 7.82 Parts B-F of Policy SAP.2 identifies 5 categories of housing to meet specific needs and including a maximum for each category of 600 dwellings, as follows:
- B. To respond to the growth in jobs by Jaguar Land Rover on land at Gaydon/Lighthorne Heath
  - C. To meet a shortfall in housing arising from the Coventry HMA
  - D. To meet a shortfall in housing from within Warwickshire
  - E. To meet a shortfall in housing in the Birmingham HMA
  - F. To meet a shortfall in housing arising from other areas
- 7.83 By setting a maximum of 600 dwellings for each category of need, Policy SAP.2 spreads the capacities for reserve housing sites to those areas where need is identified – and confirming the cumulative positive effects for SA Objective No 13 Housing & No 14 Communities.
- 7.84 By setting a maximum of 600 dwellings in each category of need, including locational specificity – reasonable distance of the Jaguar Land Rover site; in that part of the District that lies within the Coventry & Warwickshire HMA, that part of the District that lies within the Birmingham HMA, and dispersed within other areas only if they are well-related to the origins of the identified need – embedded mitigation measures are provided within the Policy SAP.2. Potential cumulative negative effects on landscape SA Objective No 2 and transport SA Objective No 10 are reduced through directing development to where it is needed and setting a maximum of 600 dwellings in each area. Potential cumulative negative effects arising for other sustainability factors such as heritage, biodiversity, flooding & climate change, and pollution are also reduced through this embedded mitigation.

- 7.85 Other Core Strategy Policies also provide strong protection to ensure that potential negative effects are mitigated to minor negative or neutral effects. Such Policies also encourage enhancement, for example, to promote sustainable transport, biodiversity gain and green infrastructure, with the possibilities for minor positive effects.
- 7.86 Overall, Policies SAP.1 & SAP.2 are likely to have major positive effects on housing and communities; effects on most other sustainability topics are likely to be minor positive or neutral. Potential cumulative negative effects on landscape and transport are mitigated through limiting the cumulative size of reserve housing within identified areas. Also, other Core Strategy Policies provide mitigation measures for any potential negative effects – the findings of the SHLAA and the SA can help scope the requirements for any site-specific studies that might be needed.
- 7.87 The summary findings of the SA of the Amber sites selected within the preferred scenario approach and as listed in the Schedule of Proposed Reserve Housing Sites Annex 1, are as follows in Table 7.6:

Table 7.6: Annex 1 Proposed Reserve Housing Sites – SA Summary

Annex 1 Reserve Housing Sites SAP Site Ref (SHLAA Site ref)	SA Objectives																
	1	2	3	4	5	6	7 <sup>48</sup>	8 <sup>49</sup>	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>Large Standalone Rural Sites</b>																	
LMD.A (LSL.06A) Land at Former Long Marston Depot (300 dwellings)	0	-	0	-	--	+	0	+	0	0	0	+	N/A	+	++	++	0
LMD.B (LSL.06B) Land Adjacent Former Long Marston Depot (90 dwellings)	0	-	0	0	-	+	0	-	0	0	0	+	N/A	+	++	++	0
<b>Amber Sites by Settlement</b>																	
<b>Alcester</b>																	
ALC.A (ALC.12) South of Allimore Lane (West) (60 dwellings)	0	-?	0	-	0	+	0	+	0	0	0	+	N/A	+	++	+	0

<sup>48</sup> Please note that first symbol refers to Minerals & second symbol refers to Agricultural Land

<sup>49</sup> Please note that first symbol refers to Air Quality & second symbol refers to Water Quality



ALC.B (ALC.13) South of Allimore Lane (East) (120 dwellings)	-?	-?	0	-	-	+	0	--	0	0	0	0	+	N/A	+	++	+	0
<b>Bidford on Avon</b>																		
BID.A (BID.02) West of Grafton Lane (150 dwellings)	0	-?	0	0	0	-	--	--	0	0	0	0	-	N/A	+	++	+	0
BID.B (BID.08A) South of Salford Road (middle) (24 dwellings)	-	--?	0	-?	0	+	--	-	0	0	0	0	+	N/A	+	+	+	0
BID.C (BID.11) East of Victoria Road (120 dwellings)	0	-?	0	0	0	+	--	--	0	0	0	0	-	N/A	+	++	+	0
BID.D (BID.13) South of Salford Road (west) (60 dwellings)	0	?	0	-?	0	+	--	--	0	0	0	0	-	N/A	+	++	+	0
<b>Brailes</b>																		
BRA.A (BRA.15) South of Orchard Close (15 dwellings)	-	--?	0	-	0	+	0	+	0	0	0	0	+	N/A	+	+	+	0
<b>Clifford Chambers</b>																		
CLIF.A (CLIF.02) East of the Nashes (30 dwellings)	-	--?	0	0	-	+	--	+	0	0	0	0	+	N/A	+	+	+	0
CLIF.B (CLIF.04) East of Campden Road (south) (12 dwellings)	-	--?	0	0	0	+	-	+	0	0	0	0	+	N/A	+	+	+	0
CLIF.C (CLIF.05A) West of Campden Road (north) (6 dwellings)	-	--?	0	0	0	+	--	-	0	0	0	0	+	N/A	+	+	+	0
<b>Ettington</b>																		
ETT.A (ETT.02) West of Old Warwick Road (9 dwellings)	-	--?	0	0	0	+	0	+	0	0	0	0	+	N/A	+	+	+	0
ETT.B (ETT.09) South of Banbury Road (21 dwellings)	0	--?	0	0	0	+	0	+	0	0	0	0	-	N/A	+	+	+	0
ETT.C (ETT.11) South of Rogers Lane (middle) (45 dwellings)	-	--?	0	0	0	+	0	+	0	0	0	0	+	N/A	+	+	+	0
<b>Fenny Compton</b>																		
FEN.A (FEN.01) North of Northend Road (west) (15 dwellings)	-	--?	0	0	0	+	0	+	0	-	0	0	+	N/A	+	+	+	0
FEN.B (FEN.02) North of Northend Road (east) (12 dwellings)	-	-?	0	0	0	+	0	+	0	-	0	0	+	N/A	+	+	+	0

FEN.C (FEN.04) West of High Street (front) (6 dwellings)	-	--?	0	0	0	+	0	+	0	-	0	+	N/A	+	+	+	0
FEN.D (FEN.06) North of High Street (21 dwellings)	-	--?	0	0	0	+	0	+	0	-	0	+	N/A	+	+	+	0
FEN.E (FEN.07) North of Station Road (west) (15 dwellings)	0	--?	0	0	0	+	0	+	0	-	0	-	N/A	+	+	+	0
FEN.F (FEN.09) South of Station Road (east) (75 dwellings)	-	--?	0	0	0	+	0	+	0	-	0	-	N/A	+	++	-	0
FEN.G (FEN.12) East of Ridgeway (6 dwellings)	-	--?	0	0	0	+	0	+	0	-	0	+	N/A	+	+	+	0
<b>Gaydon</b>																	
GAY.A (GAY.03) East of Banbury Road (south) (24 dwellings)	0	--?	0	0	-	+	0	+	0	0	0	+	N/A	+	+	+	0
GAY.B (GAY.06) South of Church Lane (west) (15 dwellings)	-	--?	0	0	-	+	0	+	0	0	0	+	N/A	+	+	+	0
GAY.C (GAY.07) South of Kineton Road (30 dwellings)	0	--?	0	0	0	+	0	+	0	0	0	+	N/A	+	+	+	0
<b>Halford</b>																	
HALF.A (HALF.03) North of Idlicote Road (18 dwellings)	0	-?	0	0	0	+	0	+	0	0	0	-	N/A	+	+	+	0
HALF.B (HALF.08) East of Fosse Way (middle) (6 dwellings)	-	?	0	0	0	+	0	+	0	0	0	-	N/A	+	+	+	0
<b>Hampton Lucy</b>																	
HAMP.A (HAMP.03) East of Snitterfield Road (15 dwellings)	-	--?	0	-?	0	+	--	+	0	0	0	+	N/A	+	+	+	0
<b>Ilmington</b>																	
ILM.A (ILM.01) South of Armscote Road (15 dwellings)	0	-?	0	0	0	+	0	+	0	0	0	+	N/A	+	+	+	0
ILM.B (ILM.03) North of Ballards Lane (15 dwellings)	-	--?	0	0	0	+	0	+	0	0	0	+	N/A	+	+	+	0
ILM.C (ILM.09) North of Back Street (west) (12 dwellings)	-	-?	0	0	0	+	0	+	0	0	0	+	N/A	+	+	+	0
ILM.D (ILM.10) North of Back Street (middle) (12 dwellings)	-	-?	0	0	0	+	0	+	0	0	0	+	N/A	+	+	+	0

ILM.E (ILM.11) North of Back Street (east) (6 dwellings)	-	-?	0	0	0	+	0	+	0	0	0	+	N/A	+	+	+	0
ILM.F (ILM.16) North of Armscote Road (west) (6 dwellings)	-	--?	0	0	0	+	0	+	0	0	0	+	N/A	+	+	+	0
<b>Lighthorne</b>																	
LIG.A (LIG.06) North of Church Lane (6 dwellings)	-	+	0	0	0	0	0	+	0	0	0	-	N/A	+	+	+	0
<b>Long Compton</b>																	
LCOM.A (LC.04) East of Back Lane (15 dwellings)	-	-?	-	-?	0	+	0	+	0	0	0	+	N/A	+	+	+	0
LCOM.B (LC.11) West of Oxford Road (south) (12 dwellings)	-	--?	0	0	0	+	0	+	0	0	0	+	N/A	+	+	+	0
<b>Long Marston</b>																	
LMAR.A (LMAR.02) East of Rumer Close (18 dwellings)	0	--?	0	0	0	+	0	+	0	0	0	+	N/A	+	+	+	0
LMAR.B (LMAR.08) East of Long Marston Road (north) (30 dwellings)	-	-	0	0	0	+	0	+	0	0	0	+	N/A	+	+	+	0
LMAR.C (LMAR.09) East of Long Marston Road (middle) (9 dwellings)	-	?	0	0	0	+	0	+	0	0	0	-	N/A	+	+	+	0
LMAR.D (LMAR.17) North of Barley Fields (15 dwellings)	0	-?	0	0	0	+	0	+	0	0	0	+	N/A	+	+	+	0
<b>Loxley</b>																	
LOX.A (LOX.05) North of Stratford Road (west) (6 dwellings)	-	?	-?	0	0	+	-	+	0	0	0	-	N/A	+	+	+	0
LOX.B (LOX.09) North of Goldicote Road (south) (15 dwellings)	0	?	-?	0	0?	++	0	+	0	0	0	+	N/A	+	+	+	0
<b>Mappleborough Green</b>																	
MAPP.A (MAPP.01A) West of Birmingham Road (30 dwellings)	0	--?	0	0	-?	+	0	+	0	0	0	-	N/A	--	+	+	0
MAPP.B (MAPP.01B) West of Birmingham Road (30 dwellings)	0	--?	0	0	-?	+	0	+	0	0	0	-	N/A	--	+	+	0
MAPP.C (MAPP.01C) West of Birmingham Road (6 dwellings)	0	--?	0	0	-?	+	0	+	0	0	0	-	N/A	--	+	+	0

Moreton Morrell																		
MMOR.A (MM.03) North of Brook Lane (12 dwellings)	0	--?	0	0	0	+	--	-	0	0	0	-	N/A	+	+	+	0	
MMOR.B (MM.04) South of Brook Lane (east) (15 dwellings)	0	--?	0	0	0	+	-	+	0	0	0	-	N/A	+	+	+	0	
MMOR.C (MM.10) South of John Davis Drive (24 dwellings)	0	-?	0	0	0	+	--	+	0	0	0	-	N/A	+	+	-?	0	
Newbold-on-Stour																		
NEWB.A (NEWB.01) East of Stratford Road (9 dwellings)	-	?	0	0	0	+	0	-	?	0	0	0	+	N/A	+	+	+	0
NEWB.B (NEWB.03) East of Heron Way (18 dwellings)	-	-?	0	-?	0	+	0	+	0	0	0	+	N/A	+	+	+	0	
NEWB.C (NEWB.06) North of Moss Lane (east) (24 dwellings)	-	-?	0	0	0	+	0	-	?	0	0	0	+	N/A	+	+	+	0
Oxhill																		
OXH.A (OXH.06) North of Green Lane (west) 15 dwellings)	0	-?	0	0	-	+	0	+	0	0	0	--	N/A	+	+	+	0	
OXH.B (OXH.07) South of Whatcote Road (6 dwellings)	0	-?	0	0	-	+	0	+	0	0	0	--	N/A	+	+	+	0	
Quinton																		
QUIN.A (QUIN.03) North of Main Road (east) (30 dwellings)	-	--?	0	0	0	++	0	+	0	0	0	+	N/A	+	+	+	0	
QUIN.B (QUIN.04) East of Back Lane (north) (12 dwellings)	-	--?	0	0	0	+	0	+	0	0	0	+	N/A	+	+	-	0	
QUIN.C (QUIN.07) South of Main Road (middle) (36 dwellings)	-	--?	0	0	0	+	0	+	0	0	0	+	N/A	+	+	-	0	
QUIN.D (QUIN.08) East of Goose Lane (north) (30 dwellings)	0	-?	0	0	0	+	0	+	0	0	0	+	N/A	+	+	+	0	
QUIN.E (QUIN.22) East of Back Lane (south) (15 dwellings)	--?	--?	0	0	0	+	0	+	0	0	0	+	N/A	+	+	+	0	
QUIN.F (QUIN.23) South of Main Road (12 dwellings)	-	?	0	0	0	+	0	+	0	0	0	+	N/A	+	+	+	0	
Salford Priors																		
SALF.A (SALF.08) West of Evesham Road (north) (24 dwellings)	-	-?	0	0	0	+	--	--	0	0	0	-	N/A	+	+	+	0	

SALF.B (SALF.11) South of School Road (east) (60 dwellings)	-	--?	0	0	0	+	--	--	0	0	0	+	N/A	+	++	+	0
SALF.C (SALF.17) North of Bomford Way (24 dwellings)	0	--?	0	-	0	+	--	--	0	0	0	+	N/A	+	+	-	0
<b>Stratford-upon-Avon</b>																	
STR.A (STR.11) East of Banbury Road (240 dwellings)	0	--?	0	0	-	+	--	--	--	0	0	+	N/A	+	++	+	0
STR.B (STR.12) West of Banbury Road (330 dwellings)	0	--?	0	0	-	+	--	--	--	0	0	+	N/A	+	++	+	0
STR.C (STR.14) East of Shipston Road (180 dwellings)	0	--?	0	0	-	+	--	--	--	0	0	+	N/A	-	++	+	0
STR.D (STR.16) North of Evesham Road (75 dwellings)	-	--?	--?	0	0	+	0	-	--	0	0	+	N/A	+	++	+	0
<b>Studley</b>																	
STUD.A (STUD.07) East of Redditch Road (south) (21 dwellings)	--?	--?	-	0	0	+	0	+	-	0	0	+	N/A	+	+	-	0
<b>Tiddington</b>																	
TIDD.A (TIDD.03) East of Hamilton Road (45 dwellings)	0	--?	0	0	0	+	-	--	-	0	0	+	N/A	+	+	+	0
<b>Tredington</b>																	
TRED.A (TRED.04) South of Blackwell Road (15 dwellings)	0	--?	0	0	0	+	0	+	0	0	0	+	N/A	+	+	+	0
<b>Tysoe</b>																	
TYS.A (TYS.01) West of Main Street (6 dwellings)	-	--?	0	0	0	+	0	+	0	0	0	+	N/A	+	+	+	0
TYS.B (TYS.12) South of Oxhill Road (30 dwellings)	-	--?	0	0	0	+	0	+	0	0	0	+	N/A	+	+	+	0
TYS.C (TYS.14) West of Sandpits Lane (18 dwellings)	-	--?	0	0	0	+	0	+	0	0	0	+	N/A	+	+	-	0
TYS.D (TYS.16) North of Saddledon Street (18 dwellings)	-	--?	0	0	-	+	0	+	0	0	0	+	N/A	+	+	+	0
TYS.E (TYS.17) West of Meadow Lane (24 dwellings)	-	--?	0	0	0	+	0	+	0	0	0	+	N/A	+	+	+	0
<b>Welford-on-Avon</b>																	

WELF.A (WELF.09A) North of Milcote Road (west) (36 dwellings)	-	--?	0	0	0	+	--	--	0	0	0	-	N/A	-	+	+	0
WELF.B (WELF.10) East of Hunt Hall Lane (south) (30 dwellings)	0	-?	0	0	0	+	--	-	0	0	0	+	N/A	+	+	+	0
WELF.C (WELF.17) East of Hunt Hall Lane (north) (15 dwellings)	0	-?	0	0	0	+	--	--	0	0	0	-	N/A	+	+	+	0

## SA of Implementing the Site Allocations Plan (SAP)

- 7.88 **Housing, Economy & Employment, Communities & Health:** Positive effects have been identified overall for housing and employment/economy, depending upon the specific uses of the development land proposals. The Specific Site Proposals have been refined and include site-specific requirements that will confirm the delivery of housing, land for employment and supporting services/facilities, where relevant.
- 7.89 The Reserve Housing Sites have been selected to be dispersed through the District within certain settlements. Policy SAP.1 makes clear the four purposes for identifying reserve housing sites - essentially to rectify any identified shortfalls and to contribute to meeting any identified additional needs for specific purposes. Policy SAP.2 details the mechanism for managing the release of reserve housing, together with Annex 1 listing the Proposed Reserve Housing Sites. This secures the requirements arising from Policy CS.16 and confirms the likely positive effects by providing more guidance and certainty for delivery within the plan period (to 2031). It is established that good quality housing has positive effects on health and well-being.
- 7.90 **Transport, Air Quality & Climate Change:** Congestion, aiming to reduce the use of or reliance on private vehicles and encourage more sustainable transport, are key issues for development planning in the District, particularly for Stratford-upon-Avon and the other larger settlements. Air quality and climate change objectives are closely linked with transport factors. The Council has investigated and selected Site-Specific Proposals that can help to resolve these issues. Where relevant and necessary, site-specific requirements associated with transport have been included in Policies and thus, provide mitigation measures to avoid or minimise potential significant negative effects. Overall, the SA found potential minor positive effects for these Sites as such development can help to resolve these existing sustainability issues.
- 7.91 The Council investigated and selected Reserve Housing Sites that are dispersed through the District. Whilst it is appreciated that within the Local Service Villages residents are likely to still rely on private vehicles to access some key services, air quality and congestions in these settlements has not been identified as a significant issue, and overall, the SA found potential neutral effects, including cumulative effects.
- 7.92 The SA found minor positive effects with regard to climate change and green infrastructure. None of the sites selected involved any loss of Public Open Space or Green Infrastructure (GI) – and many sites were found to have possibilities for incorporating new or enhanced features.
- 7.93 **Historic Environment:** The District has a rich historic resource and generally sites have been selected to avoid any negative effects on such assets and their settings. Again, and where relevant and necessary, site-specific requirements

have been included in Policies to ensure no significant negative effects. Strong mitigation measures are provided through Core Strategy CS.8 that protects and enhances the historic environment with a positive approach. Therefore, the SA found likely neutral effects overall.

- 7.94 **Landscape & Soils:** For the Specific Site Proposals, site specific requirements are included to ensure that any potential negative effects are mitigated and that opportunities for enhancements are implemented; the SA found likely minor positive effects overall. For the Reserve Housing Sites, a range of effects were found from minor positive, through neutral, to potential minor and major negative. The SA has reported the potential for negative cumulative effects for certain settlements that have a high concentration of sites with major negative effects for landscape, and thence the possibility for cumulative effects for the District as a whole. The Reserve Housing Sites are dispersed throughout the District and this helps to provide some mitigation in relation to cumulative effects.
- 7.95 Core Strategy CS.5 Landscape provides strong mitigation through requiring the landscape character and quality of the District to be maintained – and including consideration of cumulative impacts. In recognition of the possibilities for adverse impacts in particularly sensitive landscape areas, additional requirements to undertake a landscape assessment were included in the Proposals for Napton (RURAL.1), Wellesbourne (RURAL.2) and the Quinton Rail Technology Centre in Long Marston (RURAL.3); also a requirement to consider the impact on landscape character for Policy SAP.7 Employment Enabling Sites. These requirements will provide additional mitigation measures and contribute to reducing potential cumulative effects.
- 7.96 Sites have been selected which use previously developed land wherever possible, and to minimise the use of the best and most versatile agricultural land. Therefore, SA found both positive and negative effects. The loss of soils and good quality agricultural land will have permanent and irreversible effects.
- 7.97 **Biodiversity & Geodiversity:** Sites have been selected to avoid internationally or nationally designated biodiversity and geodiversity – indicating neutral effects. Where locally important assets have been identified, site-specific requirements have been included in the Policies and Proposals. Core Strategy CS.6 Natural Environment requires development to contribute to a resilient ecological network, recognising the inter-relationships between wildlife, people, the economy and tourism. Policy CS.6 requires impacts to be minimised and, where possible, secure a net gain in biodiversity. The SA noted that with the recent updating of the NPPF, all development is required to deliver some biodiversity gain. Overall, the SA found at least neutral effects and possibilities for minor positive effects in the longer term.
- 7.98 **Flooding & Water Quality:** Sites have been selected in accordance with national requirements to minimise risks from flooding; the SA found neutral



effects overall. Some sites are located within Water Safeguarded Zones such that there was the potential for negative effects on water quality. However, where significant effects were identified, site specific requirements provide mitigation. Also, Core Strategy Policy CS.4 Water Environment & Flood Risk provides strong mitigation measures to promote the sustainable management of water resources and protect water quality. Overall, the SA found neutral effects.

## 8 PROPOSED MONITORING

- 8.1 The SEA Directive and Regulations require that the significant effects (positive and negative) of implementing the Plan should be monitored in order to identify at an early stage any unforeseen effects and to be able to take appropriate remedial action. Government guidance<sup>50</sup> on SA/SEA advises that existing monitoring arrangements should be used where possible in order to avoid duplication. Government requires local planning authorities to produce Authority Monitoring Reports (AMRs), and the Stratford-on-Avon District Council Monitoring Report<sup>51</sup> (produced annually) is considered sufficient to ensure appropriate monitoring takes place.

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<sup>50</sup> [http://planningguidance.planningportal.gov.uk/?post\\_type=&s=sustainability+appraisal](http://planningguidance.planningportal.gov.uk/?post_type=&s=sustainability+appraisal)

<sup>51</sup> <https://www.stratford.gov.uk/planning-regeneration/monitoring-information.cfm>

## 9 CONSULTATION & NEXT STEPS

- 9.1 Comments received on the Proposed Submission SAP and this SA Report (June 2019) will be considered and submitted with the SAP to the Secretary of State for appointment of an Inspector to carry out an independent examination of the proposed SAP.
- 9.2 Any comments on this SA Report should be made during this statutory consultation stage in accordance with the guidance provided by the District Council.

## APPENDICES

- I Statement of Compliance with SEA Directive & Regulations
- II Stratford-on-Avon Site Allocations Plan SA Scoping Report (2014)  
(available separately (<https://www.stratford.gov.uk/planning-regeneration/>))
- III SA of Options for Defining Settlement (Built Up Area) Boundaries (BUABs)  
(December 2017)
- IV SA of Proposals for Specific Sites (December 2017 & Updated June 2019)
- V Policy Self-Build & Custom Housebuilding (Va) and Options for  
identification in the SAP (Vb) (December 2017 & Updated June 2019)
- VI SA of Further Proposals SA Addendum Report (February 2019) available  
separately (<https://www.stratford.gov.uk/planning-regeneration/site-allocations-plan/>)
- VII Representations to Regulation 18 Consultations
- VIII SA of Options for Reserve Housing Sites (June 2019)
- IX SA of Scenarios 1-7

## 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, in particular, those in relation to any	Section 3 Context & Baseline	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
areas of a particular environmental importance		
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).
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.

SEA Directive & Regulation Requirements	SA Report Section	Summary of Contents
	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 III: SA of Strategic Options for defining Built Up Area Boundaries

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



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		
		Tight Boundary	Loose Boundary	No Boundary
1. Heritage	<p>The 8 Main Rural Centres contain a range of heritage assets, including Listed Buildings, Conservation Areas and Scheduled Monuments<sup>1</sup>. These heritage assets characterise the Rural Centres, and development in the settlements can have effects on both the assets and their settings.</p> <p>By defining a tight boundary around the Rural Centres 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 for Rural Centres. 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 the Rural Centres will enable development to occur on the periphery of the settlements, which is likely to be further from designated heritage features which are largely located in the historic centres of the Main Rural Centres<sup>2</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 would still be available through Core Strategy Policy CS.8 which would protect designated</p>	0	+	0?

<sup>1</sup> Defra (2016) Magic Map [Online at <http://magic.defra.gov.uk/MagicMap.aspx> ]

<sup>2</sup> Ibid.

	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>3</sup> , and the open nature of the countryside is valued attribute for the local area.	++	+	-
	<p>The use of a tight boundary around a Main Rural Centre 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 Main Rural Centres, 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>4</sup> .	+	+?	0
	<p>The drawing of a tight boundary around the Main Rural Centres 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 the Main Rural Centres contains Priority Habitat and may be within a loose boundary. 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>			

<sup>3</sup> Defra (2016) Magic Map [Online at <http://magic.defra.gov.uk/MagicMap.aspx> ]

<sup>4</sup> Ibid.

	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.			
<b>4. Flooding</b>	There are areas of flood risk dispersed throughout the District <sup>5</sup> . A tight boundary will allow for the exclusion of areas of flood risk from the potential developable area, with associated positive effects.	+	0	0
	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.			
<b>5. Climate Change: Accessibility &amp; Traffic</b>	Defining a tight boundary around the Main Rural Centres 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.	+	0	-
	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.  Without a boundary development could be located away from the Rural Service Centre, 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 Rural Service Centres 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?

<sup>5</sup> Environment Agency (2016) Flood Map [Online at <https://flood-map-for-planning.service.gov.uk/> ]

	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 the Main Rural Centres 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 the Main Rural Centres 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 settlement, including designated AQMA <sup>6</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 boundary.  No effects identified for the no boundary solution.  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			

<sup>6</sup> Defra (2016) AQMA Interactive Map (<https://uk-air.defra.gov.uk/aqma/maps>)

	<p>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 the SA Objective.	0	0	0
<b>10. Transport</b>	<p>A tight boundary around the Rural Service Centres 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 Rural Service Centres, 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> <p><i>Please note – uncertainty added in response to representations made in 2018 consultation</i></p>	++?	+?	-?
<b>11. Reduce barriers for rural communities</b>		N/A	N/A	N/A

<p><b>12. Protect the settlements identity</b></p>	<p>The implementation of a tight boundary around the Rural Service Centres 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 Rural Service Centres 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.</p> <p>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.</p>	+	0?	-
<p><b>13. Housing</b></p>	<p>The use of boundaries around settlement can effectively control where new development occurs, and ensure housing is appropriately located, with positive effects for both a tight and loose boundary.</p> <p>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.</p>	+	+	-
<p><b>14. Communities &amp; Health</b></p>	<p>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.</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 enforcement to prevent development being located in close proximity to conflicting land uses, with a potential minor negative effect.</p>	+	+?	-
<p><b>15. Economy &amp; Employment</b></p>	<p>Both tight and loose boundaries can help support the Rural Service Centres economies, and protect existing employment land, with minor positive effects.</p>	+	+	-

	No boundary would less likely support the economies of Rural Service Centres, and development could be remote with reduced access to employment opportunities, with a minor negative effect.			
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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		
		Tight Boundary	Loose Boundary	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>7</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 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 potential negative effects to neutral, however there is an element of uncertainty.</p>	0	+	0?

<sup>7</sup> Defra (2016) Magic Map [Online at <http://magic.defra.gov.uk/MagicMap.aspx> ]



<p><b>2. Landscape</b></p>	<p>The District contains both AONB designation and Green Belt designation<sup>8</sup>, and the open nature of the countryside is valued attribute for the local area.</p> <p>The use of a tight boundary around a LSV 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>	<p>++</p>	<p>+</p>	<p>-</p>
<p><b>3. Biodiversity &amp; Geodiversity</b></p>	<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>9</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. 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>+</p>	<p>+?</p>	<p>0</p>

<sup>8</sup> Defra (2016) Magic Map [Online at <http://magic.defra.gov.uk/MagicMap.aspx> ]

<sup>9</sup> Ibid.

	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 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.			
<b>4. Flooding</b>	There are areas of flood risk dispersed throughout the District <sup>10</sup> . A tight boundary will allow for the exclusion of areas of flood risk from the potential developable area, with associated positive effects.	+	0	0
	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.			
<b>5. Climate Change: Accessibility &amp; Traffic</b>	Defining a tight boundary around the villages 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 Main Rural Centres <sup>11</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.	+	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 the Villages, and not have appropriate access to the highway network or good access to the settlements, with a minor negative effect.</p>			

<sup>10</sup> Environment Agency (2016) Flood Map [Online at <https://flood-map-for-planning.service.gov.uk/> ]

<sup>11</sup> Warwickshire County Council (2011) Warwickshire Local Transport Plan

<p><b>6. Climate Change: Green Infrastructure</b></p>	<p>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.</p> <p>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 Main Rural Centres, 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 Rural Service Centres. Some uncertainty remains, and a residual neutral effect is considered for the boundary option.</p> <p>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.</p>	+	0?	0?
<p><b>7. Natural resources (Minerals &amp; Agricultural Land)</b></p>	<p>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.</p> <p>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.</p> <p>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.</p>	+	+?	-
<p><b>8. Pollution (Air Quality &amp; Water Quality)</b></p>	<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>12</sup>.</p>	+	+	0

<sup>12</sup> Defra (2016) AQMA Interactive Map (<https://uk-air.defra.gov.uk/aqma/maps>)

	<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>			
<b>9. Waste</b>	The definition of boundary lines around the settlements is not considered likely to have an effect on the SA Objective.	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 for a tight boundary than the other boundary options, but available services/facilities are fewer than those available in the Main Rural Centres. 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>	+?	+?	-?

	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.			
<b>11. Reduce barriers for rural communities</b>		N/A	N/A	N/A
<b>12. Protect the settlements identity</b>	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.	+	0?	-
	<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 Rural Service Centres due to the smaller LSVs and their variable settlement patterns. However, appropriate deign and location of development can mitigate against this, and a residual neutral effect is considered. Some uncertainty remains.</p> <p>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.</p>			
<b>13. Housing</b>	The use of boundaries around settlement 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 enforcement 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			
South of Alcester Road, Stratford-upon-Avon	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>1</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 distinct and contrasting vales in the region<sup>2</sup>. The site option is not within a Special Landscape Area<sup>3</sup>. The site option has an identified high/medium landscape sensitivity<sup>4</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.</p>																		

<sup>1</sup> DEFRA (2017) Magic Map

<sup>2</sup> Natural England (2014) National Character Area Profile: Severn & Avon Vales

<sup>3</sup> White Consultants for Stratford-on-Avon District Council (2012) Special Landscape Areas Study

<sup>4</sup> <https://democracy.stratford.gov.uk/documents/s14677/Landscape%20Sensitivity%20Study.pdf>



There are no internationally designated biodiversity sites in the local area, with no significant negative effects<sup>5</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>6</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>7</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>8</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>9</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. 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>10</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<sup>10</sup><sup>11</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.

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<sup>5</sup> DEFRA (2017) Magic Map

<sup>6</sup> <https://flood-map-for-planning.service.gov.uk/summary/407241/264008>

<sup>7</sup> Warwickshire County Council (2011) Warwickshire Local Transport Plan

<sup>8</sup> Stratford Council GIS layers

<sup>9</sup> Ibid.

<sup>10</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>11</sup> Google Maps (2017) Measured using walking distance from the sites closest edge to the facility/service

The site option will extend the developed boundary of the settlement to the west, with a potential minor negative 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.

	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>12</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>13</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 SA Objective 2.</p>																	

<sup>12</sup> DEFRA (2017) Magic Map

<sup>13</sup> Natural England (2014) National Character Area Profile: Severn & Avon Vales

There are no internationally designated biodiversity sites in the local area, with no significant negative effects<sup>14</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>15</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>16</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>17</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 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.

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<sup>14</sup> DEFRA (2017) Magic Map

<sup>15</sup> <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1005777>

<sup>16</sup> <https://flood-map-for-planning.service.gov.uk/summary/421237/251141>

<sup>17</sup> Environment Agency (2017) <http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=en&ep=map&scale=8&x=421742.34375&y=250422.64583333334#x=421435&y=251100&lq=1.10,&scale=9>

**Summary:**

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

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

	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment		
Land East of Shipston Road, Stratford-upon-Avon	0	-	0	0	+	+	-	-	+	-	0	+	N/A	+	0	+?	0
<p><b>Commentary:</b></p> <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>18</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>19</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>20</sup>. The site option is not within a Special Landscape Area. The site option has a high landscape sensitivity<sup>21</sup>, and will result in the loss of greenfield land and an encroachment into the countryside, with a potential minor negative effect on SA Objective 2.</p>																	

<sup>18</sup> Stratford Council GIS layers- Measured from the closest site edge to the Heritage Asset using GIS

<sup>19</sup> DEFRA (2017) Magic Map

<sup>20</sup> Natural England (2014) National Character Area Profile: Severn & Avon Vales

<sup>21</sup> <https://www.stratford.gov.uk/doc/205832/name/B8%20Stratford%20upon%20Avon%20Landscape%20Sensitivity%20Study.pdf>

There are no internationally designated biodiversity sites in the local area, with no significant negative effects<sup>22</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>23</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 affects occur, with an overall neutral affect.

The site option is not located in a designated flood zone<sup>24</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>25</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>26</sup>. The site option is also entirely grade 3a best and most versatile agricultural land, with a major negative effect on soil resources<sup>27</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>28</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 affect on SA Objective 10<sup>29</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 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 care homes adjacent to the site, and design will not need to take this into account. Overall a minor positive effect is considered with some uncertainty.

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<sup>22</sup> DEFRA (2017) Magic Map

<sup>23</sup> DEFRA (2017) Magic Map

<sup>24</sup> <https://flood-map-for-planning.service.gov.uk/summary/420620/253415>

<sup>25</sup> Warwickshire County Council (2011) Warwickshire Local Transport Plan

<sup>26</sup> Stratford Council GIS layers

<sup>27</sup> Ibid.

<sup>28</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>29</sup> Google Maps (2017) Measured using walking distance from the sites closest edge to the facility/service

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 permission for two care homes.



	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>																	
<p>There are no heritage assets within or adjacent to the site option, with a residual neutral effect.</p> <p>The site option is located approximately 14km north of the Cotswolds AONB<sup>30</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>31</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 Feldon Vale<sup>32</sup>. There is a disused quarry at the site option. The site option is identified to have a high/medium landscape sensitivity<sup>33</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.</p>																	

<sup>30</sup> DEFRA (2017) Magic Map

<sup>31</sup> Natural England (2014) National Character Area Profile: Northamptonshire Uplands

<sup>32</sup> White Consultants for Stratford-on-Avon District Council (2012) Special Landscape Areas Study

<sup>33</sup> <https://www.stratford.gov.uk/files/seealsodocs/125509/Landscape%20Sensitivity%20Assessment%20LSVs%20-%20Ilmington%20-%20Long%20Marston.pdf>

There are no internationally designated biodiversity sites in the local area, with no significant negative effects<sup>34</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>35</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>36</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>37</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>38</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>39</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>40</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 walking distance of the nearest bus service. The site option is not within walking distance of the majority of key services<sup>41</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.

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

<sup>35</sup> <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1002121>

<sup>36</sup> <https://flood-map-for-planning.service.gov.uk/summary/420620/253415>

<sup>37</sup> Warwickshire County Council (2011) Warwickshire Local Transport Plan

<sup>38</sup> Stratford Council GIS layers

<sup>39</sup> Ibid.

<sup>40</sup> <http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=e&ep=map&scale=9&x=420299.0416666667&y=253473.2916666667#x=420299&y=253473&lq=1,2,10,&scale=9>

<sup>41</sup> Google Maps (2017) Measured using walking distance from the sites closest edge to the facility/service

**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.

	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		
Warwick University, Wellesbourne Campus	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>42</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>43</sup>. The site option is not within a Special Landscape Area<sup>44</sup>. The site option does 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.</p>																	

<sup>42</sup> DEFRA (2017) Magic Map

<sup>43</sup> Natural England (2014) National Character Area Profile: Severn & Avon Vales

<sup>44</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>45</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>46</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>47</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>48</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>49</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>50</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 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.

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

<sup>46</sup> <https://flood-map-for-planning.service.gov.uk/summary/427342/256877>

<sup>47</sup> Stratford Council GIS layers

<sup>48</sup> Ibid.

<sup>49</sup> [http://maps.environment-](http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=en&ep=map&scale=9&x=420299.0416666667&y=253473.2916666667#x=420299&y=253473&lg=1,2,10.&scale=9)

[agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=en&ep=map&scale=9&x=420299.0416666667&y=253473.2916666667#x=420299&y=253473&lg=1,2,10.&scale=9](http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=en&ep=map&scale=9&x=420299.0416666667&y=253473.2916666667#x=420299&y=253473&lg=1,2,10.&scale=9)

<sup>50</sup> Google Maps (2017) Measured using walking distance from the sites closest edge to the facility/service

**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		
High Street, Studley	+	++	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>51</sup>, with no effects on the designation, and is not within a Special Landscape Area<sup>52</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> <p>There are no internationally designated biodiversity sites in the local area, with no significant negative effects<sup>53</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>51</sup> DEFRA (2017) Magic Map

<sup>52</sup> White Consultants for Stratford-on-Avon District Council (2012) Special Landscape Areas Study

<sup>53</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>54</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>55</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>56</sup>, and a neutral effect is considered. The site option does not contain any best and most versatile agricultural land<sup>57</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>58</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>59</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 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.

<sup>54</sup> <https://flood-map-for-planning.service.gov.uk/summary/407241/264008>

<sup>55</sup> UE Associates (2011) Green Infrastructure Study for the Stratford-on-Avon District

<sup>56</sup> Stratford Council GIS layers

<sup>57</sup> Ibid.

<sup>58</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>59</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 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>60</sup>, with no effects on the designation, and is not within a Special Landscape Area<sup>61</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>62</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.</p>																	

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

<sup>61</sup> White Consultants for Stratford-on-Avon District Council (2012) Special Landscape Areas Study

<sup>62</sup> DEFRA (2017) Magic Map

The site option is not located in designated Flood Zones 2 or 3<sup>63</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>64</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>65</sup>, and a neutral effect is considered. The site option does not contain any best and most versatile agricultural land<sup>66</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>67</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>68</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.

**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.

<sup>63</sup> <https://flood-map-for-planning.service.gov.uk/summary/407241/264008>

<sup>64</sup> UE Associates (2011) Green Infrastructure Study for the Stratford-on-Avon District

<sup>65</sup> Stratford Council GIS layers

<sup>66</sup> Ibid.

<sup>67</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>68</sup> Google Maps (2017) Measured using walking distance from the sites closest edge to the facility/service

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>69</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>70</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 area with a number of distinct and contrasting vales in the region<sup>71</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.</p>																	

<sup>69</sup> Stratford-on-Avon District Council (1992) Stratford-upon-Avon Conservation Area

<sup>70</sup> DEFRA (2017) Magic Map

<sup>71</sup> Natural England (2014) National Character Area Profile: Severn & Avon Vales

There are no internationally designated biodiversity sites in the local area, with no significant negative effects<sup>72</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>73</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>74</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>75</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.

#### **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.

<sup>72</sup> DEFRA (2017) Magic Map

<sup>73</sup> <https://flood-map-for-planning.service.gov.uk/summary/419888/254951>

<sup>74</sup> Stratford Council GIS layers

<sup>75</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>

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.

	SA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment	
Land at Stratford College, Alcester Rd	0	+?	0	0	+	+	0	+	0	0	++	N/A	0	0	+?	+?
<b>Commentary:</b>																
<p>There are no heritage assets within or near to the site option of extending the existing Stratford-upon-Avon High School with car-parking land that will be surplus to future needs by the adjacent Stratford-upon-Avon College. The nearest heritage assets to the site option are Listed Buildings approx. at least 550m to the west, south-west and over to the east clustered in the centre of the town. Therefore, neutral effect considered for SA Objective 1.</p> <p>The site option is located approximately 10km north of the Cotswolds AONB<sup>76</sup>, with no effects on the designation, The site option is not within a Special Landscape Area<sup>77</sup> but is adjacent/just within an identified area of high landscape sensitivity<sup>78</sup>, and is an existing urban area used as a car park. Therefore, it seems likely that there could be opportunities through redevelopment/extension of the school in the longer term for visual enhancement with the possibilities for a minor positive effect considered on SA Objective 2, but with some uncertainty still at this stage.</p>																

<sup>76</sup> DEFRA (2019) Magic Map <https://magic.defra.gov.uk/MagicMap.aspx>

<sup>77</sup> White Consultants for Stratford-on-Avon District Council (2012) Special Landscape Areas Study

<sup>78</sup> <https://www.stratford.gov.uk/doc/205832/name/B8%20Stratford%20upon%20Avon%20Landscape%20Sensitivity%20Study.pdf>



There are no internationally designated biodiversity sites in the local area, with no significant negative effects<sup>79</sup>. The nearest SSSI (Racecourse Meadow) to the site option is approx. 1.5km 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. Mitigation is provided through Core Strategy Policy CS.5 with a neutral effect considered for the SA Objective.

The site option is not located in designated Flood Zones 2 or 3<sup>80</sup>, with a residual neutral effect. The site option has site access from the Alcester Road and provides access to Stratford-upon-Avon. There are known congestion issues within Stratford<sup>81</sup>; 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.

The site option is not within a mineral safeguarded area<sup>82</sup>, and a neutral effect is considered. The site option is currently car parking and entirely brownfield land with a major positive effect on soil resources.

Stratford contains an AQMA which encompasses much of the settlement. Development at the site option may result in an increase in traffic within the AQMA, with a potential minor negative effect on air quality. However, effects are uncertain at this stage and emissions are likely to reduce in the future. The site option is not within a safeguarded water zone<sup>83</sup>, with neutral effects.

The site option is within 800m of a railway station, within 400m of an existing bus stop and within walking distance to key services/facilities; therefore, a major positive effect is considered for SA Objective 10<sup>84</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 is on existing developed land in the town and will have a neutral effect on the settlement identity. There are no conflicting neighbouring land uses with no effects on health, residual neutral effect.

The site option is proposed to safeguard land for education and extending the High School in the future. This will support employment with a potential positive effect for SA Objective 15 and also contribute to community health and well-being through maintaining educational facilities.

<sup>79</sup> DEFRA (2019) Magic Map <https://magic.defra.gov.uk/MagicMap.aspx>

<sup>80</sup> <https://flood-map-for-planning.service.gov.uk/summary/407241/264008>

<sup>81</sup> Warwickshire County Council (2011) Warwickshire Local Transport Plan

<sup>82</sup> Stratford Council GIS layers

<sup>83</sup> <https://magic.defra.gov.uk/MagicMap.aspx>

<sup>84</sup> Google Maps (2019) Measured using walking distance from the sites closest edge to the facility/service

**Summary:**

The site option is currently a car park - brownfield land and therefore major positive effects for natural resources. The site has a high landscape sensitivity, but redevelopment could provide enhancement with possibilities for positive effects. The site is well provided with public transport modes with major positive effects. Safeguarding the land for future educational expansion will provide some employment with positive effects and contribute to the health and wellbeing of the local communities.

## Appendix V(a) and V(b): SA of Self-Build and Custom-Build Housing 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 V(a) SA of Draft Policy on Self-Build & custom-Build Housing**

	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>Draft Policy 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> <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.</p>																

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 V(b): SA of Site Options for Policy on Self-Build & Custom-Build Housing

	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment		
Land East of Shipston Road, Alderminster	0	0?	0	0	+	+	0	+	0	-	0	-	N/A	+	+	+	0
<b>Commentary:</b>																	
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.																	

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>1</sup>. The site option is considered to have a high/medium landscape sensitivity<sup>2</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>3</sup>. The nearest SSSI to the site option is approx. 1km to the north east. 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>4</sup>, with a residual neutral effect. There is limited access to the existing road network from the site currently, however emerging Policy SAP.3 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>5</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>6</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>1</sup> Natural England (2014) National Character Area Profile: Dunsmore and Feldon

<sup>2</sup> <https://www.stratford.gov.uk/doc/205839/name/Landscape%20Sensitivity%20Assessment%20LSVs%20Alderminster%20Brailles.pdf>

<sup>3</sup> DEFRA (2017) Magic Map

<sup>4</sup> <https://flood-map-for-planning.service.gov.uk/summary/423249/248528>

<sup>5</sup> Stratford Council GIS layers

<sup>6</sup> <http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=e&ep=map&scale=9&x=423500&y=248500#x=423500&y=248500&lg=1,2,10,&scale=9>

	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment		
Land West of Bush Heath Lane, Harbury	0	0?	0	0	+	+	0	+	0	-	0	-	N/A	+	+	+	0
<p><b>Commentary:</b></p> <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>7</sup>. The site option is considered to have a high/medium landscape sensitivity<sup>8</sup>, with a potential effect on the local landscape as a result of development. However, emerging Policy SAP.3 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.</p>																	

<sup>7</sup> Natural England (2014) National Character Area Profile: Dunsmore and Feldon

<sup>8</sup> <https://www.stratford.gov.uk/planning-regeneration/landscape-and-green-infrastructure.cfm>

There are no internationally designated biodiversity sites in the local area, with no significant negative effects<sup>9</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>10</sup>, with a residual neutral effect. There is existing access to the road network from the site option, and emerging Policy SAP.3 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>11</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>12</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.

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<sup>9</sup> DEFRA (2017) Magic Map

<sup>10</sup> <https://flood-map-for-planning.service.gov.uk/summary/436935/259554>

<sup>11</sup> Stratford Council GIS layers

<sup>12</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>



	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment		
Land West of Glebe Close, Stockton	0	0?	0	0	+	+	0	+	0	-	0	-	N/A	+	+	+	0
<p><b>Commentary:</b></p> <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>13</sup>. The site option is considered to have a high/medium landscape sensitivity<sup>14</sup>, with a potential effect on the local landscape as a result of development. However, emerging Policy SAP.3 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> <p>There are no internationally designated biodiversity sites in the local area, with no significant negative effects<sup>15</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.</p>																	

<sup>13</sup> Natural England (2014) National Character Area Profile: Dunsmore and Feldon

<sup>14</sup> <https://www.stratford.gov.uk/planning-regeneration/landscape-and-green-infrastructure.cfm>

<sup>15</sup> DEFRA (2017) Magic Map

The site option is not located in designated Flood Zones 2 or 3<sup>16</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>17</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>18</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.

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<sup>16</sup> <https://flood-map-for-planning.service.gov.uk/summary/443683/264005>

<sup>17</sup> Stratford Council GIS layers

<sup>18</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>

### Additional Site Options Identified through the Call for Sites & the SHLAA Process

	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment		
Land North of Allimore Lane, Alcester	0	0?	0	0	+	+	0	+	0	0	0	-	N/A	+	+	+	0
<p><b>Commentary:</b> There are no designated heritage features within or directly adjacent to the site option. The nearest Listed Buildings are over 200m away to the east in Priory Road, 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. The site option is considered to have a high landscape sensitivity<sup>19</sup>, with a potential effect on the local landscape as a result of development. However, the emerging Policy SAP.4 provides mitigation through ensuring that new development will need to produce a design guide to ensure development at the site is appropriate. This together with mitigation through requirements in core Strategy CS.5 Landscape indicates a potential for a residual neutral effect, with some uncertainty at this stage of assessment.</p>																	

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

There are no internationally designated biodiversity sites in the local area, with no significant negative effects<sup>20</sup>. The nearest SSSI (Aston Grove & Withycombe Wood) to the site option is over 5km to the east. Overall neutral effect for SA Objective 3.

The site option is not located in designated Flood Zones 2 or 3<sup>21</sup>, with a residual neutral effect. A minor positive effect is considered as the site option is adjacent to the highway network and well-located at the edge of the settlement for access to Alcester.

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>22</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 any water Source Protection Zone<sup>23</sup>, with neutral 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. The site is near to a network of public footpaths and including the national Monarch's Way adjacent to the southern boundary and therefore, possibilities for progressing more sustainable transport but overall, the development will not reduce the need to travel and minor negative effects indicated.

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.

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<sup>20</sup> DEFRA (2019) Magic Map <https://magic.defra.gov.uk/MagicMap.aspx>

<sup>21</sup> <https://flood-map-for-planning.service.gov.uk/summary/443683/264005>

<sup>22</sup> Stratford Council GIS layers

<sup>23</sup> <https://magic.defra.gov.uk/MagicMap.aspx>

	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment		
Land south of Church Street, Hampton Lucy	0	0?	0	0	+	+	0	+	0	0	0	-	N/A	+	+	+	0
<p><b>Commentary:</b> There are no designated heritage features within or directly adjacent to the site option. The nearest Listed Building is approx. 50m to the east on Church Street, 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. The landscape sensitivity<sup>24</sup> is not recorded specifically indicating an uncertain effect on the local landscape as a result of development. However, the proposed development is relatively small (approx. 10 plots) and the emerging Policy SAP.3 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.</p>																	

<sup>24</sup> <https://democracy.stratford.gov.uk/documents/s14677/Landscape%20Sensitivity%20Study.pdf>

There are no internationally designated biodiversity sites in the local area, with no significant negative effects<sup>25</sup>. The nearest SSSI (Loxley Church & Meadow) to the site option is approx. 3.5 km to the south. 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>26</sup>, with a residual neutral effect. The site is adjacent to roads and well-located on the edge of the settlement. Emerging Policy SAP4 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

The site option will not result in the loss of existing Public Open Space or Green Infrastructure, with a minor positive effect on SA Objective 6. The site option is not within a mineral safeguarded area<sup>27</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 any Water Safeguard Zone<sup>28</sup>, with a neutral effect on SA Objective 8.

The site option is not within walking distance of a railway station but is within walking distance of some key services/facilities and with a bus service (No. 505)<sup>29</sup>. Development is not likely to reduce the reliance on private vehicles but is adjacent to a network of public footpaths; however, overall with the potential for 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.

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<sup>25</sup> DEFRA (2019) Magic Map

<sup>26</sup> <https://flood-map-for-planning.service.gov.uk/summary/443683/264005>

<sup>27</sup> Stratford Council GIS layers

<sup>28</sup> <http://maps.environment-agency.gov.uk/wiyby/>

<sup>29</sup> [https://apps.warwickshire.gov.uk/BusTimetable/services/search?utf8=%E2%9C%93&search\\_term=wellesbourne&button=](https://apps.warwickshire.gov.uk/BusTimetable/services/search?utf8=%E2%9C%93&search_term=wellesbourne&button=)

	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment		
Land North of Collingham Lane, Long Itchington	0	0	0	0	+	+	0	+	0	0	0	-	N/A	+	+	+	0
<p><b>Commentary:</b></p> <p>There are no designated heritage features within or directly adjacent to the site option. The nearest Listed Building is approx. 250m to the north west on the other side of the A423, 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. The landscape sensitivity<sup>30</sup> is not recorded specifically indicating an uncertain effect on the local landscape as a result of development. However, the proposed development is relatively small (approx. 10 plots) and the emerging Policy SAP.3 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.</p> <p>There are no internationally designated biodiversity sites in the local area, with no significant negative effects<sup>31</sup>. The nearest SSSI (Stockton Railway Cutting &amp; Quarry) to the site option is over 2.5 km to the south east. 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.</p>																	

<sup>30</sup> <https://democracy.stratford.gov.uk/documents/s14677/Landscape%20Sensitivity%20Study.pdf>

<sup>31</sup> DEFRA (2019) Magic Map

The site option is not located in designated Flood Zones 2 or 3<sup>32</sup>, with a residual neutral effect. The site is adjacent to Collingham Lane and well-located in the centre of the settlement. Emerging Policy SAP4 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.

The site option will not result in the loss of existing Public Open Space or Green Infrastructure, with a minor positive effect on SA Objective 6. The site option is not within a mineral safeguarded area<sup>33</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 any Water Safeguard Zone<sup>34</sup>, with a neutral effect on SA Objective 8.

The site option is not within walking distance of a railway station but is within walking distance of some key services/facilities and has access to a bus service<sup>35</sup>. Development is not likely to reduce the reliance on private vehicles and thus some minor negative effects for No 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.

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<sup>32</sup> <https://flood-map-for-planning.service.gov.uk/summary/443683/264005>

<sup>33</sup> Stratford Council GIS layers

<sup>34</sup> <http://maps.environment-agency.gov.uk/wiyby/>

<sup>35</sup> <https://bustimes.org/services/664-southam-long-itchington-cubbington-leamington>



	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment		
Land North of Dog Lane, Napton-on-the-Hill	0	0	0	0	+	+	0	+	0	0	0	-	N/A	+	+	+	0
<p><b>Commentary:</b></p> <p>There are no designated heritage features within or directly adjacent to the site option. The nearest Listed Building is approx. 230m to the west, 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. The landscape sensitivity<sup>36</sup> is not recorded specifically indicating an uncertain effect on the local landscape as a result of development. However, the proposed development is small (approx. 5 plots) and the emerging Policy SAP.3 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.</p> <p>There are no internationally designated biodiversity sites in the local area, with no significant negative effects<sup>37</sup>. The nearest SSSI (Napton Hill Quarry) to the site option is approx. 1 km to the west. 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.</p>																	

<sup>36</sup> <https://democracy.stratford.gov.uk/documents/s14677/Landscape%20Sensitivity%20Study.pdf>

<sup>37</sup> DEFRA (2019) Magic Map

The site option is not located in designated Flood Zones 2 or 3<sup>38</sup>, with a residual neutral effect. The site is adjacent to roads and well-located on the edge of the settlement. Emerging Policy SAP4 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

The site option will not result in the loss of existing Public Open Space or Green Infrastructure, with a minor positive effect on SA Objective 6. The site option is not within a mineral safeguarded area<sup>39</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 any Water Safeguard Zone<sup>40</sup>, with a neutral effect on SA Objective 8.

The site option is not within walking distance of a railway station but is within walking distance of some key services/facilities and has bus services (Nos 65 & 665); however, the settlement is not listed as having a with a bus service<sup>41</sup>. Development is not likely to reduce the reliance on private vehicles but is nearby to a network of public footpaths – overall minor negative effects.

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.

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<sup>38</sup> <https://flood-map-for-planning.service.gov.uk/summary/443683/264005>

<sup>39</sup> Stratford Council GIS layers

<sup>40</sup> <http://maps.environment-agency.gov.uk/wiyby/>

<sup>41</sup> <https://apps.warwickshire.gov.uk/BusTimetable/services/page/6>

	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment		
Land West of Coventry Road, Southam	0	0?	0	0	+	+	0	+	0	-	0	-	N/A	+	+	+	0
<p><b>Commentary:</b></p> <p>There are no designated heritage features within or directly adjacent to the site option. The nearest Listed Building is approx. 500m to the south, 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. The landscape sensitivity<sup>42</sup> is at the edge of the high sensitivity that had been reported around the northern edges of the settlement. However, the proposed development is relatively small (approx. 10 plots) and the emerging Policy SAP.3 provides mitigation through ensuring that new development will need to produce a design guide to ensure development at the site is appropriate. This together with the requirements from Core Strategy Policy CS.5 Landscape indicates the potential for a residual neutral effect but some uncertainty at this stage.</p> <p>There are no internationally designated biodiversity sites in the local area, with no significant negative effects<sup>43</sup>. The nearest SSSI (Long Itchington &amp; Ufton Woods) to the site option is over 2 km to the west. 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.</p>																	

<sup>42</sup> <https://democracy.stratford.gov.uk/documents/s14677/Landscape%20Sensitivity%20Study.pdf>

<sup>43</sup> DEFRA (2019) Magic Map

The site option is not located in designated Flood Zones 2 or 3<sup>44</sup>, with a residual neutral effect. The site is adjacent with access to the Coventry Road and well-located on the edge of the settlement. Emerging Policy SAP4 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.

The site option will not result in the loss of existing Public Open Space or Green Infrastructure, with a minor positive effect on SA Objective 6. The site option is not within a mineral safeguarded area<sup>45</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 any Water Safeguard Zone<sup>46</sup>, with a neutral effect on SA Objective 8.

The site option is not within walking distance of a railway station but is within walking distance of some key services/facilities and with a bus service (No. 665)<sup>47</sup>. Development is not likely to reduce the reliance on private vehicles but is adjacent to a network of public footpaths and with the potential for 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.

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<sup>44</sup> <https://flood-map-for-planning.service.gov.uk/summary/443683/264005>

<sup>45</sup> Stratford Council GIS layers

<sup>46</sup> <http://maps.environment-agency.gov.uk/wiyby/>

<sup>47</sup> <https://apps.warwickshire.gov.uk/BusTimetable/services/page/6>

	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment		
Land North of Millers Close, Welford-on-Avon	0	0?	0	0	+	+	0	+	0	0	0	-	N/A	+	+	+	0
<p><b>Commentary:</b></p> <p>There are no designated heritage features within or directly adjacent to the site option. There are many nearby Listed Buildings at least 50m distance to the west, south and 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. The landscape sensitivity<sup>48</sup> is not recorded specifically indicating an uncertain effect on the local landscape as a result of development. However, the proposed development is relatively small (approx. 10 plots) and the emerging Policy SAP.3 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.</p> <p>There are no internationally designated biodiversity sites in the local area, with no significant negative effects<sup>49</sup>. The nearest SSSI (Welford Field) to the site option is approx. 1.3 km to the north west. Although within the SSI impact zone<sup>50</sup>, development is unlikely to significantly affect the SSSI due to the small size and mitigation is available through Core Strategy policy. Overall neutral effect for SA Objective 3.</p>																	

<sup>48</sup> <https://democracy.stratford.gov.uk/documents/s14677/Landscape%20Sensitivity%20Study.pdf>

<sup>49</sup> DEFRA (2019) Magic Map <https://magic.defra.gov.uk/MagicMap.aspx>

<sup>50</sup> Ibid

The site option is not located in designated Flood Zones 2 or 3<sup>51</sup>, with a residual neutral effect. The site is well-located within centre of the settlement. Emerging Policy SAP4 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.

The site option will not result in the loss of existing Public Open Space or Green Infrastructure, with a minor positive effect on SA Objective 6. The site option is not within a mineral safeguarded area<sup>52</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 any Water Safeguard Zone<sup>53</sup>, with a neutral effect on SA Objective 8.

The site option is not within walking distance of a railway station but is within walking distance of key services/facilities and with a bus service (No. 27)<sup>54</sup>. Development is not likely to reduce the reliance on private vehicles but is adjacent to a network of public footpaths and with the overall potential for 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.

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<sup>51</sup> <https://flood-map-for-planning.service.gov.uk/summary/443683/264005>

<sup>52</sup> Stratford Council GIS layers

<sup>53</sup> <http://maps.environment-agency.gov.uk/wiyby/>

<sup>54</sup> <https://bustimes.org/localities/welford-on-avon>

**Stratford on Avon Site Allocations Plan (SAP): SA Report Appendix VII Representations to Consultations & Responses**

Section of SA Report	Consultee (Ref Number) & Comments	Responses & Action Taken
<b>SAP Revised Scoping &amp; Initial Options Regulation 18 Consultation<sup>1</sup> January 2018</b>		
The SAP comprised four Parts: 1 Approach to identifying Reserve Housing Sites; 2 Definition of settlement (built up areas) boundaries; 3 Approach to Specific Sites; 4 Self-Build & Custom Housebuilding. The Initial SA Report included sustainability appraisals of these four Parts.		
<b>Environment Agency</b>		
	No comments on the SA at this stage	
<b>Historic England</b>		
	No comments in the SA at this stage	
<b>Natural England</b>		
SA/SEA	The representation refers to SA/SEA consultation questions 1-10 which appear to be relevant to a SA Scoping Report; these questions do not appear to relate to the Q1.1-1.4; Q2.1-2.6; Q3.1-3.9; Q4.1-4.2 consultation questions listed in the revised SAP scoping.	Noted with thanks but wonder if there has been some confusion as the consultation in January 2018 was on the initial sustainability appraisal assessments & their findings. It was not about SA scoping <i>per se</i> since the SA of the SAP used the same SA framework (SA Scoping 2014) as that of the Core Strategy – but refined to include identified thresholds & criteria of significance that are specifically relevant to the site allocations level planning. The initial SA report also included updated information and did explain what

<sup>1</sup> <https://www.stratford.gov.uk/planning-regeneration/sap-revised-reg-18-scoping-consultation.cfm>

Section of SA Report	Consultee (Ref Number) & Comments	Responses & Action Taken
<b>SAP Revised Scoping &amp; Initial Options Regulation 18 Consultation<sup>1</sup> January 2018</b>		
The SAP comprised four Parts: 1 Approach to identifying Reserve Housing Sites; 2 Definition of settlement (built up areas) boundaries; 3 Approach to Specific Sites; 4 Self-Build & Custom Housebuilding. The Initial SA Report included sustainability appraisals of these four Parts.		
		how and what was being assessed at this stage.
SA Objective No 3 Biodiversity	SA3 Objective emphasises the protection of designated sites. We suggest adding to the SA Indicators to ensure that ecological networks are not compromised and future improvements to habitat connectivity are not prejudiced.	SA Objective No 3 has 7 decision-aiding questions (a-g) that cover both designated and non-designated biodiversity; Q3f specifically refers to linking fragmented habitats.
SA Objective No 7 Natural Resources	The SA objective protects and conserves natural resources one of which is agricultural land. This should give appropriate weight to the roles performed by the area's soils. These should be valued as multi-functional resources which underpin our wellbeing and prosperity.	Noted with thanks and understood. The thresholds of significance as set out in the SA framework remain valid and relevant for assessment of sites options.
SA Objective No 8 Reduce Pollution	The SAP is likely to generate additional nitrogen emissions as a result of increased traffic generation which can be damaging to the natural environment. We consider that the designated sites at risk from local impacts are those within 200m of a road with increased traffic which feature habitats that are vulnerable to nitrogen deposition/acidification.	Noted with thanks. SA No 8 includes consideration of traffic emissions.  We note & understand the reference to 200m from DMRB and as used in HRA. There are no designated sites within the Stratford on Avon Local Plan boundary; there are 3 designated sites some 10 km beyond the LPA boundary. The HRA (2014) of the Core Strategy did not identify any adverse effects – alone or in-combination.



Section of SA Report	Consultee (Ref Number) & Comments	Responses & Action Taken
<b>SAP Revised Scoping &amp; Initial Options Regulation 18 Consultation<sup>1</sup> January 2018</b>		
The SAP comprised four Parts: 1 Approach to Identifying Reserve Housing Sites; 2 Definition of settlement (built up areas) boundaries; 3 Approach to Specific Sites; 4 Self-Build & Custom Housebuilding. The Initial SA Report included sustainability appraisals of these four Parts.		
<b>WYG on behalf of Barwood Homes; Bellway Homes; Spitfire Properties; Follett Property Holdings</b>		
SA Objective 13 Housing & Para 5.9 SA Report (Jan 2018)	The application of SA No 13 Housing should be reconsidered. Para 5.9 states that "defining a tight boundary will have positive effects for housing through controlling the location of future development...". This is objected to. Drawing a tight settlement boundary is likely to restrict the ability of settlements to respond to development where need arises, and the impact could be neutral or even negative. Not allowing flexibility for growth where it is needed could impact the ability of a settlement to sustain shops and services in the long term.	The Initial SA para 5.9 noted that there is still some flexibility in the definitions of settlement boundaries. The SA found minor positive effects for both the tight and loose boundaries; it found minor negative effects for no boundary.
SA Objective No 4 Flooding SA Appendix III	Core Strategy Policy CS4 will mitigate against any negative impacts of flooding. Flood risk is managed through a raft of national guidance and also CS Policies and Settlement Boundaries. Therefore, the impact should be neutral for all settlement boundary options.	Yes, agreed that the CS and other policies will provide mitigation measures such that all options would be neutral with regard to flooding.
SA Objective No 10 Transport	Whilst a loose settlement boundary may result in additional traffic, the provision of additional land for development within revised development boundaries could also ensure that public transport services are maintained and/or enhanced through additional use by residents, resulting in a beneficial effect.	The SA found major positive effects for tight boundary, minor positive effects for loose boundary, and minor negative effects for no boundary. The SA assumed the thresholds of 400 & 800m as defined for identifying significance. It is accepted that the 3 options assessed were 3 approaches and that such distances are unknown at this stage such that there is some uncertainty & we suggest adding (?) to the SA findings would be appropriate.

Section of SA Report	Consultee (Ref Number) & Comments	Responses & Action Taken
<b>SAP Revised Scoping &amp; Initial Options Regulation 18 Consultation<sup>1</sup> January 2018</b>		
<p>The SAP comprised four Parts: 1 Approach to identifying Reserve Housing Sites; 2 Definition of settlement (built up areas) boundaries; 3 Approach to Specific Sites; 4 Self-Build &amp; Custom Housebuilding. The Initial SA Report included sustainability appraisals of these four Parts.</p>		
	<p>Paragraph 84 of the NPPF also states that Local Planning Authorities should take account of the need to promote sustainable development patterns when reviewing green belt boundaries. This includes the consequences of channelling development to locations beyond the green belt boundary. Such an assessment will need to be made as part of the SA consideration of options. Given the problems identified in the SA scope of congestion and air quality, it is pretty clear what the implications of ignoring the potential of the green belt will be, given the origin of the need for reserve sites.</p>	<p>Matter for plan-making. The Core Strategy does not provide for amendments to Green Belt boundaries to provide for housing development. Furthermore, a detailed Green Belt Review has not been undertaken to inform any such amendments. The SHLAA has shown that there are sufficient sites elsewhere in the District such that it is not necessary to consider sites in the Green Belt.</p> <p>The SA identified issues for congestion &amp; air quality in certain settlements; also, issues for landscape effects.</p>

<b>SAP Further Focused Consultation Regulation 18 Consultation<sup>2</sup> SA Addendum Report February 2019</b>		
Additional specific development proposals that had emerged since the previous consultation in spring 2018. SA Addendum Report addressed - A. Gateway / Cultural Quarter Zone • B. Quinton Rail Technology Centre • C. A46 Safeguarding – Wildmoor • D. A46 Safeguarding – Bishopton • E. A46 Safeguarding - Marraway • F. Employment Exception Sites Policy		
<b>Warwickshire County Council Public Health</b>		
	We recommend that as part of the Sustainability Appraisal / Strategic Environmental Assessment process an Health Impact Assessment (HIA) is carried out to ensure that health and wellbeing is considered within any proposals from the outset.	SA Framework Objective No 14 Safeguard & improve community health, safety & wellbeing. Thus, each emerging element of the SAP has been tested through SA & including consideration of health & wellbeing from the outset.
<b>Environment Agency, Historic England, Natural England</b>		
	No comments received at this stage.	

<b>Proposed Submission SAP Regulation 19 Consultation SA Report (June 2019)</b>		
	To be completed in due course	

<sup>2</sup> <https://www.stratford.gov.uk/planning-regeneration/site-allocations-plan.cfm?frmAlias=/siteallocations/>

**Stratford on Avon Site Allocations Plan (SAP): SA Report**  
**Appendix IX: SA of Scenarios 1-7 and including Cumulative Effects Assessment (CEA), where possible**

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 (Minerals & Agricultural Land) and 8 (Air quality & Water Quality) are split into 2 columns, with the specific topic for each column outlined in the Objective heading		

## Base Scenario

Base Scenario <sup>1</sup>	<ul style="list-style-type: none"> <li>■ Built Up Area Boundaries for settlements</li> <li>■ SUA.2 – South of Alcester Road, Stratford</li> <li>■ SUA.4 – Atherstone Airfield</li> <li>■ Land east of Shipston Road, Stratford</li> <li>■ Land at Napton Brickworks</li> <li>■ University of Warwick, Wellesbourne Campus</li> <li>■ Land at High Street, Studley</li> <li>■ Studley Enterprise Centre</li> </ul>	<ul style="list-style-type: none"> <li>■ Land at Rother Street/Grove Street, Stratford</li> <li>■ Birthplace/Gateway Cultural Quarter</li> <li>■ Quinton Rail Technology Centre</li> <li>■ A46 Safeguarding sites – A422 Wildmoor, A3400 Bishopton and A439 Marraway</li> <li>■ Employment Exceptions Site Policy</li> <li>■ Self-Build and Custom-Build Policy (sites identified)</li> </ul>
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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 (Minerals & Agricultural Land) and 8 (Air Quality & Water Quality) are split into 2 columns, with the specific topic for each column outlined in the Objective heading		

<sup>1</sup> Please note that each of these draft policies and proposals was subject to individual SA and reported in the SA Reports (December 2017 & February 2019); the cumulative or composite assessment reported here was undertaken in May 2019 with the other Site Proposal & Policies still at an early draft stage.

SAP Base Scenario (All Other Site Proposals & Policies)		
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	Known suitable & deliverable Sites
<b>1 Heritage</b> To conserve designated & non-designated heritage assets & their surroundings	<p>Most of the sites were found in the initial SAs to be neutral with regard to heritage assets &amp; settings. Minor negative effects were identified for Rother St/Grove St and Gateway/Cultural Quarter sites in Stratford. These two sites are in the town centre and there are heritage assets within, adjacent and nearby<sup>2</sup>. The extent of effects and the possibilities for mitigation are not known precisely at this stage but Core Strategy Policy CS.8 provides protection and seeks enhancement for the historic and cultural resource; proportionate historic impact assessments are required such that at least neutral effects should be secured. Cumulative effects are not specifically referred to in the CS Policy and as these 2 sites are nearby to each other, it may be useful to consider site specific requirements in any allocations to address such inter-relationships. Potential major negative effects were indicated for safeguarding the A46 at Marraway with regard to the setting of the Grade II listed farm buildings and therefore, site specific requirements for mitigation will need to be considered.</p>	0
<b>2 Landscape</b> To protect, enhance & manage the character & appearance of the landscape & townscape	<p>8 of the 13 sites in this scenario were found to have likely positive effects on landscape/townscape objectives. 3 sites are located in medium/high landscape sensitivity with the potential for minor negative effects; 2 are on the outskirts of Stratford to the east and south whilst Atherstone Airfield is some 6km further to the south. One site at Napton Brickworks was considered to be in high/medium sensitivity with potential major negative effects due to the slope/orientation of the land. Core Strategy Policy CS.5 seeks to minimise &amp; mitigate adverse impacts, and CS.9 on design seeks to ensure that development respects local distinctiveness. These 2 policies should ensure that the 3 sites could approach neutral effects; further studies and site-specific requirements will need to be considered for mitigation measures at the Napton site. Uncertainty of effects were found by the SA for 2 of the A46 safeguarding sites due to their location within the Arden Special Landscape Area; further studies will be needed in due course and include possibilities for mitigation through design and screening of the roundabouts/access roads.</p> <p>The sites are dispersed across the district, and with mitigation, no significant negative effects are indicated individually; overall minor positive effects.</p>	+

<sup>2</sup> <https://magic.defra.gov.uk/MagicMap.aspx>

<p><b>3 Biodiversity &amp; Geodiversity</b> To protect, enhance and manage</p>	<p>7 of the 13 sites were found to have neutral effects and 2 to have minor positive; minor negative effects were indicated for the site at Napton Brickworks and the 3 A46 safeguarding sites due to potential loss of Deciduous Woodland Priority Habitat. Core Strategy Policy CS.6 requires protection and enhancement of biodiversity, with the mitigation hierarchy to be applied to adverse effects and allows for offsetting such that there should be adequate mitigation to ensure residual effects to at least neutral. However, in consideration of the net gains sought by the revised NPPF, it is suggested that site-specific requirements should be prepared for these 4 sites if progressed. Overall, at least neutral for this objective.</p>	0	
<p><b>4 Flooding</b> To reduce risk of flooding</p>	<p>All sites were found to be neutral or minor positive for flood risk; overall neutral.</p>	0	
<p><b>5 Traffic</b> To minimise climate change</p>	<p>The 3 sites for safeguarding A46 at roundabouts to the west &amp; north of SUA were found to have major positive effects since these proposals will reduce congestion in areas that have existing sustainability problems; reduced congestion will have positive effects for reducing emissions (air quality addressed in SA No 8) that contribute to climate change. 4 of the other sites were found to be neutral &amp; 2 minor positive; potential minor negative effects identified for Quinton Rail Technology Centre (located in Vale of Evesham Control Zone), and the 2 sites in Studley with known congestion problems. It is suggested that site-specific requirements should be considered for these 3 sites to investigate mitigation possibilities; also potential for cumulative effects for the 2 sites in Studley – however, these are redevelopments so further studies may not be needed. There is the potential for synergistic effects that could be positive with SA Nos 8 &amp;10. Overall, neutral to positive effects indicated.</p>	+	
<p><b>6 Green Infrastructure</b></p>	<p>9 of the 13 sites were found by the initial SAs as likely to have minor positive effects; the other 4 sites were found to be neutral. Therefore, overall likely minor positive effects as there will be no loss of public open space or green infrastructure with its role in climate change adaptation.</p>	+	
<p><b>7 Minerals; Agriculture</b></p>	<p>10 of the 13 sites were found to have neutral effects since they are not within or within or adjacent to land that is allocated or safeguarded for minerals. 3 sites are within areas safeguarded as Mineral Consultation Zone; it is unlikely that the A46 Marraway site would compromise minerals extraction due to its location on the strategic road network. The other 2 sites (Atherstone Airfield &amp; East of Shipston Road Stratford) are at least some 6km distance from each other and therefore unlikely for any cumulative effects on minerals safeguarding. Overall, neutral effects indicated. 7 of the 13 sites were found to be positive for soils/agricultural land quality as these sites are on brownfield (major positive) or less than the best &amp; most versatile land (BMVL grades 1-3a) (minor positive). 4 of the sites are minor negative (partly within BMVL 1-3a) and 2 sites (A46 Marraway &amp; East of Shipston Rd Stratford) are major negative being entirely within BMVL. Such loss of BMVL will be permanent and irreversible; however, if taken forward, these sites are a small proportion of the proposed land for development and significant cumulative effects are not likely on good quality agricultural land. Nonetheless, and as with all development, there will be</p>	0	+/-

	some permanent loss of the soils resource that is important for ecosystem functioning. Therefore, both positive and negative effects overall.	
<b>8 Air Quality; Water Quality</b>	Air quality (AQ): 6 sites were found to have minor positive effects for air quality through improving traffic and reducing congestion with associated emission of pollutants. 3 sites were found to be neutral; 3 sites minor negative (AQMA in Studley & Stratford) and uncertainty for one site (South of Alcester Rd Stratford and the AQMA covering the town). These negative effects could be reduced through promoting more sustainable transport – and see SA No 10. It is suggested that site specific requirements could be considered for the sites in Studley to help mitigate for cumulative effects. Overall, neutral to minor positive. Water quality (WQ): 3 sites neutral; 5 potential minor negative effects due to location in groundwater vulnerability zone – Core Strategy Policy CS.4 Environment and Flood Risk encourages sustainable drainage systems to also improve WQ, not affect ability to water to meet objectives in the Severn RBMP, and development must avoid pollution to water. Thus, mitigation measures through CS policy will ensure that new development will not result in any negative effects on WQ. The proposed sites in this scenario are dispersed through the area of the district such that cumulative effects on WWTW capacities are unlikely. Overall, neutral effects.	0/+ 0
<b>9 Waste</b>	All sites have the potential for neutral effects through development management policies in the Core Strategy and the Warwickshire Local Waste Plan.	0
<b>10 Accessibility &amp; Transport</b> To increase sustainable transport & reduce need to travel	8 of the 13 sites were found by the SA to have likely positive effects, with major positive effects indicated for the Gateway/Cultural Quarter and the Rother/Grove Street sites due to their location in the centre of Stratford upon Avon with good access to services/facilities and walking/public transport. The other 5 sites were found to have potential negative effects that could be major for Atherstone Airfield & the Quinton Rail Technology Centre. The airfield site might increase traffic within the Stratford AQMA; however, it has been proposed as a site to relocate existing employment development from within the centre of Stratford-upon-Avon. Therefore, there is the potential for the site to reduce traffic within the AQMA, with a potential minor positive effect on air quality, but with some uncertainty. The Quinton Rail site is not close to services/facilities and the nearest bus-stop is more than 400m from the site. However, additional employment development could encourage sustainable transport and thus provide some mitigation. Minor negative effects for South of Alcester Rd Stratford, Napton Brickworks, & Wellesbourne Campus due to distance from services/facilities and bus/sustainable transport. There may be opportunities to provide site-specific requirements to help mitigate effect. Overall, positive and potentially neutral effects – depending upon extent of mitigation possibilities.	+/0?
<b>11 Rural Communities</b>	The sites SA framework identified that criteria relating to this objective for reducing barriers for those living in rural areas are covered by other SA objectives and to avoid duplication, it was considered that SA No 11 was not applicable to site options.	N/A



<b>12 Settlement Identity</b>	9 of the 13 sites were found by the SA to have likely positive effects – major for Priory Square, Studley and the Gateway/Cultural Quarter in Stratford due to their central locations. Uncertainty of effects for 2 of the A46 safeguarding sites – Wildmoor & Bishopton; minor negative effects for South of Alcester Rd Stratford & Napton Brickworks. Overall, effects on identity and protection of the integrity of the countryside are likely to be mostly positive – sites have been selected to avoid constraints and seek opportunities; they are not concentrated in any one area that might compromise the capacity of settlements to absorb development growth.	+
<b>13 Housing</b>	The initial SA findings reflect the proposed uses of the sites – those for housing were found to have positive effects; those for employment to have neutral effects, and non-applicable for the 3 sites for the A46 safeguarding. Therefore, overall positive effects for those sites that promote housing use.	+
<b>14 Community &amp; Health</b>	No conflicting land uses have been identified indicating neutral effects. Provision of good quality housing and employment land will both contribute towards health and well-being with positive effects.	+
<b>15 Economy &amp; Employment</b>	The initial SA findings reflect the proposed uses of the sites – those for housing were found to have neutral effects; those for employment to have positive effects. The 3 sites for A46 safeguarding will reduce congestion and help facilitate access to employment – with positive effects.	+
<p><b>Likely Cumulative Effects:</b> Overall, mostly positive or neutral effects. The proposed housing and employment land will contribute to their sustainability objectives, in particular Nos. 13 &amp; 15; the sites are mostly dispersed through the District, minimising risk to any sensitive receptors, and with the small number and local capacities of the sites, there are no significant negative cumulative effects identified.</p> <p><b>SA Suggestions:</b></p> <ul style="list-style-type: none"> <li>■ Consider site specific requirements to ensure that the historic environment and its settings are protected/enhanced for 3 sites if progressed</li> <li>■ Further studies to investigate significance of effects on landscape &amp; mitigation possibilities for A46 safeguarding at Bishopton &amp; Marraway</li> <li>■ Consider site specific requirements for the Napton Brickworks site and the 3 A46 safeguarding sites to ensure that there is biodiversity net gain with regard to deciduous woodland priority habitat</li> <li>■ Further studies and site-specific requirements regarding traffic effects/climate change could be considered for the site at Napton to investigate mitigation possibilities including to encourage/maximise opportunities for provision and use of sustainable transport</li> <li>■ Site specific requirements should be considered for the sites in Studley to help mitigate for cumulative effects on air quality from traffic increases</li> <li>■ Site specific requirements for the Atherstone Airfield site to provide mitigation measures to provide/encourage sustainable transport and reduce the risk of increased traffic in the Stratford AQMA</li> <li>■ Site specific requirements could be considered to encourage sustainable transport at 5 sites: especially Atherstone Airfield &amp; the Quinton Rail Technology Centre and also South of Alcester Rd Stratford, Napton Brickworks, &amp; Wellesbourne Campus</li> </ul>		

**SA of Scenarios 7, 1, 2, 3a & 3b**

<b>Scenario 7</b>	Base Scenario of all other Site Proposals plus all Amber sites
<b>Scenario 1</b>	Base Scenario of all other Site Proposals plus all Amber sites but exclude the 4 site options located in the Green Belt: ALC.06; HEN.06; HEN.08; and STUD.22
<b>Scenario 2</b>	Base Scenario of all other Site Proposals plus all Amber sites but exclude the Amber Sites identified as Self-Build & Custom-Build Allocations
<b>Scenario 3a</b>	Base Scenario plus all Amber sites but do not include sites that are in made Neighbourhood Development Plans that already have identified reserve sites. This includes removing all sites in 3 settlements: Kineton; Shipston; Wellesbourne
<b>Scenario 3b</b>	Base Scenario plus all Amber sites but do not include sites that are in parishes covered by made Neighbourhood Development Plans: Bidford-on-Avon, Ettington, Harbury, Kineton, Long Compton, Salford Priors, Shipston, Stratford-upon-Avon (including Tiddington), Welford, Wellesbourne

	<b>SAP Scenarios (each assumes all other SAP Site Proposals included)</b>	<b>7</b>	<b>1</b>	<b>2</b>	<b>3a</b>	<b>3b</b>
<b>SA Objective</b>	<b>Assessment of Effects:</b>  <b>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</b>	<b>All Amber Sites</b>	<b>All Amber Sites; exclude Green Belt sites</b>	<b>All Amber Sites; exclude Self-Build</b>	<b>All Amber Sites; exclude made NDPs with Sites</b>	<b>All Amber Sites; exclude parishes with made NDPs</b>
<b>1 Heritage</b> To conserve designated &	<b>Scenario 7:</b> About 55% of the Amber sites were found to have potential minor negative effects due to the proximity of the site to the setting of a Conservation Area (CA) or a Listed Building (LB) dispersed through many of the settlements. Only 2	0?	0?	0?	0?	0?

<p>non-designated heritage assets &amp; their surroundings</p>	<p>sites (HEN.06 &amp; QUIN.22) were found to have possible major negative effects as a LB was located within the site; neutral effects were found for the other 45% of the sites. The possibilities for mitigating such effects are not known at this stage; however, Core Strategy Policy CS.8 Historic Environment seeks to protect and enhance heritage assets &amp; their settings, supported by design guidance, for example, through CA management plans. Site-specific requirements could be applied to those sites with potential negative effects to help ensure effective mitigation measures, including consideration of cumulative effects for settlements such as Brailes, Fenny Compton, Harbury, Ilmington, Long Itchington, Newbold, Quinton, &amp; Tysoe where there a higher proportion of sites have been identified with potential effects on LBs and CAs and their settings. Overall, it seems likely that effects on the historic environment are approaching neutral with some uncertainty for some settlements with regard to cumulative effects.</p> <p><b>Scenario 1:</b> Exclusion of 4 sites in the Green Belt is unlikely to have significant effects on the historic environment.</p> <p><b>Scenario 2:</b> Unlikely to affect objectives for heritage since the number and size of the sites is relatively small and they are dispersed throughout the District; all self-build &amp; custom-build sites found to be neutral.</p> <p><b>Scenario 3a:</b> Exclusion of the allocated sites in the 3 made NPs is unlikely to have significant effect on the historic environment.</p> <p><b>Scenario 3b:</b> Exclusion of the sites in the 10 made NPs could reduce the potential cumulative effects for those settlements where sensitivities were identified – overall, unlikely to be significant.</p>					
<p><b>2 Landscape</b> To protect, enhance &amp; manage the character &amp; appearance of the landscape &amp; townscape</p>	<p><b>Scenario 7:</b> About 55% of the Amber sites were found to have likely major negative effects due to medium/high landscape sensitivity; about 35% of the sites were found to have minor negative effects and there was uncertainty regarding the remaining 10% of Amber sites. Overall, including all the Amber sites in the SAP could have cumulative minor negative effects for certain settlements and the District as a whole.</p> <p>At this stage the possibilities for mitigation are not known but it would be reasonable to assume that mitigation for major negative effects is likely to be difficult and/or expensive. As there are amber site options with only minor negative effects that might be easier to mitigate, the SAP could consider excluding those sites that were found by the SA to have likely major negative effects Core Strategy Policy CS.5 seeks to maintain the character and quality of landscape and includes a</p>	<p>-?</p>	<p>-?</p>	<p>-?</p>	<p>-?</p>	<p>-? /0</p>

	<p>requirement to consider the cumulative impacts of development proposals. Therefore, there should be adequate mitigation measures through policy. There are specific settlements where cumulative effects on landscape may be a particular issue through the high proportion of sites with potential major negative effects<sup>3</sup> – Bishops Itchington, Brailes, Ettington, Fenny Compton, Gaydon, Harbury, Mappleborough Green, Moreton Morrell, Priors Marston, Quinton, Shipston, Stockton, Stratford, &amp; Wellesbourne. Overall, possible minor negative effects that could be mitigated towards neutral effects. Some uncertainty until further detailed studies at project level; however, Policy CS.5 provides mitigation measures including for cumulative impacts.</p> <p><b>Scenario 1:</b> Exclusion of 4 sites in the Green Belt is unlikely to have significant effects – none of these were identified as particularly sensitive to cumulative landscape effects.</p> <p><b>Scenario 2:</b> Unlikely to affect objectives for landscape overall since the number and size of the sites is relatively small and they are dispersed throughout the District; all self-build &amp; custom-build sites found to be neutral.</p> <p><b>Scenario 3a:</b> Kineton with made NDP including sites: the SA of the 4 amber site options found potential major negative effects for 2 sites (KIN.4&amp;5) to the north; also, minor negative effects for the 2 sites (KIN.7&amp;8) to the east near the openness of the River Dene. Shipston with made NDP including sites: the SA of the amber sites found potential major negative effects for the 3 sites (SHIP.1, 3 &amp; 7A) located to the north of the settlement with medium/high sensitivity; also, 2 sites (SHIP.08&amp;11) to the south west with minor negative effects. Wellesbourne with made NDP including sites: the SA of the 3 amber sites found potential major negative effects for 2 sites (WELL.06&amp;10) and minor negative effects for WELL.04 due to landscape sensitivity. Whilst the possibilities &amp; effectiveness of mitigation measures is not known at this stage, excluding any further development in these 3 settlements will reduce the potential cumulative effects through avoidance. This may be of comparative significance for each of these settlements but unlikely to be significant for the district as a whole.</p>					
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<sup>3</sup> Estimated as those with more than about 50% of sites identified as with potential for major negative effects

	<p><b>Scenario 3b:</b> As for 3a but by excluding the additional made NP settlements with some risk of cumulative negative effects (Ettington, Harbury, Shipston, Stratford &amp; Wellesbourne), there may be more certainty of cumulative effects minimised since they are avoided – but still uncertainty as possibilities for mitigation unknown.</p>					
<p><b>3 Biodiversity &amp; Geodiversity</b> To protect, enhance &amp; manage</p>	<p><b>Scenario 7:</b> Over 90% of the amber sites were identified through initial SA to have neutral effects. There were no major negative effects identified; minor negative effects due to proximity of a Local Wildlife Site (LWS) were identified for some sites in 10 settlements with potential for cumulative effects with more than one site affected in Loxley, Southam &amp; Studley. Effectiveness of mitigation possibilities is not known at this stage. Core Strategy Policy CS.6 Natural Environment expects development proposals to minimise impacts on biodiversity &amp; where possible to secure a net gain; it includes specific guidance on adverse effects on LWSs, so there should be adequate mitigation through policy – and therefore, overall neutral effects.</p> <p>The revised NPPF (2018<sup>4</sup>) is stronger with regard to requirements and para 170 (d) requires plans to minimise impacts on biodiversity &amp; provide net gains. Core Strategy CS.7 Green Infrastructure (GI) provides further guidance on extending the GI network for multifunctionality – wildlife, health &amp; wellbeing, landscape &amp; quality of life, sustainable transport, flood &amp; climate change management.</p> <p>The SAP could identify those settlements or areas where enhancements to biodiversity &amp; GI could be particularly promoted &amp; delivered in line with the priorities in the sub-regional GI Strategy<sup>5</sup>, including opportunities for positive synergistic and cumulative effects, for example, providing links between green spaces (and see SA No 6 GI below).</p> <p><b>Scenario 1:</b> Exclusion of 4 sites in the Green Belt is unlikely to have significant effects  <b>Scenario 2:</b> Unlikely to affect objectives since the number and size of the sites is relatively small and they are dispersed throughout the District; all self-build &amp; custom-build sites found to be neutral.  <b>Scenario 3a &amp; 3b:</b> Exclusion of the sites in the made NPs is unlikely to have any significant effects.</p>	0	0	0	0	0

<sup>4</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>5</sup> <https://apps.warwickshire.gov.uk/api/documents/WCCC-863-513>

<p><b>4 Flooding</b></p>	<p><b>Scenario 7:</b> The SHLAA &amp; sites assessment process exclude site options that are within a flood zone of high risk and as might be expected, most of the amber sites were identified to have likely neutral effects due to location outside flood risk zones. A small number of sites had potential minor negative effects indicated since a part of the site was within a flood risk zone; however, this is likely to be able to be mitigated but details uncertain at this stage. Core Strategy CS.4 Water Environment &amp; Flood Risk provides strong mitigation to ensure that there will be no significant adverse effects. Therefore, overall neutral effects. <b>Scenarios 1, 2, 3a &amp; 3b:</b> excluding sites will not have any effect on the overall SA findings due to the location of the sites outside flood risk areas and the strong mitigation provided through CS.4.</p>	0	0	0	0	0
<p><b>5 Traffic</b> To minimise the district's contribution to climate change</p>	<p>The Core Strategy recognised that the level and distribution of development growth would exacerbate traffic congestion in Stratford and suggested a package of town centre initiatives as mitigation for cumulative impacts to be funded through CIL – as set out in CS.26. The Core Strategy also noted high traffic volumes adversely affecting settlements along the A435, particularly north of Alcester. The A46 is a key strategic route through the District &amp; the 3 safeguarded sites at junctions will help to mitigate congestion in the longer term. Highway capacity was one factor in the SHLAA process, identifying constraints that would exclude an individual site progressing. The SA of amber sites identified some potential minor negative effects for some sites in some settlements, and some may be difficult to mitigate. Most sites were found to have likely neutral effects. <b>Scenario 7:</b> if all amber sites included, there is the potential for traffic effects to be exacerbated particularly for those settlements where minor negative effects were indicated – and especially for those settlements along the A435 and A46. Mitigation could be provided through site-specific requirements for those sites to ensure that they do not have negative effects, including cumulative effects on these sensitive local areas. Some uncertainty of cumulative effects at this stage for some parts of the District until the effectiveness of local mitigation measures is investigated. <b>Scenario 1:</b> Unlikely to affect objectives for traffic since only 4 sites in the GB are excluded, although it is noted that 3 of these sites are close to the A46 or the A435. <b>Scenario 2:</b> Although all self-build &amp; custom-build sites found to be minor negative because they are unlikely to reduce the need to travel, the number and size of the</p>	0?	0?	0	0	0

	<p>sites is relatively small, and they are dispersed throughout the District. Overall neutral effects.</p> <p><b>Scenario 3a:</b> The 3 made NPs with identified reserve sites are dispersed through the central part of the district and to the east of SUA; they are not near to the congested road networks of the A435 &amp; A46 such that there is unlikely to be any significant difference.</p> <p><b>Scenario 3b:</b> The 10 made NPs (including 3 with reserve sites) are somewhat dispersed through the district such that significant cumulative effects seem unlikely. The Stratford NP is close to existing congestion on the A46, but Stratford also offers opportunities for more sustainable transport, so the significance of any CEs is uncertain in this area. Bidford &amp; Salford Priors are close to each other and the A46 to the south-west of the district; minor negative effects for 2 sites in Bidford associated with site access, other 2 sites neutral &amp; neutral effects for the 3 sites traffic in Salford Priors. Due to the dispersed locations of the NPs, overall it seems unlikely that there would be any significant difference if 9 NPs were excluded. However, some uncertainty for the SUA area and the capacity of the highway network that will require further studies to investigate cumulative effects and the effectiveness of any mitigation measures.</p>					
<p><b>6 Green Infrastructure</b></p>	<p><b>Scenario 7:</b> Over 90% of the amber sites were found to have positive effects as they will not result in loss of public open space or green infrastructure. Possibilities for mitigating those dispersed sites that might involve loss of some GI are unknown at this stage, but all development will need to comply with Core Strategy Policy CS.7 that requires development to contribute to the GI network through maintaining and enhancing assets. Overall, positive effects throughout the district.</p> <p><b>Scenarios 1, 2 &amp; 3a:</b> Excluding sites will not have any effect on the overall SA findings.</p> <p><b>Scenario 3b:</b> Excluding sites from the 10 made NPs could limit the opportunities for enhancing the GI network for these settlements &amp; this might be particularly significant for Stratford but uncertain at this stage. The SAP could identify those settlements or areas where enhancements to biodiversity &amp; GI could be particularly promoted &amp; delivered in line with the priorities in the sub-regional GI Strategy<sup>6</sup>, including opportunities for positive synergistic and cumulative effects, for example, providing links between green spaces (and please see SA No 3 Biodiversity above).</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>+?</p>

<sup>6</sup> <https://apps.warwickshire.gov.uk/api/documents/WCCC-863-513>

<p><b>7 Minerals; Agriculture</b> To protect &amp; conserve natural resources</p>	<p><b>Scenario 7:</b> Over 90% of the amber sites were found to have neutral effects for minerals since they were not located within any land safeguarded for minerals. Sites within a number of settlements (Bidford, Clifford Chambers, Hampton Lucy, Moreton Morrell, Salford Priors, Stratford, Welford &amp; Wellesbourne) were identified as potential major negative effects as they are located in a Minerals Consultation Area. However, it is not known whether there would be any significant effects at this stage, so some uncertainty. None of the sites is affected by an allocation for mineral extraction in Warwickshire County Council’s Minerals Plan. Overall, effects are likely to be neutral.</p> <p>Some 65% of the sites were identified as minor positive since they do not involve any landtake of the best and most versatile land (BMVL grades 1-3a). As to be expected in a rural area such as Stratford District, there are limited opportunities available to develop brownfield sites. Settlements that include a higher proportion of sites on BMVL are Alcester, Bidford, Salford Priors, Stratford, Welford, &amp; Wellesbourne. Loss of BMVL is permanent and irreversible; the sites are dispersed through the district but there will still be loss of such land with potential for minor negative cumulative effects. It may be noted that NE guidance<sup>7</sup> advises that development that would involve the loss of 20 hectares or more of best and most versatile land should be particularly avoided. Many of the amber sites are relatively small.</p> <p><b>Scenarios 1, 2 &amp; 3a:</b> Excluding sites will not have any effect on the overall SA findings.</p> <p><b>Scenario 3b:</b> Excluding sites from the 10 made NPs would reduce the negative effects from loss of BMVL since 5 of the 8 settlements with major negative effects have made NPs. Overall, this could reduce the negative effects to approaching neutral.</p>	0	+/-	0	+/-	0	+/-	0	+/-	0	0
<p><b>8 Air Quality (AQ); Water Quality (WQ)</b> To reduce pollution</p>	<p><b>Scenario 7:</b> The initial SA identified that over 95% of the sites were likely to have residual neutral effects on AQ; one site in Studley &amp; one site in Tiddington were found to have potential minor negative effects as they are located close to an AQMA. All four sites in Stratford were indicated for major negative effects as they are located within the Stratford AQMA. At this stage it is uncertain what are the possibilities for mitigation and their effectiveness. New development in the major town of Stratford should be able to contribute to improvements in sustainable transport that could have positive synergistic effects to reduce the negative effects to minor significance, but further studies will be needed. Core Strategy Policy AS.1</p>	0?	0	0?	0	0?	0	0?	0	0	0

<sup>7</sup><https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land>



	<p>requires new development to apply measures relating to the AQMA for the town; similarly, CS Policy AS.8 for Studley &amp; CS Policy CS.26 provides further guidance. Overall, air quality likely to be neutral but some concern for cumulative effects in Stratford.</p> <p>About 20% of the sites are located within a Drinking Water (surface) Safeguard Zone<sup>8</sup> with particular concerns for pesticides pollution – initial SA indicated potential for minor negative effects. However, it is considered that sufficient mitigation measures are provided through Core Strategy CS.4 Water Environment.</p> <p><b>Scenarios 1, 2 &amp; 3a:</b> Excluding sites will not have any effect on the overall SA findings for AQ or for WQ.</p> <p><b>Scenario 3b:</b> Excluding sites from the 10 made NPs would not have any significant effect on SA findings – except for Stratford where excluding 4 additional sites would reduce the negative effects on AQ to neutral.</p>					
<p><b>9 Waste</b></p>	<p>It was determined at the revised SA scoping for the SAP that all new development has the potential for neutral effects on waste.</p>	0	0	0	0	0
<p><b>10 Accessibility &amp; Transport</b> To increase sustainable transport &amp; reduce need to travel.</p>	<p><b>Scenario 7:</b> About 20% of the sites were found through the initial SA to have potential minor negative effects due to their distance from bus/train and existing facilities/services; most sites were found to have likely minor positive effects as they had good access (within 400m bus stop &amp; within 400m of existing facilities/services). Some sites at Oxhill (2), Shipston-on-Stour (4), Studley 1) &amp; Wellesbourne (1) were found to have potential major negative effects as no access to sustainable transport modes and beyond 800m of facilities/services. Further studies will be needed to investigate the possibilities for specific mitigation in these settlements but Core Strategy Policies CS.2 Climate Change, CS.7 GI, CS.9 Design, &amp; CS.26 Transport provide mitigation measures that seek to avoid unacceptable transport impacts &amp; promote sustainable transport modes. Site-specific requirements could be included in the sites to ensure mitigation, including consideration of the GI network with potential for positive effects on other SA objectives such as health &amp; well-being. Overall, likely to be minor positive effects.</p> <p><b>Scenario 1:</b> Unlikely to significantly affect objectives for accessibility since only 4 sites in the GB are excluded.</p>	+	+	+	+	+

<sup>8</sup> <https://magic.defra.gov.uk/MagicMap.aspx> Upper Avon Leam & Draycote Res (Environment Agency)

	<p><b>Scenario 2:</b> Unlikely to significantly affect objectives for accessibility since the size of the sites is relatively small and they are dispersed throughout the District.</p> <p><b>Scenario 3a:</b> The 3 made NPs with identified reserve sites are dispersed through the central part of the district. Negative effects were indicated for Shipston &amp; Wellesbourne; exclusion of the sites from these 3 settlements would reduce the significance of negative effects, including cumulative effects, by avoidance.</p> <p><b>Scenario 3b:</b> 5 of the 10 made NP settlements included sites identified through the initial SA to have negative effects for accessibility/sustainable transport. Exclusion of sites in these settlements would reduce the potential adverse effects, including cumulative effects, for each of the 5 settlements.</p> <p>Possibilities for mitigating effects in Scenarios 3a &amp; 3b are not known at this stage and site-specific requirements could be included in any allocation policies. Overall, likely effects are minor positive.</p>					
<p><b>11 Rural Communities</b> To reduce barriers</p>	<p>It was determined at the revised SA scoping for the SAP that the criteria (access &amp; facilities/services, sustainable transport, affordable housing) relating to this SA objective have already been considered against other SA objectives. Therefore, to avoid double-counting, this is not applicable to the SA of site options.</p>	N/A	N/A	N/A	N/A	N/A
<p><b>12 Settlement Identity</b> To protect character &amp; Separate identity</p>	<p><b>Scenario 7:</b> About 90% of the sites were found to have minor positive effects on settlement identity through the initial SA; major negative effects were identified for 4 sites located in the Green Belt – Alcester (1), Henley-in-Arden (2) &amp; Studley (1). Minor negative effects were found for certain sites in Long Itchington (2), Mappleborough Green (3), Southam (1), Stratford (1), &amp; Welford (1) due to their relative isolation from each settlement such that effective mitigation seems unlikely. Overall, minor positive effects.</p> <p><b>Scenario 1:</b> Excluding the 4 sites in the GB will reduce the minor negative effects by avoidance on Green Belt for 3 settlements – Alcester, Henley-in-Arden &amp; Studley – overall, still minor positive.</p> <p><b>Scenario 2:</b> Unlikely to significantly affect objectives for settlement identities since the size of the sites is relatively small and they are dispersed throughout the District.</p> <p><b>Scenarios 3a &amp; 3b:</b> Excluding the 10 made NPs would include exclusion of the site in Stratford &amp; Welford and this could reduce the potential negative effects for these 2 settlements. Overall, no significant changes to effects – minor positive.</p>	+	+	+	+	+
<p><b>13 Housing</b></p>	<p><b>Scenario 7:</b> All sites are likely to have positive effects through provision of housing; some 14% are likely to have major positive effects through the capacity to deliver</p>	++	++	++	++	++?

<p>To provide affordable, environmentally sound &amp; good quality for all</p>	<p>more than 50 dwellings in Alcester (3), Bidford (3), Fenny Compton (1), Kineton (1), Salford Priors (1), Shipston (3), Southam (4), Stockton (1), Stratford (4), &amp; Wellesbourne (2). Larger developments are more likely to be able to support enhancements such as those associated with facilities/services, sustainable transport and GI. Overall, positive effects.</p> <p><b>Scenario 1:</b> Unlikely to significantly affect objectives for housing since only 4 sites in the GB are excluded.</p> <p><b>Scenario 2:</b> Unlikely to significantly affect objectives for accessibility since the size of the sites is relatively small and they are dispersed throughout the District.</p> <p><b>Scenario 3a:</b> The 3 made NPs with identified reserve sites are dispersed through the central part of the district. Each of these settlements includes sites that could provide more than 50 dwellings; excluding these would reduce the positive effects for housing and other objectives associated with larger sites for the 3 settlements. Overall, still positive effects.</p> <p><b>Scenario 3b:</b> Excluding the 10 made NPs would exclude the potential for positive effects associated with new housing for these 10 settlements. 6 of these (Bidford (3), Kineton (1), Salford Priors (1), Shipston (3), Stratford (4), Wellesbourne (2)) include sites that could deliver more than 50 dwellings and their exclusion could limit the synergist benefits from larger sites such as those associated with facilities/services, sustainable transport and GI – introducing some uncertainty of significance of effects. Overall, still positive effects.</p>					
<p><b>14 Community &amp; Health</b> To improve health, safety &amp; well-being</p>	<p>It was determined at the revised SA scoping for the SAP that any proposal for new development can make appropriate &amp; timely provision for necessary supporting infrastructure, or contributions towards it - Core Strategy Policy CS.16 Housing &amp; CS.27 Developer Contributions. All sites have the potential for long term positive effects on health through provision of good quality housing and this will be cumulative.</p> <p>Some 10% of the sites were found in the initial SA to have potential minor negative effects due to their location near to possible conflicting land uses such as farming, quarrying &amp; industrial/commercial (Fenny Compton (1), Harbury (1), Henley (1), Moreton Morrell (1), Priors Marston (1), Quinton (20, Salford Priors (1), Shipston (2), Stockton (3), &amp; Tysoe (1). Such sites comprise more than 50% of the sites in Stockton &amp; Studley; the possibilities for mitigation measures are not known but there could be implication for cumulative effects, further studies may be necessary &amp; site-specific requirements needed for these 2 settlements. Overall, positive effects for all scenarios.</p>	<p style="text-align: center;">+</p>	<p style="text-align: center;">+</p>	<p style="text-align: center;">+</p>	<p style="text-align: center;">+</p>	<p style="text-align: center;">+</p>

<b>15 Economy &amp; Employment</b>	The scenarios investigated are all for reserve housing and therefore, no change to the positive effects identified for the Base Scenario of all other Proposals that includes some employment land.	+	+	+	+	+
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**SA Summary Commentary:**

**Landscape:** There are specific settlements where cumulative effects may be a particular issue through the high proportion of sites with potential major landscape negative effects; the possibilities and effectiveness of mitigation measures are not known at this stage. It may be appropriate to exclude such sites – this would reduce the overall likely effects for each settlement and the district, including cumulative, as a whole through avoidance (the preferred approach in the mitigation hierarchy). However, this may result in the housing requirement not being achieved and thus indicating potential negative effects for other SA Objectives, especially No 13 Housing. Core Strategy Policy CS.5 seeks to maintain the character and quality of the landscape; the cumulative impact of development proposals will be taken into account and this provides embedded policy mitigation. Particular attention could be given to these settlements where cumulative effects on landscape may be an issue - it may be appropriate to consider being selective in releasing sites where there is a concentration of those sites that have a high landscape sensitivity. It may be appropriate to limit the overall number of new homes in any one particular area in order to reduce the potential cumulative effects on landscape.

**Biodiversity/Green Infrastructure:** The SAP could identify those settlements or areas where enhancements to biodiversity & GI could be particularly promoted & delivered in line with the priorities in the sub-regional GI Strategy<sup>9</sup>, including opportunities for positive synergistic and cumulative effects, for example, providing links between green spaces.

**Traffic:** Some uncertainty for cumulative effects on the highway network around Stratford that will require further studies; mitigated to some extent by avoidance through Scenario 3b.

**Soils/BMVL:** Excluding those sites on BMVL (Alcester, Bidford, Long Itchington, Salford Priors, Stratford, Tiddington, Welford, & Wellesbourne) would reduce the negative effects, including cumulative loss of the soils resource, by avoidance. However, it is noted that many of the sites affected are relatively small and less than the 20 hectare size that NE guidance indicates should be particularly avoided Excluding sites from the 10 made NPs would reduce the negative effects from loss of BMVL since 5 of the 8 settlements with major negative effects have made NPs. Overall, this could reduce the negative effects to approaching neutral.

**Air Quality:** Excluding 4 sites from Stratford would reduce the potential major negative effects (as the whole town is designated an AQMA to neutral effects but the positive effects from other sustainability objectives would not be progressed; effectiveness of mitigation possibilities not known at this stage.

**Accessibility/Sustainable Transport:** Site-specific requirements for accessibility to facilities/services & sustainable transport could be investigated for those sites that were found to have potential minor negative effects, particularly in those settlements where cumulative effects might be of concern<sup>10</sup> – Bidford, Brailes, Halford, Lighthorne, Mappleborough Green, Moreton Morrell, Napton, Shipston, Southam, Welford & Wellesbourne.

<sup>9</sup> <https://apps.warwickshire.gov.uk/api/documents/WCCC-863-513>

<sup>10</sup> More than 50% of the sites in any settlement were found to have the potential for negative effects and/or including major negative effects

**Housing:** 6 of the 10 made NPs (Bidford (3), Kineton (1), Salford Priors (1), Shipston (3), Stratford (4), Wellesbourne (2)) include sites that could deliver more than 50 dwellings and their exclusion could limit the synergist benefits from larger sites such as those associated with facilities/services, sustainable transport and GI – introducing some uncertainty of significance of effects for scenario 3b – although still minor positive effects overall.

**Health & Wellbeing:** Sites with potentially conflicting neighbouring land uses comprise more than 50% of the sites in Stockton & Studley; the possibilities for mitigation measures are not known but there could be implication for cumulative effects. Further studies may be necessary & site-specific requirements needed for these 2 settlements and for specific sites. However, other Policies such as Core Strategy CS.9 Design should ensure that there are no unacceptable impacts for neighbouring uses with residual neutral effects.

**SA of Scenarios 4 (a-c), 5 & 6**

<b>Scenario 4a</b>	Base Scenario of all other Site Proposals - plus all Amber sites but exclude those in Category 4 Local Service Villages
<b>Scenario 4b</b>	Base Scenario of all other Site Proposals - plus all Amber sites but exclude those in Category 3 & 4 Local Service Villages
<b>Scenario 4c</b>	Base Scenario of all other Site Proposals - plus all Amber sites but exclude those in Category 2, 3 & 4 Local Service Villages <sup>11</sup>
<b>Scenario 5</b>	Base Scenario of all other Site Proposals - plus all Amber sites but exclude Amber Sites in Scenarios 1, 2, 3a i.e. in Green Belt; identified as Self-Build allocations; in made Neighborhood Plans that identify reserve sites
<b>Scenario 6</b>	Base Scenario of all other Site Proposals - plus all Amber sites but do not include sites that cannot be delivered in the next 10 years (plan period is up to 2031) Bishops Itchington, Harbury, Long Itchington, Napton-on-the-Hill, Priors Marston, Southam, Stockton & LSL.08 North of Harbury Cement Works due to constraints associated with capacity at Southam College.

	SAP Scenarios (each assumes all other SAP Site Proposals included)	4a	4b	4c	5	6
<b>SA Objective</b>	<p><b>Assessment of Effects:</b></p> <p>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</p>	All amber Sites; exclude those in Category 4 LSVs	All amber Sites; exclude those in Category 3 & 4 LSVs	All amber Sites; exclude those in Category 2, 3, 4 LSVs	All Amber Sites; exclude GB; Self-Build; made NDPs	All amber Sites; exclude those cannot deliver in next 10 years
<b>1 Heritage</b> To conserve designated & non-designated heritage assets & their surroundings	Scenarios 4 a, b & c: Most of the sites were found in the initial SAs to be neutral with regard to heritage assets & settings with some minor negative effects for settings of assets. Core Strategy Policy CS.8 provides protection and seeks enhancement for the historic and cultural resource; proportionate historic impact assessments are required such that at least neutral effects should be secured. Minor negative effects were only indicated for some sites	0	0	0	0	0?

<sup>11</sup> Please note that excluding Category 1 Villages (the most sustainable category of settlement) would mean that the requirement for 2,920 new dwellings could not be achieved and therefore, this would not be a reasonable alternative with regard to SA.

	<p>in certain settlements – Clifford Chambers (LSV4), Fenny Compton LSV2), Ilmington LSV3), Newbold-on-Stour (LSV3) &amp; Tysoe (LSV2). Therefore, neutral effects still indicated for the District as a whole as these are limited in number/size and dispersed.</p> <p><b>Scenario 5:</b> Only one site QUIN.22 indicated the potential for major negative effects because a Listed Building is located in the site. The extent of effects and the possibilities for mitigation are not known precisely at this stage but CS.8 should provide mitigation. Cumulative effects are not specifically referred to in the CS Policy but the quantum of new development in each settlement is relatively low. Therefore, overall neutral effects indicated.</p> <p><b>Scenario 6:</b> Overall, neutral indicated with the embedded mitigation measures through Policy CS.8. Excluding those sites in the north-east of the District will not make any significant difference to Scenario 7 that includes all Amber sites – some uncertainty until specific mitigation measures investigated.</p>					
<p><b>2 Landscape</b> To protect, enhance &amp; manage the character &amp; appearance of the landscape &amp; townscape</p>	<p><b>Scenarios 4 a, b &amp; c:</b></p> <p><b>4a:</b> 7 of the 10 settlements in LSV Category 2 include site options with potential major negative effects – Brailes (4 of 4), Fenny Compton (3 of 5), Napton-on-the-Hill (1 of 3), Stockton (4 of 4), Tysoe (3 of 5) and Welford-on-Avon (1 of 4). However, there is some uncertainty of significance at this stage since the effectiveness of mitigation possibilities are not known until project level studies are undertaken. Excluding the LSV2 sites in Scenario 4a would reduce the potential cumulative effects by avoidance – but the settlements are dispersed through the District area, relatively small in size - thus overall, no significant difference indicated when compared to Scenario 7.</p> <p><b>4b:</b> 3 of the 9 settlements in LSV Category 3 include site options with potential major negative effects – Ettington (3 of 3), Ilmington ((1 of 5), and Long Compton (1 of 2). The exclusion of these few sites is not considered to significantly change the likely effects compared to Scenarios 4a &amp; 7.</p> <p><b>4c:</b> 8 of the 20 settlements in LSV Category 4 include site options with potential major negative effects – Alderminster (3 of 3), Clifford Chambers (3 of 3), Gaydon (3 of 3), Hampton Lucy (1 of 2), Long Marston (1 of 3), Mappleborough Green (2 of 3), and Priors Marston (2 of 2). The additional exclusion of these sites would contribute to a reduction in the overall possible cumulative effects – perhaps to neutral since the landscape</p>	<p>-? /0</p>	<p>-? /0</p>	<p>0?</p>	<p>0</p>	<p>-?</p>

	<p>sensitivities are dispersed across LSVs 2-4, but with some minor uncertainty still for some settlements until mitigation measures investigated.</p> <p><b>Scenario 5:</b> Many sites were neutral or minor negative with regard to landscape sensitivity. Potential major negative effects were identified especially for sites at Clifford Chambers (LSV4), Fenny Compton (LSV2), Gaydon (LSV4), Long Compton LSV3), Quinton (LSV1), and Stratford-upon-Avon. Core Strategy Policy CS.5 seeks to minimise &amp; mitigate adverse impacts and including consideration of cumulative impacts; Policy CS.9 on design seeks to ensure that development respects local distinctiveness and quality. These 2 policies should ensure that the negative effects are mitigated towards neutral, together with the overall reduction in sites with potential major negative effects.</p> <p><b>Scenario 6:</b> Overall, uncertain negative/neutral indicated with the embedded mitigation measures through Policies CS.5 &amp; CS.9, and the mostly relatively small sizes for development. Excluding those sites in the north-east of the District will not make any significant difference to Scenario 7 that includes all Amber sites – some uncertainty until specific mitigation measures investigated. However, excluding the sites in the north-east of the District will reduce landscape effects to neutral in this area.</p>					
<p><b>3 Biodiversity &amp; Geodiversity</b> To protect, enhance and manage</p>	<p><b>Scenarios 4 a, b &amp; c:</b> Most sites were found to be neutral for biodiversity/geodiversity with potential minor negative effects for the occasional site. Core Strategy Policy CS.6 requires protection and enhancement of biodiversity, with the mitigation hierarchy to be applied to adverse effects and allows for offsetting such that there should be adequate mitigation to ensure residual effects to at least neutral. However, in consideration of the net gains sought by the revised NPPF, it is suggested that overall, at least neutral for this objective and with possibilities for cumulative minor positive effects in the longer term. Core Strategy CS.7 Green Infrastructure encourages provision, indicating that the positive effects will be implemented.</p> <p><b>Scenarios 5 &amp; 6:</b> Overall, neutral indicated with the embedded mitigation measures through Policy CS.6, and the mostly relatively small sizes for development sites.</p>	0	0	0	0	0



<p><b>4 Flooding</b> To reduce risk of flooding</p>	<p>All sites were found to be mostly neutral with some potential minor negative effects for flood risk. Core Strategy Policy CS.4 Water Environment &amp; Flood Risk requires all development proposals to minimise flood risk in line with national policy and therefore, overall neutral due to embedded mitigation.</p>	0	0	0	0	0					
<p><b>5 Traffic</b> To minimise climate change</p>	<p><b>Scenarios 4 a, b &amp; c:</b> Most sites were found to be neutral with regard to effects on the highway network and climate change; some sites were minor negative but there were no major negative effects identified. Core Strategy Policy CS.26 Transport &amp; communications provides a particular emphasis on encouraging a modal shift to more sustainable transport; it also makes clear that development will only be permitted if the necessary mitigation is provided against any unacceptable transport impacts arising. There is the potential for synergistic effects that could be positive with SA Nos 8 &amp; 10. Overall, neutral effects indicated. <b>Scenarios 5 &amp; 6:</b> Overall, neutral indicated with the embedded mitigation measures through Policy CS.26, and the mostly relatively small sizes for development sites that are dispersed throughout the District area.</p>	0	0	0	0	0					
<p><b>6 Green Infrastructure</b></p>	<p><b>Scenarios 4 a, b&amp; c, 5 &amp; 6:</b> Each site and overall likely minor positive effects as there will be no loss of public open space or green infrastructure with its role in climate change adaptation.</p>	+	+	+	+	+					
<p><b>7 Minerals; Agriculture</b></p>	<p>Minerals <b>Scenarios 4 a, b&amp; c, 5 &amp; 6:</b> Many sites and overall likely neutral effects as proposed development is unlikely to affect mineral reserves that would be worked in the future; some sites located in a Mineral Consultation Area were found to have potential major negative effects at Bidford-on-Avon, Salford Priors and Stratford-upon-Avon. Agricultural Land <b>Scenarios 4 a, b&amp; c, 5 &amp; 6:</b> Many sites were found to be positive for soils/agricultural land quality as these sites are on less than the best &amp; most versatile land (BMVL grades 1-3a) (minor positive). Sites in Bidford-on-Avon, Salford Priors and Stratford-upon-Avon were found to have major negative effects through loss of BMVL grades 1-3a). Such loss of BMVL will be permanent and irreversible; however, these sites are small (most considerably less than 20 hectares) and significant cumulative effects are not likely on good quality agricultural land. Nonetheless, and as with all development, there will be some permanent loss of the soils resource that is important for ecosystem functioning. Therefore, both positive and negative effects overall.</p>	0	+	0	+	0	+	0	+	0	+

<p><b>8 Air Quality; Water Quality</b></p>	<p><b>Scenarios 4 a, b&amp; c, 5 &amp; 6:</b> Air quality (AQ): Most sites identified as neutral effects. However, sites in Stratford-upon-Avon, Salford Priors, and Tiddington were found to have the potential for negative effects due to the designation of Air Quality Management Areas (AQMAs). Area-specific Policies in the Core Strategy such as AS.1 for Stratford require that measures relating to the AQMA should be applied indicating that mitigation measures are in place. Overall, neutral effects indicated. Water quality (WQ): Most sites identified as neutral effects. Some sites were found to have potential minor negative effects as they are located in safeguarded zones. However, Core Strategy Policy CS.4 Water Environment &amp; Flood Risk provides strong guidance that development will not be permitted where proposals have a negative impact on water quality – directly or indirectly. Thus, mitigation measures through CS policy will ensure that new development will not result in any negative effects on WQ. The proposed sites in these scenarios are dispersed through the area of the district such that cumulative effects on WWTW capacities are unlikely. Overall, neutral effects.</p>	0	0	0	0	0	0	0	0	0	0
<p><b>9 Waste</b></p>	<p>All sites have the potential for neutral effects through development management policies in the Core Strategy and the Warwickshire Local Waste Plan.</p>	0	0	0	0	0					
<p><b>10 Accessibility &amp; Transport</b> To increase sustainable transport &amp; reduce need to travel</p>	<p><b>Scenarios 4 a, b&amp; c, 5 &amp; 6:</b> Many of the sites were found to have minor positive effects through good access to sustainable transport. Minor negative effects were found for some sites in Bidford-on-Avon, Halford, Lighthorne, Long Compton, Loxley &amp; Welford-on-Avon; and all sites in Mappleborough Green, Moreton Morrell (one site with major effects) and Oxhill. The proposed sites in these scenarios are dispersed through the area of the district such that negative cumulative effects on accessibility are unlikely. Overall, positive effects are indicated, although some uncertainty for those few settlements that have several sites with minor negative effects for accessibility and sustainable transport as effectiveness of mitigation possibilities not known at this stage. Excluding the site options with minor negative effects in LSVs would remove any potential cumulative negative effects and thus, remove any uncertainties for the positive effects indicated in Scenarios 4c &amp; 5.</p>	+?	+?	+	+	+?					

<b>11 Rural Communities</b>	The sites SA framework identified that criteria relating to this objective for reducing barriers for those living in rural areas are covered by other SA objectives and to avoid duplication, it was considered that SA No 11 was not applicable to site options.	N/A	N/A	N/A	N/A	N/A
<b>12 Settlement Identity</b>	<b>Scenarios 4 a, b&amp; c, 5 &amp; 6:</b> Most sites were found to have minor positive effects for the identity of settlements; one site in Stratford-upon-Avon & one in Welford-on-Avon has minor negative effects. Major negative effects were identified for the 3 sites in Mappleborough Green as they do not follow the existing settlement boundary and may adversely affect its separate identity with neighbouring settlements – however, the extent of potential mitigation is unknown at this stage. Overall, effects on identity and protection of the integrity of the countryside are likely to be mostly positive – sites have been selected to avoid constraints and seek opportunities; they are dispersed throughout the District and not concentrated in any one area that might compromise the capacity of settlements to absorb development growth.	+	+	+	+	+
<b>13 Housing</b>	<b>Scenarios 4 a, b&amp; c, 5 &amp; 6:</b> All sites & all scenarios will contribute to the required reserve housing numbers with overall major positive effects.	++	++	++	++	++
<b>14 Community &amp; Health</b>	<b>Scenarios 4 a, b&amp; c, 5 &amp; 6:</b> No conflicting land uses have been identified indicating neutral effects. Provision of good quality housing will contribute towards health and well-being with positive effects.	+	+	+	+	+
<b>15 Economy &amp; Employment</b>	The scenarios investigated are all for reserve housing and therefore, no change to the positive effects identified for the Base Scenario of all other Proposals that includes some employment land.	+	+	+	+	+
<b>SA Summary Commentary:</b> Likely cumulative effects are overall, mostly positive or neutral effects. This is partly due to the sites assessment process that has excluded site options that might have significant constraints/major negative impacts and partly due to the strong mitigation measures provided through Core Strategy Policies. The proposed housing will contribute to development objectives; the sites are mostly dispersed through the District, minimising risk to any sensitive receptors, and with the small number and local capacities of the sites, there are no significant negative cumulative effects identified for any of the scenarios.						