

Appendix IV: SA of Proposals for Specific Sites (2017 – 2020)

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N/A	Not Applicable	Used where SA Objectives are no longer applicable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.		

Additional Specific Proposal	Dates Subject to SA & Consultation	Location of SA Findings
South of Alcester Road, Stratford-upon-Avon	December 2017 Feb-March 2018; Aug-Oct 2019; Oct 2020	Appendix IV Section 6
Atherstone Airfield	December 2017 Feb-March 2018; Aug-Oct 2019; Oct 2020	Appendix IV Section 6
East of Shipston Road, Stratford-upon-Avon	December 2017 Feb-March 2018; Aug-Oct 2019; Oct 2020	Appendix IV Section 6
Napton Brickworks	December 2017 Feb-March 2018; Aug-Oct 2019; Oct 2020	Appendix IV Section 6
University of Warwick, Wellesbourne Campus	December 2017 Feb-March 2018; Aug-Oct 2019; Oct 2020	Appendix IV Section 6
High Street, Studley	December 2017 Feb-March 2018; Aug-Oct 2019; Oct 2020	Appendix IV Section 6
Studley Enterprise Centre	December 2017 Feb-March 2018; Aug-Oct 2019; Oct 2020	Appendix IV Section 6
Rother Street/Grove Street, Stratford-upon-Avon	December 2017 Feb-March 2018; Aug-Oct 2019; Oct 2020	Appendix IV Section 6
Gateway Quarter, Stratford-upon-Avon	February 2019 Feb-March 2019; Oct 2020	Appendix V (website) Section 6
Quinton Rail Technology Centre	February 2019 Feb-March 2019; Oct 2020	Appendix V (website) Section 6
Land at Stratford-upon-Avon college, Alcester Road, Stratford-upon-Avon	June 2019 Aug-Oct 2019; Oct 2020	Appendix IV Section 6
Meon Vale/Former Long Marston Depot	July 2020 October 2020	Appendix IV Section 6
Long Marston Airfield Phase 1b	July 2020 October 2020	Appendix IV Section 6
Bidford Centre, Bidford-on-Avon	August 2020 October 2020	Appendix IV Section 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		
South of Alcester Road, Stratford-upon-Avon	0	-	0	0	+	+	0	-	?	0	0	-	N/A	-	0	0	++
Commentary:																	
<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 AONB¹, 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 region². The site option is not within a Special Landscape Area³. The site option has an identified high/medium landscape sensitivity⁴, 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>																	

¹ DEFRA (2017) Magic Map

² Natural England (2014) National Character Area Profile: Severn & Avon Vales

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

⁴ <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 effects⁵. 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 3⁶, 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 Stratford⁷, 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 area⁸, 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 site⁹, 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 zone¹⁰, 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 10¹¹. 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.

⁵ DEFRA (2017) Magic Map

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

⁷ Warwickshire County Council (2011) Warwickshire Local Transport Plan

⁸ Stratford Council GIS layers

⁹ Ibid.

¹⁰ 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&lg=1,2,10,&scale=8>

¹¹ 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		
Atherstone Airfield	0	-	0	0	0	+	-	-	+	0	0	--	N/A	+	0	+	+
Commentary:																	
<p>There are no designated heritage assets within the site option. Alscot Park Registered Park & 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 AONB¹², 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 tributaries¹³. 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>																	

¹² DEFRA (2017) Magic Map

¹³ 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 effects¹⁴. 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 threat¹⁵. 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 3¹⁶, 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 zone¹⁷, 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.

¹⁴ DEFRA (2017) Magic Map

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

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

¹⁷ Environment Agency (2017) <http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=e&ep=map&scale=8&x=421742.34375&y=250422.64583333334#x=421435&y=251100&lq=1,10,&scale=9>

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
Commentary:																	
<p>There are no heritage assets within the site option. The nearest Listed Building to the site option is approx. 150m to the south¹⁸. 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 AONB¹⁹, 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 tributaries²⁰. The site option is not within a Special Landscape Area. The site option has a high landscape sensitivity²¹, 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>																	

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

¹⁹ DEFRA (2017) Magic Map

²⁰ Natural England (2014) National Character Area Profile: Severn & Avon Vales

²¹ <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 effects²². 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 Sites²³. 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 zone²⁴, 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 Stratford²⁵, 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 extraction²⁶. The site option is also entirely grade 3a best and most versatile agricultural land, with a major negative effect on soil resources²⁷. 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 Zone²⁸, 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 10²⁹. 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 need to take this into account. Overall a minor positive effect is considered with some uncertainty.

²² DEFRA (2017) Magic Map

²³ DEFRA (2017) Magic Map

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

²⁵ Warwickshire County Council (2011) Warwickshire Local Transport Plan

²⁶ Stratford Council GIS layers

²⁷ Ibid.

²⁸ <http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=e&ep=map&scale=9&x=420299.0416666667&y=253473.29166666677#x=420299&y=253473&lg=1,2,10,&scale=9>

²⁹ 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		
Napton Brickworks	0	--	-	0	0	+	0	+	0	-	0	-	N/A	-	++	0	0
Commentary:																	
<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 AONB³⁰, 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 settlements³¹. 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 Vale³². There is a disused quarry at the site option. The site option is identified to have a high/medium landscape sensitivity³³, 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>																	

³⁰ DEFRA (2017) Magic Map

³¹ Natural England (2014) National Character Area Profile: Northamptonshire Uplands

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

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

There are no internationally designated biodiversity sites in the local area, with no significant negative effects³⁴. 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 features³⁵. 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 zone³⁶, 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 option³⁷, 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 area³⁸, with a residual neutral effect. The site option does not contain best and most versatile agricultural land, with a minor positive effect on soil resources³⁹. 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 Zone⁴⁰, 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 services⁴¹. 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.

³⁴ DEFRA (2017) Magic Map

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

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

³⁷ Warwickshire County Council (2011) Warwickshire Local Transport Plan

³⁸ Stratford Council GIS layers

³⁹ Ibid.

⁴⁰ <http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=e&ep=map&scale=9&x=420299.0416666667&y=253473.29166666677#x=420299&y=253473&lg=1,2,10,&scale=9>

⁴¹ 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	+
Commentary:																	
<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 & 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 AONB⁴², 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 region⁴³. The site option is not within a Special Landscape Area⁴⁴. 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>																	

⁴² DEFRA (2017) Magic Map

⁴³ Natural England (2014) National Character Area Profile: Severn & Avon Vales

⁴⁴ 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 effects⁴⁵. 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 3⁴⁶. 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 area⁴⁷, 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 land⁴⁸, 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 Zone⁴⁹, 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/facilities⁵⁰. 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.

⁴⁵ DEFRA (2017) Magic Map

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

⁴⁷ Stratford Council GIS layers

⁴⁸ Ibid.

⁴⁹ <http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=e&ep=map&scale=9&x=420299.0416666667&y=253473.29166666677#x=420299&y=253473&lg=1,2,10,&scale=9>

⁵⁰ 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	+
Commentary:																	
<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 AONB⁵¹, with no effects on the designation, and is not within a Special Landscape Area⁵². 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 effects⁵³. 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>																	

⁵¹ DEFRA (2017) Magic Map

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

⁵³ 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 3⁵⁴, 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 A435⁵⁵. 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 area⁵⁶, and a neutral effect is considered. The site option does not contain any best and most versatile agricultural land⁵⁷, 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 Zone⁵⁸, 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 10⁵⁹.

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.

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

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

⁵⁶ Stratford Council GIS layers

⁵⁷ Ibid.

⁵⁸ <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>

⁵⁹ 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		
Studley Enterprise Centre	0	+	0	0	-	0	0	+	-	-	0	+	N/A	+	0	0	+
Commentary:																	
<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 AONB⁶⁰, with no effects on the designation, and is not within a Special Landscape Area⁶¹. 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 effects⁶². 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>																	

⁶⁰ DEFRA (2017) Magic Map

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

⁶² DEFRA (2017) Magic Map

The site option is not located in designated Flood Zones 2 or 3⁶³, 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 A435⁶⁴. 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 area⁶⁵, and a neutral effect is considered. The site option does not contain any best and most versatile agricultural land⁶⁶, 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 Zone⁶⁷, 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 10⁶⁸.

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.

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

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

⁶⁵ Stratford Council GIS layers

⁶⁶ Ibid.

⁶⁷ <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>

⁶⁸ 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		
Rother/Grove Street, Stratford-upon-Avon	-?	+	+	0	0	+	0	+	-	0	0	++	N/A	+	?	+	?
Commentary:																	
<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 Buildings⁶⁹. 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 AONB⁷⁰, 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 region⁷¹. 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>																	

⁶⁹ Stratford-on-Avon District Council (1992) Stratford-upon-Avon Conservation Area

⁷⁰ DEFRA (2017) Magic Map

⁷¹ 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 effects⁷². 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 3⁷³, 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 area⁷⁴, 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 zone⁷⁵, 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.

⁷² DEFRA (2017) Magic Map

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

⁷⁴ Stratford Council GIS layers

⁷⁵ Environment Agency (2017) <http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=en&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, Stratford	0	+	0	0	+	+	0	+	0	0	++	N/A	0	0	+	+
Commentary:																
<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 AONB⁷⁶, with no effects on the designation, The site option is not within a Special Landscape Area⁷⁷ but is adjacent/just within an identified area of high landscape sensitivity⁷⁸, 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>																

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

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

⁷⁸ <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 effects⁷⁹. 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 3⁸⁰, 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 Stratford⁸¹; 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 area⁸², 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 zone⁸³, 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 10⁸⁴. 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.

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

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

⁸¹ Warwickshire County Council (2011) Warwickshire Local Transport Plan

⁸² Stratford Council GIS layers

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

⁸⁴ 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.

	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 Former Long Marston Depot	0	-	0	-	:-	++	0 +	0 0	0	+	N/A	+	++	++	0
<p>Commentary:</p> <p>There are no heritage assets within the site & the nearest designated asset is the Long Marston Grounds some 550 m to the east of the site. Therefore, neutral effect considered for SA Objective 1.</p> <p>The site is located approximately 500 m north-west of the Cotswolds AONB⁸⁵, such that there could be some negative effects on views from the AONB. The site is not within a Special Landscape Area⁸⁶ nor within an identified area of landscape sensitivity⁸⁷; however, it is a former MOD depot that is sited within an open arable landscape so potential minor negative effects - there may be mitigation possibilities.</p> <p>There are no internationally designated biodiversity sites in the local area, with no significant negative effects⁸⁸. The nearest SSSI (Knavenhill Wood) to the site is approx. 8km to the north-east with no likely significant effects. There is no Priority Habitat within or adjacent to the site &</p>															

⁸⁵ DEFRA (2020) Magic Map <https://magic.defra.gov.uk/MagicMap.aspx>

⁸⁶ White Consultants for Stratford-on-Avon District Council (2012) Special Landscape Areas Study

⁸⁷ <https://www.stratford.gov.uk/doc/205832/name/B8%20Stratford%20upon%20Avon%20Landscape%20Sensitivity%20Study.pdf>

⁸⁸ DEFRA (2020) Magic Map <https://magic.defra.gov.uk/MagicMap.aspx>

no Local Nature Reserve or Local Wildlife Site nearby. Mitigation is provided through Core Strategy Policy CS.5 with a neutral effect considered for the SA Objective No 3.

The majority of the site is located in designated Flood Zone 1 with neutral effects for flooding; however, there is a drain/watercourse running in an east-west direction through the site and designated Flood Zone 2⁸⁹ and records of surfacewater flooding at various locations throughout the site. Therefore, likely minor negative effects but there may be mitigation possibilities.

The site does not have vehicle access & access would need to be gained via the new road network constructed to serve the different phases of development within the wider MOD former depot site. Due to the distance to Stratford-upon-Avon some 8 km to the north for main goods & services, there would be reliance on vehicle use. There are known congestion issues within Stratford⁹⁰; potential for major negative effects on the highway network & access but there will be some mitigation measures through local highway improvements. There are likely cumulative negative effects for transport objectives with other major developments in the vicinity – the former Long Marston Airfield site that is currently restricted in number of dwellings possible until construction of a relief road to protect Stratford town from further unacceptable congestion.

The site will not result in the loss of Public Open Space or Green Infrastructure, with a minor positive effect. The existing trees, hedgerows and the watercourse through the site indicate possibilities for GI enhancement with major positive effects.

The site option is not within a mineral safeguarded area⁹¹, and a neutral effect is considered. It is not classified as the best & most versatile agricultural land & contains previously developed land with minor positive effects for soils resources.

The site option is not within an AQMA; it is not within a safeguarded water zone⁹², with neutral effects for air and water quality SA Objective No 8.

The site is 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 10⁹³.

The site option is on the former depot land that is being developed for housing on other large parcels of land. Due to separation distance & intervening rural landscape, neutral effects are indicated for the existing settlement identities of Long Marston & Lower Quinton.

⁸⁹ <https://flood-map-for-planning.service.gov.uk/summary/407241/264008>

⁹⁰ Warwickshire County Council (2011) Warwickshire Local Transport Plan

⁹¹ Stratford Council GIS layers

⁹² <https://magic.defra.gov.uk/MagicMap.aspx>

⁹³ Google Maps (2020) Measured using walking distance from the sites closest edge to the facility/service

There are no conflicting neighbouring land uses with no effects on health, residual neutral effect. The Meon Vale Leisure Centre & playing fields are nearby - less than 400m walking distance with synergistic positive effects for health & well-being; also, other services/facilities being provided through the wider development at the former depot site – with major positive effects for health & communities.

The provision of around 300 dwellings will have major positive effects for housing. Neutral effects for employment/economy.

Summary:

The site has major positive effects for housing, communities & health. Also, potential for major positive effects on green infrastructure through enhancements to the existing trees, hedgerows & watercourse.

There may be minor negative effects on landscape, including for views from the AONB some 500m to the south-east – but mitigation measures may be possible so some uncertainty at this stage.

Major negative effects predicted for highways & transport, including potential for cumulative negative effects with other nearby major developments, former Long Marston Airfield, and known problems of congestion to the south of SUA.

Minor positive effects indicated for sustainable transport & access to services/facilities, including synergistic positive effects for health with the nearby Meon Vale Leisure Centre.

	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		
Long Marston Airfield Phase 1b	0	0?	+	0	0?	++	0	+	0	0	0	--	N/A	0	++	++	+
Commentary:																	
<p>There are no heritage assets within or near to the site. The nearest heritage assets are 3 Listed Buildings approx. 1.5 km to the west & Wincot Farm some 1.4 km to the east. Therefore, neutral effect considered for SA Objective 1.</p> <p>The site option is located approximately 5 km north of the Cotswolds AONB⁹⁴, with no effects on the designation. The site option is not within an identified Special Landscape Area⁹⁵ and is not known to be in any landscape sensitivity; it is redevelopment of an airfield so a change of visual effects – potential for neutral with integral design mitigation measures but some uncertainty at this stage.</p> <p>There are no internationally designated biodiversity sites in the local area, with no significant negative effects⁹⁶. The nearest SSSIs are Welford Field some 5 km to the north-west, Knavenhill Wood at approx. 7 km to the east, & Windmill Hill some 10km to the west - with no likely significant effects as a result of development at the site. There is no Priority Habitat within or adjacent to the site. Mitigation is provided through Core Strategy Policy CS.5 with at least a neutral effect considered for the SA Objective. The overall proposals for the redevelopment</p>																	

⁹⁴ DEFRA (2020) Magic Map <https://magic.defra.gov.uk/MagicMap.aspx>

⁹⁵ White Consultants for Stratford-on-Avon District Council (2012) Special Landscape Areas Study

⁹⁶ DEFRA (2020) Magic Map <https://magic.defra.gov.uk/MagicMap.aspx>

of this site with a new settlement of 3,500 new homes are of a scale that should enable major positive effects for biodiversity and green infrastructure. Phase 1b can contribute to the wider scheme & with minor positive effects but some uncertainty of significance at this stage.

The site for Phase 1b is not located in designated Flood Zones 2 or 3⁹⁷, with a residual neutral effect. [There is some FZ3 associated with the Gran Brook to the west & within the residual area of the site & as set out in the Core Strategy as Proposal LMA.

The site for Phase 1b has site access to the east along Campden Road B4632 & has the potential to increase traffic in the surrounding area with potential negative effects, including for congestion into Stratford-upon-Avon some 8km to the north. However, recent transport studies indicate that there is capacity for this phase of development & therefore, neutral effects.

The site will not result in the loss of Public Open Space or Green Infrastructure, with a minor positive effect. The existing trees, hedgerows and the Gran Brook that runs adjacent to the western boundary of the wider site indicate possibilities for GI enhancement with major positive effects indicated for the wider proposals. Phase 1b can contribute.

The site is not within a mineral safeguarded area⁹⁸, and a neutral effect is considered. The site is partly disused airfield and greenfield – categorised as agricultural land Grade 3b⁹⁹.

The site option is not within an AQMA; it is not within a safeguarded water zone¹⁰⁰, with neutral effects [it is within a nitrate vulnerable area – at risk from agricultural activities not housing development].

The site is some 12 km from the Honeybourne railway station to the south; there are bus services along Long Marston Road approximately 2 km to the west (& a bus route is planned for the whole site linking to Campden Road); key services/facilities are approximately 1.5 km to the south in Lower + or some 2km to the west in Long Marston - therefore, a major negative effect is considered for SA Objective10¹⁰¹ as there will still be reliance on the private car – at least in the short-medium term until the other phases of the whole site area are developed. There are lanes & footpaths in the area, including long distance routes with the Monarch's Way to the south & west with potential for enhancements to the wider sustainable transport network.

The site Phase 1b is part of a much wider development of a new settlement of 3,500 homes with its own identity – Core Strategy Proposal LMA. Phase 1b can contribute to the overall intentions for identity. Due to distance of separation & positive design, the new development will not have significant negative effects on the identity of Long Marston.

⁹⁷ <https://flood-map-for-planning.service.gov.uk/>

⁹⁸ Stratford Council GIS layers

⁹⁹ <https://magic.defra.gov.uk/MagicMap.aspx>

¹⁰⁰ <https://magic.defra.gov.uk/MagicMap.aspx>

¹⁰¹ Google Maps (2020) Measured using walking distance from the sites closest edge to the facility/service

There are no conflicting neighbouring land uses with no adverse effects on health - residual neutral effect. Provision of good quality housing & employment land will have major positive effects for health & well-being.

The provision of around 400 dwellings will have major positive effects for housing and minor positive effects for employment/economy through provision of some 6 hectares of employment land.

Summary:

The site has major positive effects for housing, communities & health, and further positive effects for economy/employment. Also, potential for major positive effects on green infrastructure through enhancements to the wider network, including for sustainable transport.

Major negative effects predicted for highways & transport, including potential for cumulative negative effects with other nearby major developments, former Long Marston Airfield, and known problems of congestion to the south of SUA. However, recent transport studies indicate that the network has capacity for the proposed development in Phase 1b – so overall uncertain neutral effects at this stage.

The site Phase 1b is part of a much wider development of a new settlement of 3,500 homes. This earlier smaller site will contribute to the overall development of the identity of the settlement with further synergistic positive effects for communities & GI.

	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		
Bidford Centre	0	+	0	0	0	+	0	+	0	0	0	+	N/A	+	0	0	+
Commentary:																	
<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. Bidford-on-Avon has a rich heritage with Grad II Listed buildings clustered along the High Street & the Grade I Listed bridge – some 600 m to the south of the site.</p> <p>The site option is located approximately 10km north-east of the Cotswolds AONB¹⁰², with no effects on the designation, and is not within a Special Landscape Area¹⁰³. The site option does not have an identified landscape sensitivity. The site option is within an existing industrial estates area and is brownfield land – classified as built-up area - 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 effects¹⁰⁴. The nearest SSSI Broom Railway Cutting 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. The Welford Field SSSI is over 3.5 km to the east; the site is outside of the SSSI Impact Risk Zones for these 2</p>																	

¹⁰² DEFRA (2020) Magic Map

¹⁰³ White Consultants for Stratford-on-Avon District Council (2012) Special Landscape Areas Study

¹⁰⁴ DEFRA (2020) Magic Map

SSSIs. 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 3¹⁰⁵, with a residual neutral effect; the Small Brook is located some 220m to the north. The site option has site access from the Wellington Road and Waterloo Road – as an existing site, neutral effects for access & highways.

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 area¹⁰⁶, and a neutral effect is considered. The site option does not contain any best and most versatile agricultural land¹⁰⁷, and the site option is entirely brownfield land with a potential major positive effect on soils.

The site is not within an AQMA, nor within any water sensitive/protected areas – therefore, neutral effects for air and water quality.

The site option is not within 800m of a railway station but is within 400m of an existing bus stop on Waterloo Road which provides regular services. The site option is also within walking distance to a range of key services/facilities that are available within Bidford-on-Avon, which will reduce the reliance on the use of private vehicles and therefore a minor positive effect is considered for SA Objective 10¹⁰⁸.

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 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 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.

¹⁰⁵ <https://flood-map-for-planning.service.gov.uk/summary/407241/264008>

¹⁰⁶ Stratford Council GIS layers

¹⁰⁷ DEFRA Magic Maps (2020)

¹⁰⁸ Google Maps (2020) Measured using walking distance from the sites closest edge to the facility/service