

**Stratford-on-Avon Site Allocations Plan (SAP): Sustainability Appraisal (SA)**  
**Appendix VIII: SA of Options for Reserve Housing Sites by Settlement**

**Key:**

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

## Strategic Housing Land Availability Assessment (SHLAA) Key

	Not deliverable
	Likely to be deliverable
	Definitely deliverable
	Net developable area (shaded area indicates that part of the site which is potentially deliverable)
	Development Allocation / Commitment / Recent development
	Flood Zone 3 as defined by Environment Agency
	Flood Zone 2 as defined by Environment Agency
	Minerals Safeguarding Area
	HS2 Safeguarding Zone
	Green Belt
	Area of Restraint
	Cotswolds Area of Outstanding Natural Beauty
	Special Landscape Area
	Conservation Area
	Listed Building
	Scheduled Monument
	Registered Battlefield
	Site of Special Scientific Interest
	Local Wildlife Site
	Local Nature Reserve
	Ancient Woodland
	Tree Preservation Order

# Alcester

## Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	<p>The historic market town of Alcester overlies the site of a significant Roman settlement on Icknield Street. The town was granted a Royal Charter to hold a weekly market in 1274 and prospered throughout the next centuries. In the 17<sup>th</sup> Century it became a centre of the needle industry. With its long narrow Burbage plots and tueries (interlinking passageways), the town centre street pattern of today and many of its buildings are medieval.</p> <p>There are a number of heritage assets which includes Scheduled Monuments, Listed Buildings, a Conservation Area and archaeological features within and adjacent to the urban area. The Conservation area's character is defined by the medieval street pattern, the presence of a wide diversity of buildings with a range of distinguishing features, and the gaps between the buildings which create an intriguing spatial element. The majority of Alcester's Listed Buildings are located within the Conservation Area, as are parts of the Alcester Roman Town Scheduled Monument.<sup>1</sup></p>
Landscape	<p>The Landscape Sensitivity Study identifies extensive areas of land adjacent to the town as being of high sensitivity to development. These are mainly along the river valleys and the rising land to the east forming Captains Hill. Land between the urban area and the western bypass is of low to medium sensitivity for housing development, although much more sensitive for commercial development. Areas of land to the north of the town and east of Kinwarton Farm Road are of medium sensitivity.</p> <p>Alcester is 12km north of the Cotswolds AONB and so options will not affect the designated landscape. The settlement is located in the Arden National Character Area which is comprised of farmland and former wood-pasture, and also contains major transport corridors including the M5 and M6<sup>2</sup> but these are not situated within Stratford-on-Avon District. All the site options are greenfield land and are designated as having a medium sensitivity to housing development<sup>3</sup>, with likely minor negative effects for landscape, although there is some uncertainty at this stage and mitigation may be possible.</p> <p>There are no internationally designated biodiversity sites or SSSIs in the settlement or the surrounding landscape, and therefore no major significant effects. The River Arrow Local Nature Reserve (LNR) is located in the north of Alcester, and contains ponds, a river and wet grassland<sup>4</sup> however all sites are over 350m from the LNR and there are no environmental pathways for negative effects to occur. Nationally designated Priority Habitats in the settlement include floodplain grazing marsh to the south, semi-improved grassland in the River Arrow LNR and Deciduous Woodland to the north, however none of the site options are likely to affect these habitats.</p>
Biodiversity and Geodiversity	<p>There is no high quality agricultural land around the town. Neither are there any nationally significant ecological or geological features on the edge of the town.</p>
Flooding	<p>The town sits at the confluence of the Rivers Arrow and Alne. The River Arrow runs north to south through the town and the River Alne joins it from the east at Oversley Green just south of the urban area. Together, their areas form an extensive flood risk area. Alcester has experienced serious flooding from surface water and watercourses that run through it, the River Arrow, River Alne and Spittle Brook. Flood risk has been partially remedied by the installation of two pumping sets and the repair and replacement of</p>

<sup>1</sup> Stratford-Upon-Avon Council (2008) Alcester Conservation Area

<sup>2</sup> Natural England (2014) National Character Area Profile: Arden

<sup>3</sup> <https://www.stratford.gov.uk/files/seealsodocs/12469/Alcester%20-%20Landscape%20Sensitivity%20Study.pdf>

<sup>4</sup> [http://www.lnr.naturalengland.org.uk/special/lnr/lnr\\_details.asp?themeid=1009101](http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1009101)

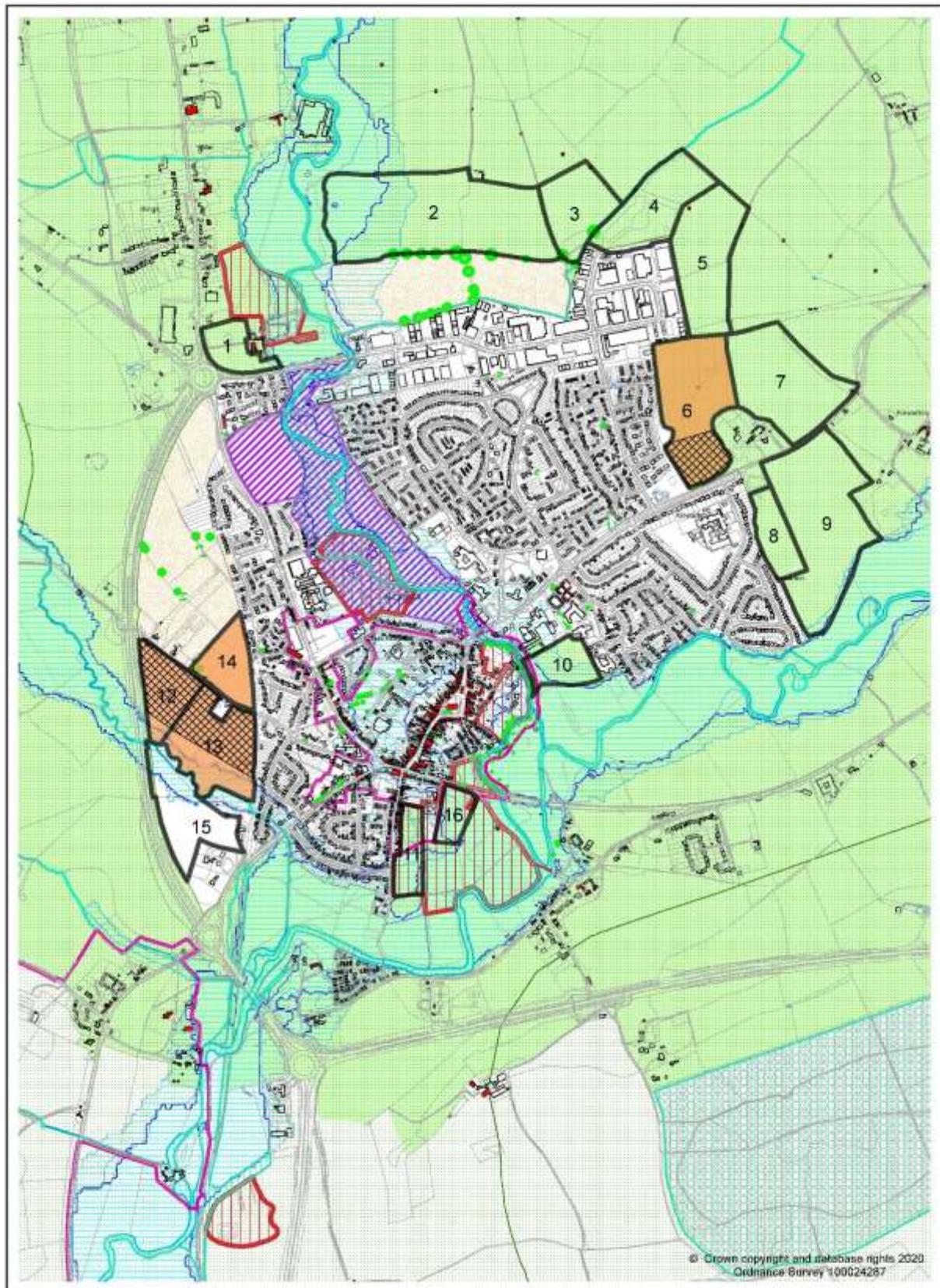
	substantial parts of the 'Old Town Drain'. The combined sewerage system in Alcester has had a complete overhaul involving Severn Trent, with £2.4m having been spent.
Climate Change –Traffic	Two bypasses were completed in 1990 and take through traffic around the west and south of the town. There are no known congestion issues within Alcester <sup>5</sup> .
Climate Change – Green Infrastructure	Public Open Space (POS) in Alcester includes a sports ground in the centre of the settlement; recreation grounds with children's play facilities and tennis courts and playing fields, with a total of 11.39 Ha of green open space in the settlement <sup>6</sup> . None of the site options will result in the loss of any POS for Alcester. Green Infrastructure (GI) in the settlement includes allotment sites, rural footpaths, (including part of the Arden Way & Monarchs Way), riverside footpaths and cycle routes.
Natural Resources	The settlement is within a Mineral Safeguarding Area with the exception of some land to the east. Parts of the settlement include the best and most versatile agricultural land.
Air, Soil and Water pollution	The town is not an Air Quality Management Area. There are no known issues of soil contamination within the town. The town is not within a Drinking Water Safeguard Zone (ground or surface water) but is within a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.
Waste	Development within the town would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	The X19 bus service to Redditch from Stratford-upon-Avon stops in Alcester every hour until early evening during Monday to Saturday. This service also runs every two hours on Sundays. Some services during peak time serve the neighbouring villages of Great Alne and Haselor. The 247 Redditch to Evesham service passes through Alcester and has a similar pattern running Monday to Saturday only, via Studley and Bidford-on-Avon. Alcester is the largest of the main rural settlements within Stratford-on-Avon District and has a wide range of services, including primary and secondary schools, doctors, dentists, library, leisure centre and fire station. The former hospital has been replaced with a primary care centre incorporating GP surgeries.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be 'not applicable' in the SA of site options by settlement.
Settlement Identity	None of the site options are likely to have effects on the setting of the settlement as they will largely follow the existing pattern of Alcester, which is bordered to the south by the A46 and to the west by the A435. None of the site options will extend beyond these roads, and there is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the town's existing facilities and amenities and green infrastructure network.
Economy and Employment	The town has a diverse economy. Most industry is based on the well-established Arden Forest Industrial Estate and the high-technology innovation centre/incubation units at Minerva Hill. However, the Plan will have a neutral effect on employment as no employment land is being proposed.

<sup>5</sup> Stratford-On-Avon Strategic Transport Assessment (2012) [Online] <https://www.stratford.gov.uk/files/seealsodocs/147682/Strategic%20Transport%20Assessment%20-%20October%202012.pdf>

<sup>6</sup> UE Associates (2011) Green Infrastructure Study for the Stratford-on-Avon District

## Site Assessments

The 4 sites under consideration in Alcester are identified in amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



## Settlement: Alcester

	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment		
Site: ALC.06 – North of Captain's Hill Dwellings: 45	0	-?	0	+	0	+	- ?	0	0	0	+	N/A	-	+	+	+	0
Site: ALC.12 – South of Allimore Lane (west) Dwellings: 60	-?	-?	0	-	-	+	- -	0	0	0	+	N/A	+	+	+	+	0
Site: ALC.13 – South of Allimore Lane (east) Dwellings: 120	-?	-?	0	-	-	+	- -	0	0	0	+	N/A	+	+	+	+	0
Site: ALC.14 – North of Allimore Lane Dwellings: 60	-?	-?	-	0	-	+	- -	0	0	0	+	N/A	+	+	+	+	0

## Site ALC.06 – North of Captain’s Hill, Alcester

### Site Overview

Has a gross area of 8.0ha; with a net developable area of 1.5ha and a capacity for approximately 45 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	None identified.
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-Close to a mineral safeguarding area to the east although there is uncertainty at this stage of assessment as to whether the site option would affect this designation.</li> <li>-Medium landscape sensitivity to housing development, with likely minor negative effects for landscape, although there is some uncertainty at this stage and mitigation may be possible.</li> <li>-Within the green belt and as such development could have a negative impact on the identity, character and pattern of the settlement.</li> <li>-A proportion of the site contains Grade 3a agricultural land.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-No designated or non-designated heritage assets within or near the site</li> <li>-Not located within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Site option does not involve the creation or loss of any employment land.</li> <li>-Access to the site can be obtained from Captain’s Hill, with potential for a pedestrian/cycle link via Kinnersley Road.</li> <li>-Not within a Surface Water Safeguard Zone, Groundwater Source Protection Zone or a Surface Water Drinking Water Protection Area.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Site option will provide a modest contribution to the supply of housing overall and with a modest supply of affordable housing.</li> <li>-Does not lie within a designated flood zone and development has the potential to reduce surface water run-off at the southern part of the site.</li> <li>-Site option will not result in the loss of public open space or green infrastructure. There is a footpath running through part of the site which would need to be incorporated into any proposed development.</li> <li>-Assumed that there is the potential for development on this site to have indirect long-term positive effects on health through the provision of housing by helping to meet the needs of the District. There is some small scale office use adjacent to the site but it is not anticipated that this would cause any conflicting neighbouring uses.</li> <li>-Within 400m of a bus stop and 400m of local facilities.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site ALC.12 – South of Allimore Land (west), Alcester

### Site Overview

Has a gross area of 3.0ha; with a net developable area of 2.0ha and a capacity for approximately 60 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-Located within a mineral safeguarding area
<b>Minor Negative Effects</b>	-No Designated Heritage Assets within or near to site -Historical Environment Record (HER) records evidence of historical activity in proximity of site which suggests historical artefacts may be present. Any possible harm to suspected artefacts could be mitigated through suitable archaeological evaluation. -Partially located in flood zone 3, however development could avoid these small areas of flood risk, or provide sufficient mitigation to reduce flood risk. Potential for a minor negative effect, however some uncertainty at this stage of assessment. -Poor access to the road network, with Allimore Lane (a narrow lane with no road markings) being the only current access to the site. -Medium landscape sensitivity to housing development, with likely minor negative effects for landscape, although there is some uncertainty at this stage and mitigation may be possible.
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	-No internationally designated biodiversity sites or SSSIs in the settlement or the surrounding landscape and the site is over 350m from the LNR and there are no environmental pathways for negative effects to occur. Development on the site is unlikely to affect the nationally designated Priority Habitats in the settlement include floodplain grazing marsh to the south, semi-improved grassland in the River Arrow LNR and Deciduous Woodland to the north. -Not located within an Air Quality Management Area (AQMA) or a safeguarded water zone, and so will not lead to any significant negative effects for SA objectives on pollution. -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. Development is likely to increase waste in the short term (construction) and long term (end use). It is considered that there will be sufficient mitigation provided through the development management process to ensure that any negative effects are addressed. -Site option does not involve the creation or loss of employment land.
<b>Minor Positive Effects</b>	-Development of this site is unlikely to have a negative effect on the setting of the settlement and will safeguard local distinctiveness and identity as it will not extend beyond the key physical boundaries to the town – the A46 to the south and the A435 to the west. There is therefore no risk of coalescence with neighbouring settlements. -Does not contain any best and most versatile agricultural land. -Site option will not result in the loss of public open space or green infrastructure. There is a footpath running through part of the site which would need to be incorporated into any proposed development. -Assumed that there is the potential for development on this site to have indirect long-term positive effects on health through the provision of housing by helping to meet the needs of the District.

	-Assumed that there is the potential for development on this site to have indirect long-term positive effects on health through the provision of housing by helping to meet the needs of the District. -Within 400m of a bus stop and 400m of local facilities.
<b>Major Positive Effects</b>	-Site option proposes housing development with a capacity of 60 dwellings of which 21 to be affordable housing, and there are no known conflicting neighbouring land uses.

## Site ALC.13 – South of Allimore Land (east), Alcester

### Site Overview

Has a gross area of 5.0ha; with a net developable area of 4.0ha and a capacity for approximately 120 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-Contains grade 2 and 3A best and most versatile agricultural land, with major negative effects. -Located within a mineral safeguarding area
<b>Minor Negative Effects</b>	-No Designated Heritage Assets within or near to site -There is a non-designated heritage asset north of the site and it is possible this extends into proposed site. However, it is likely that any potential harm could be mitigated through suitable archaeological evaluation. -Partially located in flood zone 3, however development could avoid these small areas of flood risk, or provide sufficient mitigation to reduce flood risk. Potential for a minor negative effect, however some uncertainty at this stage of assessment. -Medium landscape sensitivity to housing development, with likely minor negative effects for landscape, although there is some uncertainty at this stage and mitigation may be possible. -Poor access to the road network, with Allimore Lane (a narrow lane with no road markings) being the only current access to the site.
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	-No internationally designated biodiversity sites or SSSIs in the settlement or the surrounding landscape and the site is over 350m from the LNR and there are no environmental pathways for negative effects to occur. Development on the site is unlikely to affect the nationally designated Priority Habitats in the settlement include floodplain grazing marsh to the south, semi-improved grassland in the River Arrow LNR and Deciduous Woodland to the north. -Not located within an Air Quality Management Area (AQMA) or a safeguarded water zone, and so will not lead to any significant negative effects for SA objectives on pollution. -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. Development is likely to increase waste in the short term (construction) and long term (end use). It is considered that there will be sufficient mitigation provided through the development management process to ensure that any negative effects are addressed. -Site option does not involve the creation or loss of employment land.

<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Development of this site is unlikely to have a negative effect on the setting of the settlement and will safeguard local distinctiveness and identity as it will not extend beyond the key physical boundaries to the town – the A46 to the south and the A435 to the west. There is therefore no risk of coalescence with neighbouring settlements.</li> <li>-Site option will not result in the loss of public open space or green infrastructure. There is a footpath running through part of the site which would need to be incorporated into any proposed development.</li> <li>-Assumed that there is the potential for development on this site to have indirect long-term positive effects on health through the provision of housing by helping to meet the needs of the District.</li> <li>-Within 400m of a bus stop and 400m of local facilities</li> </ul>
<b>Major Positive Effects</b>	<ul style="list-style-type: none"> <li>-Site option proposes housing development with a capacity of 120 dwellings, of which 42 to be affordable housing, and there are no known conflicting neighbouring land uses.</li> </ul>

## Site ALC.14 – North of Allimore Lane, Alcester

### Site Overview

Has a gross area of 2.5ha; with a net developable area of 2.0ha and a capacity for approximately 60 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Contains grade 2 and 3A best and most versatile agricultural land, with major negative effects.</li> <li>-Located within a mineral safeguarding area</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-There are no Designated Heritage Assets within or adjacent to the site</li> <li>-There is a non-designated heritage asset within proposed site (i.e. evidence of historical settlement). It is likely that evidence of settlement activity can be adequately documented and recorded through archaeological evaluation to mitigate harm from any development.</li> <li>-Medium landscape sensitivity to housing development, with likely minor negative effects for landscape, although there is some uncertainty at this stage and mitigation may be possible.</li> <li>-Poor access to the road network, with Allimore Lane (a narrow lane with no road markings) being the only access to the site.</li> <li>-Within the Cold Comfort Land Local Wildlife Site and as such there is potential for negative effects and at this stage of assessment it is not known if the negative effects can be mitigated against.</li> </ul>
<b>Uncertain Effects</b>	<ul style="list-style-type: none"> <li>Contains abandoned traditional orchard which has the potential to become a Local Wildlife Site, however further survey work needs to be undertaken, as such there is some uncertainty until site level surveys are undertaken.</li> </ul>
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not located in an area of flood risk, with an overall neutral effect for flooding.</li> <li>-Not located within an Air Quality Management Area (AQMA) or a safeguarded water zone, and so will not lead to any significant negative effects for SA objectives on pollution.</li> <li>-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. Development is likely to increase waste in the short term (construction) and long term (end use). It is</li> </ul>

	<p>considered that there will be sufficient mitigation provided through the development management process to ensure that any negative effects are addressed.</p> <p>-Site option does not involve the creation or loss of employment land.</p>
<p>Minor Positive Effects</p>	<p>-Development of this site is unlikely to have a negative effect on the setting of the settlement and will safeguard local distinctiveness and identity as it will not extend beyond the key physical boundaries to the town – the A46 to the south and the A435 to the west. There is therefore no risk of coalescence with neighbouring settlements.</p> <p>-Assumed that there is the potential for development on this site to have indirect long-term positive effects on health through the provision of housing by helping to meet the needs of the District.</p> <p>-Site option will not result in the loss of public open space or green infrastructure.</p> <p>-Within 400m of a bus stop and 400m of local facilities</p>
<p>Major Positive Effects</p>	<p>-Site option proposes housing development with a capacity of 60 dwellings, of which 21 to be affordable housing, and there are no known conflicting neighbouring land uses.</p>

# Alderminster

## Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	Alderminster is located to the southeast of Stratford-upon-Avon, is thought to be of early medieval in origin and is recorded as a pre-Conquest manor in the Domesday Survey of 1086. There are a total of 17 listed buildings within the village which include that of the Grade II* listed Church of St Mary and the Holy Cross as well as various Victorian cottages and barns. The village although rather small in scale was expanded considerably during the 1870's with a local landowner building a total of 24 houses as well as local facilities for the village such as a schoolhouse. <sup>7</sup> The village does not have a Conservation Area.
Landscape	The Cotswold AONB is approximately 5km to the south of Alderminster <sup>8</sup> , with no negative effects. The settlement is located within the Feldon Parklands Special Landscape Area (SLA). The key qualities of the SLA include large scale rolling topography, small scale water courses and a nucleated pattern of small estate villages <sup>9</sup> . The site options are located within the Dunsmore and Feldon National Character Area, characterised by a rural, agricultural landscape crossed by small rivers and tributaries <sup>10</sup> . Within the District Council's Landscape Sensitivity Study, land to the northeast of the village is considered to have a high/medium landscape sensitivity and land to the southwest is classed as being of high sensitivity to housing development. Therefore, it is considered that the site has the potential for major negative effects on the landscape, although there is some uncertainty at this stage of assessment.
Biodiversity and Geodiversity	Knavenhill Wood SSSI is designated for the presence of broadleaved, mixed and yew woodland and located approximately 1km from the village <sup>11</sup> . Development is unlikely to have a negative effect on the SSSI due to the small size of the proposed development. Furthermore, Core Strategy Policies provide mitigation. The site neither contains nor is located adjacent to any Priority Habitat. Alderminster Churchyard is classified as a Local Wildlife Site. However, the small size of development being proposed at the site option and the mitigation within the Core Strategy would result in a residual neutral effect.
Flooding	The River Stour skirts the south western edge of the village and the flood zone associated with the river runs up to the rear of the line of buildings running along the southern side of the Shipston Road running through the village. However, site ALD.05 is not within the designated flood zone 2 or 3, with a neutral effect <sup>12</sup> .
Climate Change –Traffic	Whilst the site currently has no access from the surrounding road network, satisfactory vehicular access could be gained from the recently completed development to the south of the site, off A3400 Shipston Road which provides access to Stratford-upon-Avon approximately 7.5km to the north <sup>13</sup> . There are no known congestion issues within the settlement. Overall neutral effect on accessibility and traffic.
Climate Change – Green Infrastructure	There is very limited Public Open Space in Alderminster. Whilst there is one churchyard, there are no parks, village greens or play areas. Green Infrastructure includes the River Stour to the south and west, and public footpaths providing access to the surrounding open countryside.

<sup>7</sup> Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire.

<sup>8</sup> DEFRA (2017) Magic Map

<sup>9</sup> Ibid.

<sup>10</sup> Natural England (2014) National Character Area Profile: Severn & Avon Vales

<sup>11</sup> DEFRA (2017) Magic Map

<sup>12</sup> <https://flood-map-for-planning.service.gov.uk/summary/423311/248204>

<sup>13</sup> Google Maps (2017)

Natural Resources	The settlement is partly within a Mineral Safeguarding Area. The settlement does not include the best and most versatile agricultural land.
Air, Soil and Water pollution	The settlement does not contain best and most versatile agricultural land (grade 1 to 3a) <sup>14</sup> . The settlement is not within an AQMA <sup>15</sup> . There are no known issues of soil contamination within the settlement. The village is not within a Drinking Water Safeguard Zone (ground or surface water) but is within a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency <sup>16</sup> .
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	The A3400 provides access to Stratford-upon-Avon approximately 7.5km to the north. Both site options are within 400m of the nearest bus stop <sup>17</sup> , and there are regular services from Alderminster to Stratford-upon-Avon and Shipston-on-Stour. There are no services/facilities within the settlement, however the regular bus services to Stratford-upon-Avon will help limit the increase in the use of private vehicles to access services/facilities. Potential for a long-term minor positive effect for the proposed site. Alderminster is served by the 50 service between Stratford and Chipping Norton (Stratford - Preston-on-Stour – Alderminster – Newbold-on-Stour – Halford – Tredington - Shipston-on-Stour – Long Compton). There is an hourly service until early evening Monday-Saturday. The X50 service runs every 2-3 hours on Sundays along a similar route that also extends to Henley-in-Arden, Hockley Heath, Shirley and Birmingham.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be ‘not applicable’ in the SA of site options by settlement.
Settlement Identity	The site option follows the existing settlement pattern, being located along the A3400, and have no conflicting neighbouring land uses with long term minor positive effects.
Housing	The site option will have a long term minor positive effects on housing, providing good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development the site option to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the local green infrastructure network.
Economy and Employment	Neutral effects on employment as no employment land is being proposed.

<sup>14</sup> Stratford Council GIS layers (2017)

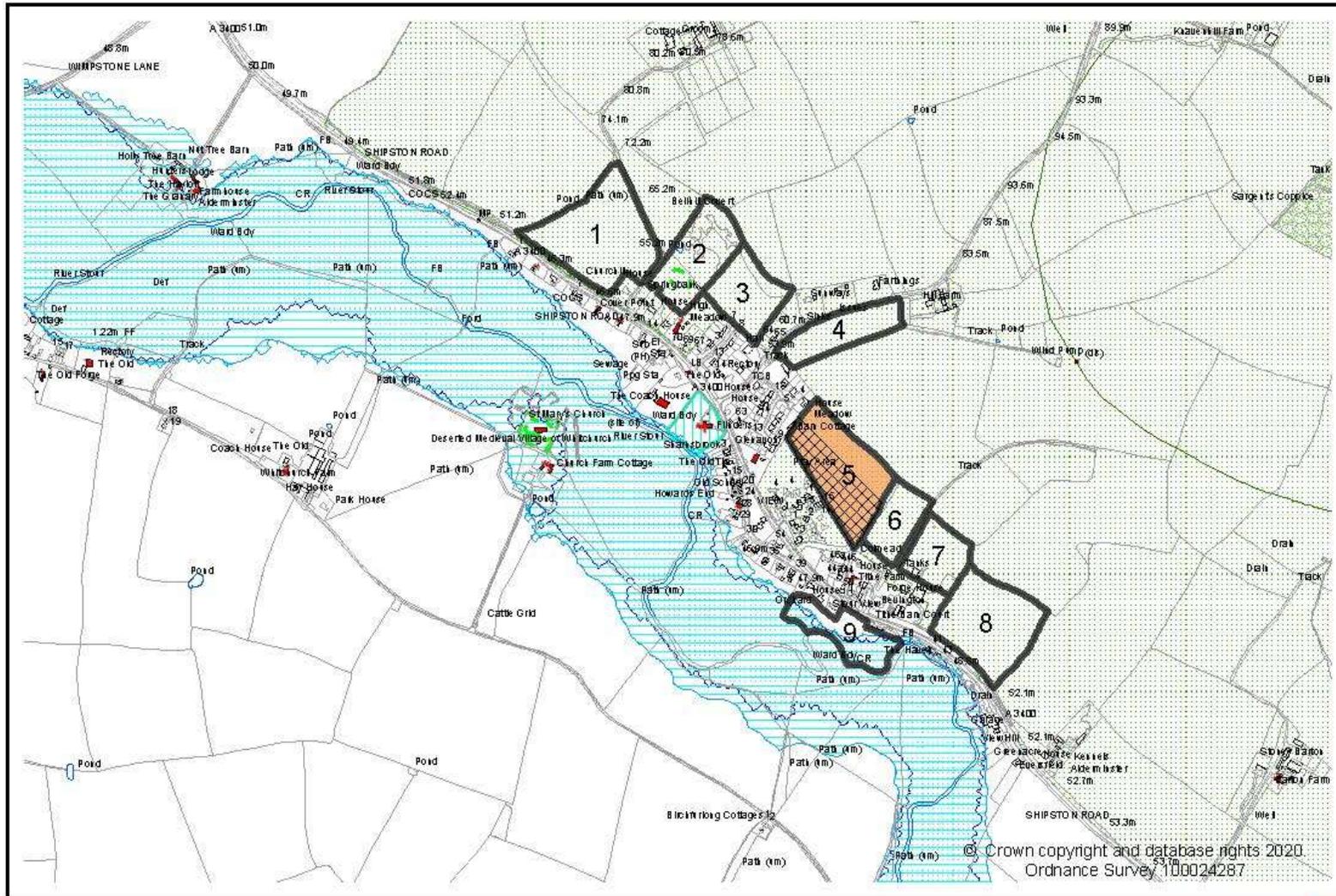
<sup>15</sup> <https://uk-air.defra.gov.uk/aqma/maps>

<sup>16</sup> <http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=drinkingwater&layerGroups=default&lang=e&ep=map&scale=8&x=423500&y=248500>

<sup>17</sup> Google Maps (2017)

## Site Assessments

The 1 site under consideration in Alderminster is identified in amber on the map below and has been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Alderminster



Settlement: Alderminster																		
	SA Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment			
Site: ALD.05 East of Skylark Road Dwellings: 20	-?	--?	0	0	0	+	-	+	0	0	0	+	N/A	+	+	+	+	0

## Site ALD.05 – East of Skylark Road, Alderminster

### Site Overview

Has a gross area of 2.5ha; with a net developable area of 0.8ha and a capacity for approximately 20 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<p>-Within the Feldon Parklands Special Landscape Area (SLA). The key qualities of the SLA include large scale rolling topography, small scale water courses and a nucleated pattern of small estate villages. The site is also located within the Dunsmore and Feldon National Character Area, characterised by a rural, agricultural landscape crossed by small rivers and tributaries. The site is considered to have a high/medium landscape sensitivity. It is therefore considered that the site has potential for major negative effects on the landscape although there is some uncertainty at this stage of assessments as there may be opportunities to mitigate adverse impacts.</p>
<b>Minor Negative Effects</b>	<p>-Grade II listed Quince Cottage 75m to south-east of site, but only roof of building is visible due to topography            -Grade II listed Tithe Farmhouse is situated to the south-west of site, but there is no inter-visibility.            -Grade II* listed Church is 160m to the south, with existing housing development on intervening land            -Any development would need to consider potential impacts on the settings of these heritage assets. It is likely mitigation measures would be possible and any harm would be 'less than substantial'.            -A proportion of the site is within or adjacent to a mineral safeguarding area</p>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<p>-Will not have an effect on international designation biodiversity. Knavenhill Wood SSSI, designated for the presence of broadleaved, mixed and yew woodland, is located approx. 1km from the site however the site is unlikely to have a negative effect on the SSSI due to the small size of the proposed development. Furthermore, Core Strategy Policies provide mitigation. The site neither contains nor is located adjacent to any Priority Habitat. The site is within 200m of Alderminster Churchyard Local Wildlife Site however the small size of the development being proposed and the mitigation within the Core Strategy results in a residual neutral effect.            -Not within designated flood zone 2 or 3 with a neutral effect.            -Does not have existing site access, however access can be provided from the A3400 which provides access to Stratford-upon-Avon approximately 7.5km to the north.            -Not within an AQMA, and is not within a Surface Water Safeguard Zone, Groundwater Source Protection Zone or a Surface Water Drinking Water Protection Area.</p>
<b>Minor Positive Effects</b>	<p>-Will not result in the loss of Public Open Space or Green Infrastructure.            -Does not contain best and most versatile agricultural land (grade 1 to 3a).            -Within 400m of the nearest bus stop, and there are regular services from Alderminster to Stratford-upon-Avon and Shipston-on-Stour. There are no services/facilities within the settlement, however the regular bus services to Stratford-upon-Avon will help limit the increase in the use of private vehicles to access services/facilities. Potential for a long-term minor positive effect.            -Follows the existing settlement pattern, being located along the A3400 and have no conflicting neighbouring land uses. Development of the site will provide a modest supply of housing overall with a modest supply of affordable housing units.</p>
<b>Major Positive Effects</b>	None identified.

## Bidford-on-Avon

### Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	<p>Bidford-on-Avon is a village settlement positioned on the River Avon, situated approximately 8 miles east of Stratford-upon-Avon. Originally the Village itself was extremely small consisting solely of what is now the high street along the stretch of river. It was not until the 20<sup>th</sup> century that further development occurred within the area.</p> <p>The settlement has a Conservation Area which covers the High street and other areas such as Grange road stretching to just over the river covering the bridge. The settlement has a number of listed buildings, all of which are located along High Street in the south of the settlement, close to the River Avon. The bridge crossing the River to the south is a Scheduled Monument due to its historic nature. However there is evidence of uses for the site itself that date back further than this with evidence in the area of a Roman road passing through the settlement at Rykineld Street. Under a carpark within the town an Anglo Saxon Burial Site is situated with excavation having taken place and artefacts being located to Warwick Museum.<sup>18/19</sup></p>
Landscape	<p>The settlement is located in 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>20</sup>. All of the southern edge along the Avon valley is designated as an Area of Restraint within which the open nature of the landscape should be protected. The land rises quite sharply to the east and particularly to the west of the village at Marriage Hill. The Landscape Sensitivity Study identifies these rising areas as being of high/medium sensitivity to development. Bidford-on-Avon is located approximately 8km north of the Cotswolds Area of Outstanding Natural beauty<sup>21</sup>, with no effects likely.</p>
Biodiversity and Geodiversity	<p>There are no internationally designated biodiversity sites in the settlement or the surrounding landscape, and therefore no major significant effects. Broom Railway Cutting SSSI is approximately 500m to the north of the settlement and is designated for its glacial deposits<sup>22</sup>, with no significant effects from site options likely. Nationally designated Priority Habitats include small areas of Traditional Orchards in the north and some Floodplain Grazing Marsh to the south<sup>23</sup>. There are no nationally significant ecological or geological features on the edge of the village.</p>
Flooding	<p>All of the southern edge of the village along the Avon valley is affected by flood risk (mostly Flood Zone 3a, high probability). Small Brook, a minor watercourse that runs along the northern and western edges of the village, is also prone to flooding.</p> <p>There is local concern that the drainage system, both surface and foul, has little spare capacity and that further development would increase the risk of flooding in some parts of the village.</p>
Climate Change –Traffic	<p>There are no know congestion issues within the settlement<sup>24</sup>.</p>
Climate Change – Green Infrastructure	<p>Public Open Space (POS) includes 10.22ha of parks, gardens and amenity greenspace, as well as five play facilities in the settlement and five sports facilities including cricket pitches and football pitches<sup>25</sup>. Green Infrastructure (GI) in Bidford include areas of woodland to the north, an allotment site to the south, two main watercourses (River Arrow &amp; River Avon) and both Shakespeare’s Avon Way and the Heart of England Way pass through the village<sup>26</sup>.</p>

<sup>18</sup> Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire.

<sup>19</sup> Bidford-on-Avon Neighbourhood Development Plan ( July 2017)

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

<sup>21</sup> DEFRA (2016) Magic Map

<sup>22</sup> <https://necmsi.esdm.co.uk/PDFsForWeb/Citation/1004136.pdf>

<sup>23</sup> DEFRA (2016) Magic Map

<sup>24</sup> Stratford-on-Avon Strategic Transport Assessment (2012) [Online] <https://www.stratford.gov.uk/files/seealsodocs/147682/Strategic%20Transport%20Assessment%20-%20October%202012.pdf>

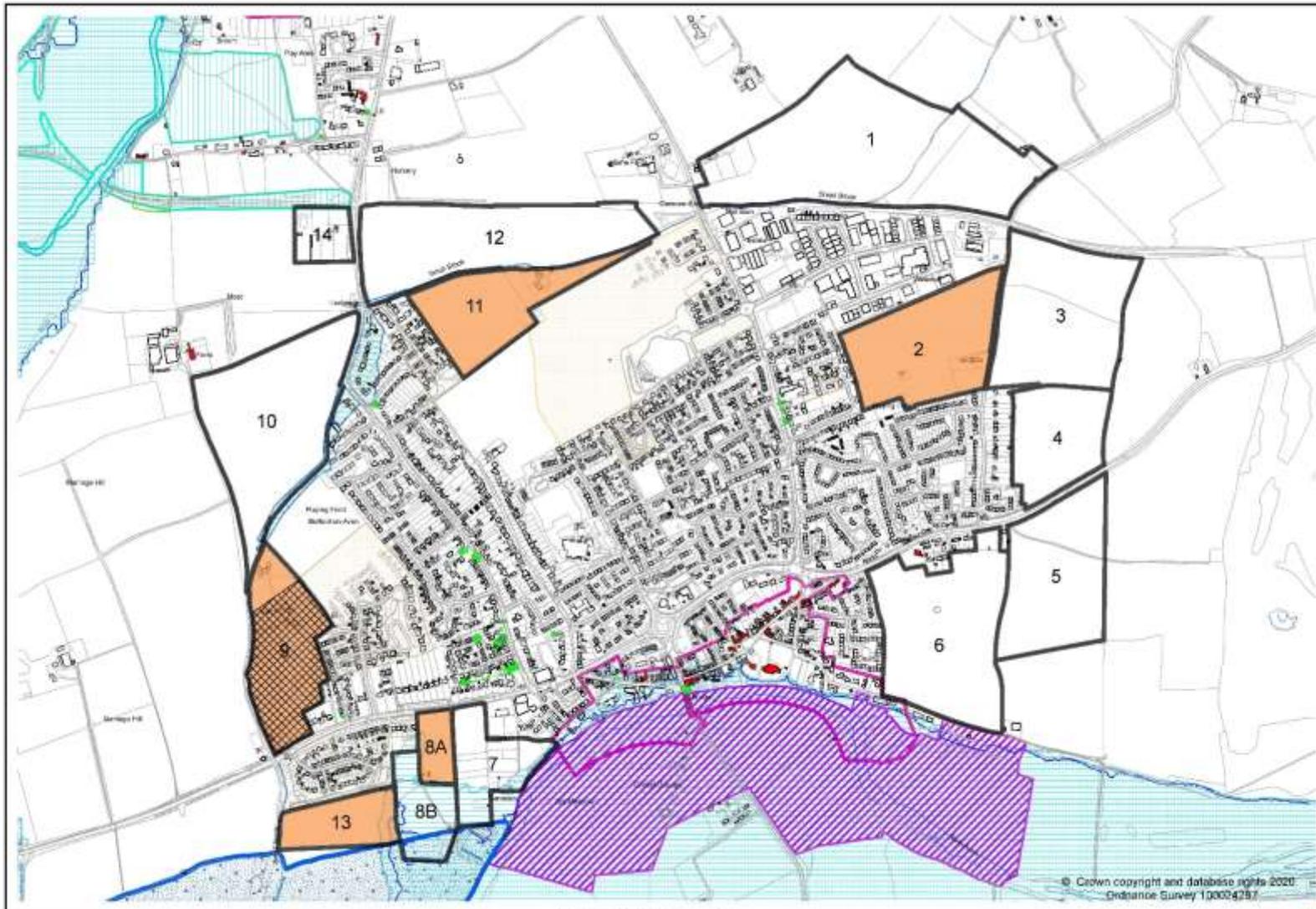
<sup>25</sup> UE Associates (2011) Green Infrastructure Study for the Stratford-on-Avon District

<sup>26</sup> Ibid.

Natural Resources	Bidford-on-Avon boasts an enviable natural resource in the form of the River Avon which attracts visitors to the area, benefiting many local, particularly leisure and hospitality, businesses. The Environment Agency considers that water resources are under 'moderate stress' in the locality with some areas under 'serious stress'. The settlement is within a Mineral Safeguarding Area. Much of the land around the settlement is best and most versatile agricultural land (Grade 2 and 3a).
Air, Soil and Water pollution	The settlement is not an Air Quality Management Area. There are no known issues of soil contamination within the village. The village is not within a Drinking Water Safeguard Zone (ground or surface water) but is within a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	<p>The relief road, which was built in 1978, tends to sever more recent residential areas from the village centre, although two pedestrian / cycle crossings help the situation. A frequent (half hour) bus service runs through Bidford-on-Avon on Mondays to Saturdays linking with Evesham and Stratford-upon-Avon. There is also a daily (including Sunday) service between Redditch and Evesham which passes through the village. The X18 service from Evesham to Coventry serves Bidford-on-Avon every half hour until early evening on Monday to Saturday. The service runs every two hours on Sundays. The X18 service also links Bidford-on-Avon with Stratford-upon-Avon, Warwick and Leamington, though some journeys outside of peak hours do not cover the complete route. The 247 service between Evesham and Redditch stops in Bidford-on-Avon hourly during the daytime and its route also provides a link to Alcester.</p> <p>The centre itself has many attractive features and the riverside recreation ground, known as Big Meadow, is a popular attraction. There is a reasonable range of shops and services in the village centre although the provision has declined in recent years, which is reflected in the number of previously commercial premises that have been converted into dwellings. There is a primary school and medical centre, both of which meet the needs of local residents and surrounding villages.</p> <p>The latter is relocating to a larger facility just outside the village to cater for its growing catchment population. The closure of the secondary school in 1985 had a significant effect on the community. A large foodstore was built just outside the village centre in the late 1990s. The local shops and services help to meet the day-to-day needs of the village's residents and those who live in surrounding communities. However, Bidford-on-Avon's catchment is relatively small due to the proximity of the larger towns of Stratford-upon-Avon, Evesham and Alcester.</p>
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be 'not applicable' in the SA of site options by settlement.
Settlement Identity	None of the site options are likely to have effects on the setting of the settlement as they will largely follow the existing settlement pattern. There is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village's existing facilities and amenities (including a health centre, sports pitches and play areas) and green infrastructure network on the periphery of the settlement, providing direct access to the surrounding countryside.
Economy and Employment	A well-established industrial estate off Waterloo Road supports a wide range of jobs. There would be neutral effects on employment as no employment land is being proposed.

## Site Assessments

The 5 sites under consideration in Bidford-on-Avon are identified in amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Bidford-on-Avon

## Settlement: Bidford-on-Avon

### SA Objectives

	SA Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment			
Site: BID.02 – West of Grafton Lane Dwellings: 150	0	-?	0	0	.	.	.	.	0	0	0	.	N/A	+	+	+	+	0
Site: BID.08A – South of Salford Road (middle) Dwellings: 24	0	--?	0	-?	.	+	.	.	0	0	0	+	N/A	+	+	+	+	0
Site: BID.09 – North of Salford Road Dwellings: 120	0	-?	0	-?	.	+	.	.	0	0	0	.	N/A	+	+	+	+	0
Site: BID.11 – East of Victoria Road Dwellings: 120	0	-?	0	0	.	+	.	.	0	0	0	.	N/A	+	+	+	+	0
Site: BID.13 – South of Salford Road (west) Dwellings: 60	-?	?	0	-?	.	+	.	.	0	0	0	.	N/A	+	+	+	+	0

## Site BID.02 – West of Grafton Lane, Bidford-on-Avon

### Site Overview

Has a gross area of 7.5ha; with a net developable area of 5.0ha and a capacity for approximately 150 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Located within a mineral safeguarding area.</li> <li>-Contains best and most versatile agricultural land.</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-Medium/low landscape sensitivity to housing development, although at this stage of assessment there is some uncertainty over impact as it may be possible to mitigate against negative impacts.</li> <li>-There is an existing playing field on the south western part of the site and as such the site option may result in the loss of this area of public open space.</li> <li>-The highway network through Bidford-on-Avon has seen an increase in traffic associated with recent developments and the County Highway Authority has concerns about the operation of the B439 corridor through the village.</li> <li>-Within 400m of the closest bus stop and within 800m from the closest services/facilities.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-No designated or non-designated heritage assets within or near the site</li> <li>-Bordered to the west by Waterloo Road Plantation Local Wildlife Site (LWS). However the site itself does not contain any Priority Habitats, and is not likely to have an impact on any biodiversity in the area.</li> <li>-Not located in an area at risk of flooding and therefore effects are likely to be neutral.</li> <li>-Not located within an AQMA zone.</li> <li>-Not within a Surface Water Safeguard Zone, Groundwater Source Protection Zone or a Surface Water Drinking Water Protection Area.</li> <li>-Does not involve the creation or loss of any employment land.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Development of the site will not affect the setting of the settlement. The site is located to the north of the River Avon which borders the settlement to the south and largely follows the existing settlement pattern, with no risk of coalescence with surrounding settlements.</li> <li>-No conflicting neighbouring land uses.</li> </ul>
<b>Major Positive Effects</b>	<ul style="list-style-type: none"> <li>-Site option will provide a significant contribution to the supply of housing overall and to the provision of affordable housing.</li> </ul>

## Site BID.08A – South of Salford Road (middle), Bidford-on-Avon

### Site Overview

Has a gross area of 1.0ha; with a net developable area of 0.8ha and a capacity for approximately 24 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Located within a mineral safeguarding area.</li> <li>-High/medium landscape sensitivity to housing development, however at this stage of assessment there is some uncertainty over the level of impact as there may be some potential to mitigate the impact.</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-A proportion of the site contains best and most versatile agricultural land.</li> <li>- The highway network through Bidford-on-Avon has seen an increase in traffic associated with recent developments and the County Highway Authority has concerns about the operation of the B439 corridor through the village.</li> <li>-A small proportion of the western edge of the site is within flood zone 2 however at this stage of assessment it is uncertain whether development would have any negative impact.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-No designated or non-designated heritage assets within or near the site</li> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Site option does not involve the creation or loss of any employment land.</li> <li>-Not within a Surface Water Safeguard Zone, Groundwater Source Protection Zone or a Surface Water Drinking Water Protection Area.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Site option will provide a modest contribution to the supply of housing overall and to the provision of affordable housing.</li> <li>-Development of the site will not affect the setting of the settlement. The site is located to the north of the River Avon which borders the settlement to the south and largely follows the existing settlement pattern, with no risk of coalescence with surrounding settlements.</li> <li>-Site option will not result in the loss of public open space or green infrastructure.</li> <li>-Site option will not result in any conflicting neighbouring land uses.</li> <li>-Within 400m of a bus stop and within 400m of local services and facilities.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site BID.09 – North of Salford Road, Bidford-on-Avon

### Site Overview

Has a gross area of 5.5ha; with a net developable area of 4.0ha and a capacity for approximately 120 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-Located within a mineral safeguarding area.
<b>Minor Negative Effects</b>	-Medium landscape sensitivity to housing development, although there is some uncertainty at this stage of assessment as there may be potential to mitigate against negative impacts. -The western part of the site is at risk of surface water flooding. -A proportion of the site contains best and most versatile agricultural land. - The highway network through Bidford-on-Avon has seen an increase in traffic associated with recent developments and the County Highway Authority has concerns about the operation of the B439 corridor through the village. -Within 400m of the closest bus stop and within 800m from the closest services/facilities.
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	-No designated or non-designated heritage assets within or near the site -Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. -Not located within an Air Quality Management Area -Not within a Surface Water Safeguard Zone, Groundwater Source Protection Zone or a Surface Water Drinking Water Protection Area.
<b>Minor Positive Effects</b>	-Site option will not result in the loss of public open space or green infrastructure. -No conflicting neighbouring land uses. -Largely follows the existing settlement pattern
<b>Major Positive Effects</b>	-Site option will provide a significant contribution to the supply of housing overall and to the provision of affordable housing.

## Site BID.11 – East of Victoria Road, Bidford-on-Avon

### Site Overview

Has a gross area of 8.0ha; with a net developable area of 4.0ha and a capacity for approximately 120 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
Major Negative Effects	<ul style="list-style-type: none"> <li>-Located within a mineral safeguarding area.</li> <li>-Contains best and most versatile agricultural land.</li> </ul>
Minor Negative Effects	<ul style="list-style-type: none"> <li>-Medium landscape sensitivity to housing development, although there is some uncertainty at this stage of assessment as there may be potential to mitigate against negative impacts.</li> <li>- The highway network through Bidford-on-Avon has seen an increase in traffic associated with recent developments and the County Highway Authority has concerns about the operation of the B439 corridor through the village.</li> <li>-Within 400m of the closest bus stop and within 800m from the closest services/facilities.</li> </ul>
Uncertain Effects	
Neutral Effects	<ul style="list-style-type: none"> <li>-No designated or non-designated heritage assets within or near the site</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not located in an area at risk of flooding and therefore effects are likely to be neutral.</li> <li>-Not located within an AQMA zone</li> <li>-Not within a Surface Water Safeguard Zone, Groundwater Source Protection Zone or a Surface Water Drinking Water Protection Area.</li> <li>-Site option does not involve the creation or loss of any employment land.</li> </ul>
Minor Positive Effects	<ul style="list-style-type: none"> <li>-Site option will not result in the loss of public open space or green infrastructure.</li> <li>-Development of the site will not affect the setting of the settlement. The site is located to the north of the River Avon which borders the settlement to the south and largely follows the existing settlement pattern, with no risk of coalescence with surrounding settlements.</li> <li>-No conflicting neighbouring land uses.</li> </ul>
Major Positive Effects	<ul style="list-style-type: none"> <li>-Site option will provide a significant contribution to the supply of housing overall and to the provision of affordable housing.</li> </ul>

## Site BID.13 – South of Salford Road (west), Bidford-on-Avon

### Site Overview

Has a gross area of 2.5ha; with a net developable area of 2.0ha and a capacity for approximately 60 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Located within a mineral safeguarding area.</li> <li>-Contains best and most versatile agricultural land.</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-HER suggests the existence of ridge and furrow in this location. Site visit showed a ploughed field full of crops. In all likelihood, modern ploughing has destroyed any ridge and furrow on this site.</li> <li>-Multiple earthworks (ditches) have been previously recorded through the HER. It is likely that any potential harm to the non-designated asset could be mitigated through an archaeological evaluation.</li> <li>-The eastern edge of the site is within flood zone 2 however at this stage of assessment it is uncertain whether development would have any negative impact.</li> <li>- The highway network through Bidford-on-Avon has seen an increase in traffic associated with recent developments and the County Highway Authority has concerns about the operation of the B439 corridor through the village.</li> <li>-within 400m of a bus stop but within 800m of local services/facilities.</li> </ul>
<b>Uncertain Effects</b>	<ul style="list-style-type: none"> <li>-Has not been subject to a landscape sensitivity study so it is not clear how sensitive the site would be to housing development, although neighbouring land has been identified as having either a medium or high/medium impact.</li> </ul>
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Site option does not involve the creation or loss of any employment land.</li> <li>-Not within a Surface Water Safeguard Zone, Groundwater Source Protection Zone or a Surface Water Drinking Water Protection Area.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Development of the site will not affect the setting of the settlement. The site is located to the north of the River Avon which borders the settlement to the south and largely follows the existing settlement pattern, with no risk of coalescence with surrounding settlements.</li> <li>-Site option will not result in any conflicting neighbouring land uses.</li> <li>-Site option will not result in the loss of public open space or green infrastructure.</li> </ul>
<b>Major Positive Effects</b>	<ul style="list-style-type: none"> <li>-Site option will provide a significant contribution to the supply of housing overall and to the provision of affordable housing.</li> </ul>

## Bishop's Itchington

### Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	<p>Bishops Itchington is a village located approximately 12 miles east of Stratford-upon-Avon. At the time of the Domesday Survey in 1086 Bishops Itchington was mentioned as being a settlement that consisted of a total of 43 households with an estimated population of around 200 people. For some time the village remained of a similar size and population. There is no Conservation Area within the settlement and there are only 3 Listed Buildings within the village<sup>27</sup>. There are heritage assets within the vicinity of the village, the most significant of which is a nearby deserted village form the medieval period.</p> <p>In the 19<sup>th</sup> century the population and interest in the area seemed to begin to increase with the discovery of the blue lias limestone which meant quarrying took place nearby to the village. In the 1850's what is now Station Road was opened near the quarry this enabled access to the great western railway meaning easier to move goods from the quarry. However in the 1970's the cement work closed bringing an end to this industry within the village.<sup>28/29</sup></p>
Landscape	<p>The settlement is located approximately 8km north of the Cotswolds AONB<sup>30</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>31</sup>. In the District Council's Landscape Sensitivity Study, land to the north of the village is designated as high sensitivity to housing development and land parcels surrounding the remainder of the settlement are classified as high/medium sensitivity to housing development.</p>
Biodiversity and Geodiversity	<p>There are no internationally designated biodiversity sites in the local area, and therefore no significant negative effects. There are several SSSIs in the local area. Part of the Harbury Quarries SSSI borders the settlement to the north, and is designated for the geological value, with a variety of sediments present<sup>32</sup>. Approximately 2km to the north of the settlement is Harbury Railway Cutting SSSI<sup>33</sup>, designated for its calcicole plants and butterflies<sup>34</sup>. The site options are not considered likely to affect the SSSI due to their distance from the SSSI and small size of the site options.</p>
Flooding	<p>A flood zone associated with the watercourse is located to the east of the settlement, but does not affect the existing built form.</p>
Climate Change –Traffic	<p>There are no known traffic congestion issues within the village.</p>
Climate Change – Green Infrastructure	<p>Public Open Space is limited to a recreation ground on the eastern edge of the settlement which includes football pitches and all-weather tennis courts as well as an equipped children's play area. Green infrastructure is limited to several public footpaths providing access to the open countryside including river walks along the River Itchen.</p>
Natural Resources	<p>The settlement is partially within a Mineral Safeguarding Area. Only a very small parcel of land on the northern edge of the village is classified as best and most versatile agricultural land (Grade 3a).</p>

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

<sup>28</sup> Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire

<sup>29</sup> [www.bishopstitchington-pc.gov.uk](http://www.bishopstitchington-pc.gov.uk)

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

<sup>31</sup> Natural England (2014) National Character Area Profile: Severn & Avon Vales

<sup>32</sup> <https://necmsi.esdm.co.uk/PDFsForWeb/Citation/1003059.pdf>

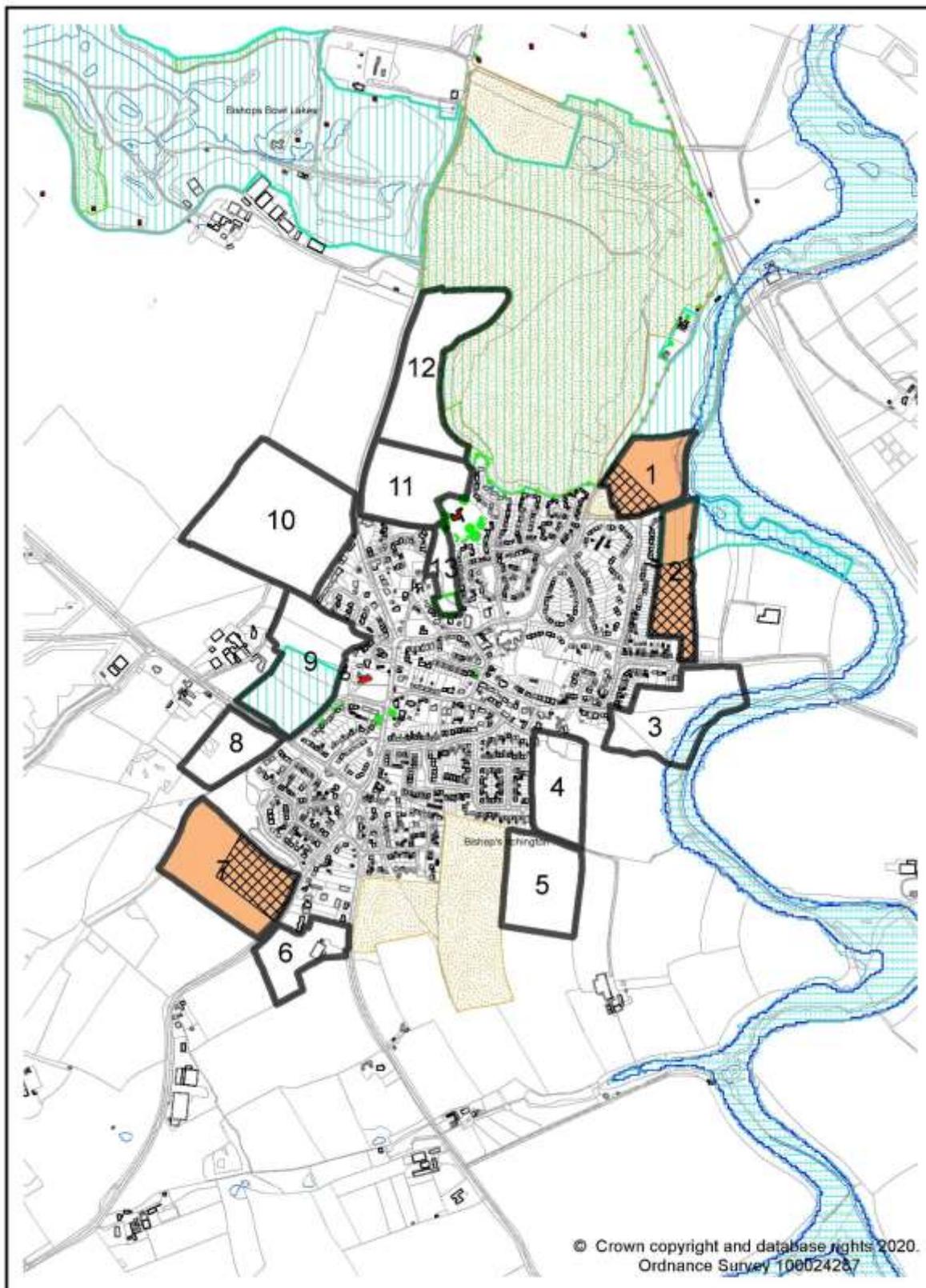
<sup>33</sup> Ibid.

<sup>34</sup> <https://necmsi.esdm.co.uk/PDFsForWeb/Citation/1001314.pdf>

Air, Soil and Water pollution	The village is not an Air Quality Management Area. There are no known issues of soil contamination within the locality. The town is within a Drinking Water Safeguard Zone (surface water only) and is also within a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	Bishops Itchington is served by the 64 and 665 services, which travel hourly until early evening between Leamington Spa and Napton-on-the-Hill (via Southam and Habrury). The 64 service operates late on Fridays and Saturdays. The 67B/67C between Leamington and Kineton (via Gaydon and in some cases through Harbury and Long Itchington) serves Bishops Itchington every couple of hours on Sundays.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be 'not applicable' in the SA of site options by settlement.
Settlement Identity	None of the site options are likely to have effects on the setting of the settlement as they are located on the periphery of the existing built form of the village and largely following the existing settlement pattern. There is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village's existing facilities, amenities and green infrastructure network providing access to the surrounding countryside via public footpaths.
Economy and Employment	Neutral effects on employment as no employment land is being proposed.

## Site Assessments

The 3 sites under consideration in Bishop's Itchington are identified in amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Bishops Itchington



## Settlement: Bishop's Itchington

### SA Objectives

	SA Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment
Site: BISH.01 – North of Ladbroke Road Dwellings: 21	0	--?	0	-?	0	+	- +	0 -	0	+	N/A	+	+	+	0
Site: BISH.02 – North of Hambridge Road Dwellings: 24	0	--?	-	0	0	+	- +	0 -	0	+	N/A	+	+	+	0
Site: BISH.07 – West of Gaydon Road Dwellings: 42	0	--?	0	0	0	++	0 - ?	0 -	0	-	N/A	+	+	+	0

## Site BISH.01 – North of Ladbroke Road, Bishop’s Itchington

### Site Overview

Has a gross area of 2.0ha; with a net developable area of 0.7ha and a capacity for approximately 21 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-High/medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be potential to mitigate adverse impacts.</li> <li>-Located within a mineral safeguarding area</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-A small area in the east of the site is designated as flood zone 3. However, the area of the site option located within the flood zone is extremely small, and development could possibly avoid this area of the site.</li> <li>-Located within a Surface Water Safeguard Zone.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-No designated or non-designated heritage assets within or near the site.</li> <li>-The development parcel has sufficient site frontage to enable a suitable access to be created.</li> <li>-Approximately 250m from Harbury Quarries SSSI, and is unlikely to have an effect on the SSSI which is considered to be at a low threat risk as the site options is of a small size. Development of the site is not considered likely to affect Harbury Railway Cutting SSSI due to its distance from the SSSI and small size of the site. The site is bordered to the north and west by Deciduous Woodland Priority Habitat, with some semi-improved grassland a short distance to the west. However the small size of the site option and the presence of mitigation will ensure no negative effects on Priority Habitats are likely to occur. The site is within 200m of a Local Wildlife Site (LWS), however the site option is of a small size, and it is considered that mitigation is sufficient to ensure the LWS are not affected by the site option.</li> <li>-Neither within nor adjacent to an AQMA.</li> <li>-Site option does not involve the creation or loss of employment land.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Site option will not result on the loss or public open space or green infrastructure.</li> <li>-Does not contain any best or most versatile agricultural land.</li> <li>-Within 400m of the nearest bus stop and within 400m to existing services/facilities.</li> <li>-Largely follows the existing pattern of the settlement.</li> <li>-No conflicting neighbouring land uses and the site would provide a modest supply of housing overall and to the provision of affordable housing.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site BISH.02 – North of Hambridge Road, Bishop’s Itchington

### Site Overview

Has a gross area of 2.0ha; with a net developable area of 0.8ha and a capacity for approximately 24 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-High/medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be potential to mitigate adverse impacts.</li> <li>-Located within a mineral safeguarding area</li> </ul>
<b>Minor Negative Effects</b>	<p>Development of the site is not considered likely to affect Harbury Railway Cutting SSSI due to its distance from the SSSI and small size of the site. The site is partially located in an area of Lowland Meadow Priority Habitat, with some Floodplain Grazing March adjacent to the east. The site option therefore may result in the loss and fragmentation of Priority Habitat. The site is partially within Jack’s Meadow LWS, with the potential for minor negative effects on biodiversity.</p> <ul style="list-style-type: none"> <li>-Located within a Surface Water Safeguard Zone</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-No designated or non-designated heritage assets within or near the site. Not located within a designated flood zone.</li> <li>-Site access is possible off Hambridge Road and suitable mitigation is available to reduce negative effects.</li> <li>-Neither within nor adjacent to an AQMA.</li> <li>-No employment land will be lost or created.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will not result on the loss or public open space or green infrastructure.</li> <li>-Does not contain any best or most versatile agricultural land.</li> <li>-Largely follows the existing pattern of the settlement.</li> <li>-Within 400m of the nearest bus stop and within 400m to existing services/facilities.</li> <li>-No conflicting neighbouring land uses and the site would provide a modest supply of housing overall and to the provision of affordable housing.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site BISH.07 – West of Gaydon Road, Bishop’s Itchington

### Site Overview

Has a gross area of 3.6ha; with a net developable area of 1.4ha and a capacity for approximately 42 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-High/medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be potential to mitigate adverse impacts.
<b>Minor Negative Effects</b>	-Partially located in Grade 3A agricultural land, with a minor negative affect. However, the area of the site option classified as best and most versatile land is small, and therefore development should be able to avoid the area of the site option, with some uncertainty at this stage of assessment. -Located within a Surface Water Safeguard Zone -Within 400m of the nearest bus stop but is only within 800m of the nearest services/facilities.
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	-No designated or non-designated heritage assets within or near the site. -The development parcel has sufficient site frontage to enable a suitable access for this level of development to be created. -Not considered likely to affect Harbury Railway Cutting SSSI due to its distance from the SSSI and small size of the site. The site does not contain and is not located adjacent to any Priority Habitat. The site is within 200m of a Local Wildlife Site (LWS), however the site option is of a small size, and it is considered that mitigation is sufficient to ensure the LWS are not affected by the site option. -Not located within a designated flood zone. -Not within a Mineral Safeguarding Area. -Neither within nor adjacent to an AQMA. -No employment land will be lost or created.
<b>Minor Positive Effects</b>	-Largely follows the existing pattern of the settlement. -No conflicting neighbouring land uses and the site would provide a modest supply of housing overall and to the provision of affordable housing.
<b>Major Positive Effects</b>	-Will not result on the loss or public open space or green infrastructure. The site is adjacent to an existing area of amenity green space and development of this site has the potential to improve access to it.

## Brailes

### Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	The village is made up of Upper and Lower Brailes and is located around 12.5 miles to the Southeast of Stratford-upon-Avon. There are records of the village existing within the Domesday Book recorded in 1086. There are the remains of a medieval Castle Hill Motte which lies to the east of Upper Brailes, The remains are recorded as a scheduled monument and is the only one within the Hamlets. There is also a Conservation Area which covers the central area of Lower Brailes. <sup>35</sup> Brailes has a range of heritage assets including a number of Listed Buildings, and a Scheduled Monument. The Listed Buildings are largely located along the B4035 which is the main road passing through both Upper and Lower Brailes.
Landscape	The settlement and surrounding countryside is washed over by the Cotswolds AONB and development will affect the designated landscape. The village is located within the Cotswolds National Character Area, which is characterised by a rural, agricultural landscape within a gently undulating valley. The Landscape Sensitivity Study identifies land to the north of the settlement as high sensitivity to housing development and land to the south of the settlement as high/medium sensitivity to housing development.
Biodiversity and Geodiversity	There are no internationally designated biodiversity sites in the local area. The nearest SSSI to the site options is Drybank Meadow, Cherrington, which is located approximately 2.5km to the south-west <sup>36</sup> .
Flooding	There is a flood zone associated with the watercourse which runs through Lower Brailes.
Climate Change –Traffic	There are no known congestion issues within Brailes <sup>37</sup> .
Climate Change – Green Infrastructure	Public Open Space (POS) in Brailes is made up of a recreation ground with marked-out pitches and a children’s play facility with equipment, located between Lower and Upper Brailes associated with the village hall. Green Infrastructure in Brailes includes an allotment garden, a network of public footpaths providing access to the open countryside and Sutton Brook which flows through Lower Brailes. There is the potential to increase POS in the settlement, as well as provide footpath connections with existing POS to the north of the B4035 with the site options and existing development to the south of the B4035.
Natural Resources	The settlement is partially within a Mineral Safeguarding Area. None of the land surrounding the settlement is categorised as best and most versatile agricultural land.
Air, Soil and Water pollution	The village is not an Air Quality Management Area. There are no known issues of soil contamination within the village. The village is not within a Drinking Water Safeguard Zone (ground or surface water) but is within a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	Brailes is served every 2-3 hours until early evening throughout the week by the 3A bus between Stratford-upon-Avon and Banbury, which also stops at Shipston-on-Stour.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be ‘not applicable’ in the SA of site options by settlement.

<sup>35</sup> Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire

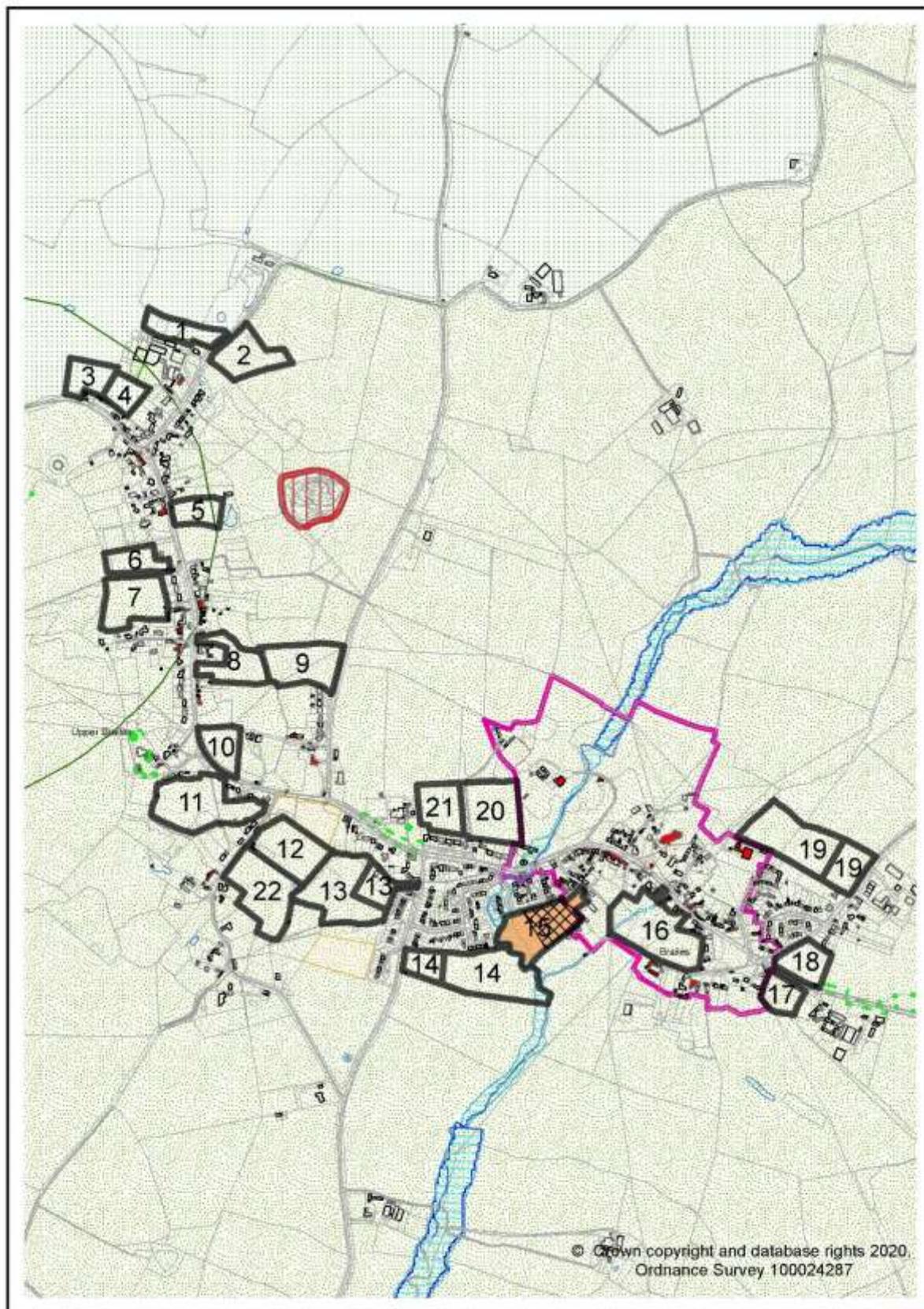
<sup>36</sup> DEFRA (2016) Magic Map

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

Settlement Identity	The site option is located on the periphery of the existing built form of the village, largely following the existing linear settlement pattern. There is no risk of coalescence with neighbouring settlements.
Housing	The site option would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village's existing amenities and green infrastructure network providing access to the surrounding countryside via the large number of public footpaths.
Economy and Employment	Neutral effects on employment as no employment land is being proposed.

## Site Assessments

The 1 site under consideration in Brailes is identified in amber on the map below and has been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA -Brailes



Settlement: Brailes																
	SA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment	
Site: BRA.15 – South of Orchard Close Dwellings: 15	-?	--?	0	-	0	+	0 +	0 0	0	+	N/A	+	+ +	+	0	

## Site BRA.15 – South of Orchard Close, Brailes

### Site Overview

Has a gross area of 1.5ha; with a net developable area of 0.5ha and a capacity for approximately 15 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<p>-Located within the Cotswolds AONB, with the potential for major negative effects on the setting of the designation. The site is located within the Cotswolds National Character Area; an area dominated by a steep scarp and crowned by a high, open wold, where the limestone has been quarried and used locally in buildings and walls. The site option is considered to have a medium/high landscape sensitivity to housing development, although there is some uncertainty at this stage of assessment as there may be some potential to mitigate negative impacts.</p>
<b>Minor Negative Effects</b>	<p>-The north-east boundary of the site abuts the Conservation Area. However development on this site could include a reduced net-developable area thus providing an appropriate landscape buffer. The appeal decision relating to application ref: 14/03040/FUL concluded residential development on this site would not cause unacceptable detrimental harm to the setting of the Conservation Area.</p> <p>-There is a Listed Building within close proximity to the site, however its setting would not be compromised due to the existence of intervening development at Orchard Close.</p> <p>-The HER indicates that Ridge and Furrow is present on the site. However, the site was overgrown and ridge and furrow was not visible at the time of the site visit. Should any ridge and furrow be present, it would be a small remnant. Aerial images appear to indicate any ridge and furrow is patchy and not of particularly good quality. Its loss would be classified as 'less than substantial'.</p> <p>-Partially located in flood zone 2.</p>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<p>-Has access via Orchard Close which connects to the B4035 and there is suitable mitigation available to reduce any negative effects.</p> <p>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</p> <p>-Not located within a mineral safeguarding area.</p> <p>-Not within an AQMA zone</p> <p>-Does not result in the creation of loss of employment land.</p> <p>-Not within a Surface Water Drinking Water Safeguard Zone or Ground Water Drinking Water Safeguard Zone</p>
<b>Minor Positive Effects</b>	<p>-Will not result in the loss of public open space or green infrastructure.</p> <p>-Does not contain any best and most versatile agricultural land.</p> <p>-Within 400m of the nearest bus stop and within 400m of the closet service/facility (Brailes Village Shop)</p> <p>-Largely follows the existing pattern of the settlement.</p> <p>-Will provide a modest supply of housing overall and a modest supply of affordable housing with no conflicting neighbouring land uses.</p>
<b>Major Positive Effects</b>	None identified.

## Clifford Chambers

### Settlement Baseline Overview relevant to SA objectives:

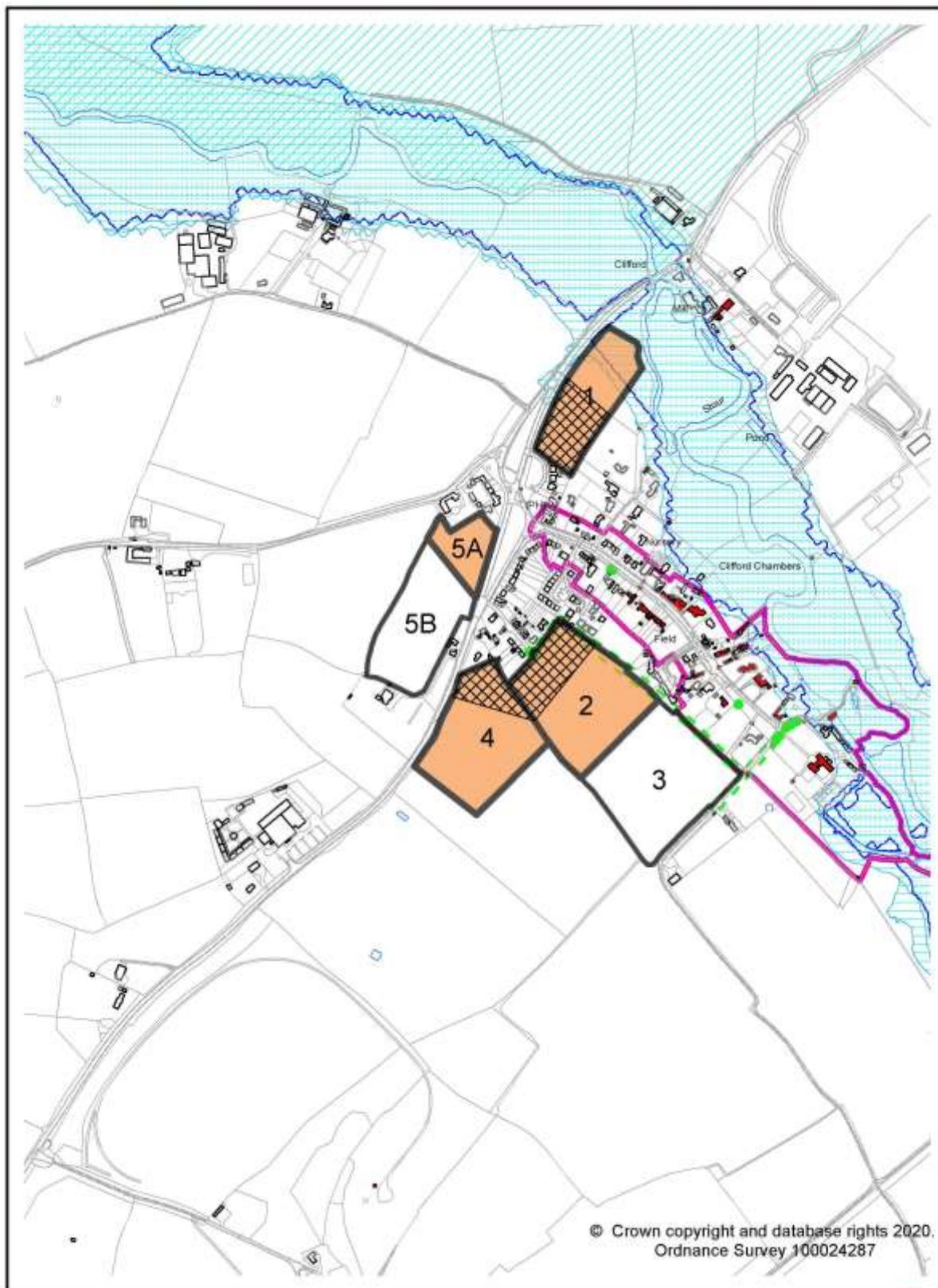
SA Objective	Settlement Assessment
Heritage	<p>Clifford Chambers is a small village located approximately 2 miles south of Stratford-upon-Avon. The settlement is mostly covered by a Conservation Area and has a total of 26 listed buildings all of which with the exception of 2 are sited within the Conservation Area. It wasn't until 1931 that the village was within the county of Warwickshire and has historically been part of Gloucestershire. The village is noted within the Domesday survey. By the 16<sup>th</sup> century the settlement started to expand with more house being built around the central green. Then by the 18<sup>th</sup> century uniform brick cottages began to be built and a village street area known as the Square.</p> <p>There are a total of 50 heritage assets that lie within the village proving that occupation of this land dates back further than the Domesday Book. These include prehistoric find spots with finds such as Mesolithic flint blades and Bronze Age arrow heads being found. These in themselves do not show occupation but certainly activity in the area. A possible Roman-British settlement and fort have been located to the east of the village.<sup>38</sup></p>
Landscape	<p>The Landscape Sensitivity Study identifies all land surrounding the village as being of high or high/medium sensitivity to housing development. The high sensitivity area is along the river valley to the east.</p> <p>Clifford Chambers is approximately 5.5 km north of the Cotswolds AONB and so options will not affect the designated landscape. The West Midlands Green Belt is approximately 4 km to the north of the settlement and options would not affect the Green Belt. The settlement is not located within any Special Landscape Area.</p> <p>The village is located in the Severn and Avon Vales National Character Area which is characterised by a low-lying open, rural, agricultural landscape made up of distinct and contrasting vales. All the site options are greenfield land and are designated as having high/medium sensitivity to housing development, with likely negative effects for landscape, although there is some uncertainty at this stage and mitigation may be possible.</p>
Biodiversity and Geodiversity	There are no nationally significant ecological or geological features on the edge of the town.
Flooding	There is a flood zone associated with the River Stour, which runs to the northeast of the settlement.
Climate Change –Traffic	There are no known congestion issues within the settlement.
Climate Change – Green Infrastructure	Public Open Space is limited to a playing field in the centre of the settlement. Green infrastructure includes an allotment garden and rural footpaths to the north and south of the settlement.
Natural Resources	The settlement is within a Mineral Safeguarding Area. Land to the north, east and west of the settlement include best and most versatile agricultural land (Grade 2 and 3a).
Air, Soil and Water pollution	The village is not an Air Quality Management Area. There are no known issues of soil contamination within the settlement. The village is not within a Drinking Water Safeguard Zone (ground or surface water) but is within a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.

<sup>38</sup> Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire

Accessibility & Transport	Clifford Chambers is served every half hour Monday-Saturday until early evening by buses between Stratford-upon-Avon, Meon Vale and Lower Quinton. Some journeys also continue on to Chipping Campden and Moreton-in-Marsh.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be 'not applicable' in the SA of site options by settlement.
Settlement Identity	None of the site options are likely to have effects on the setting of the settlement as they are located on the periphery of the existing built form of the village, largely following the existing settlement pattern. There is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the settlement's existing facilities and amenities and green infrastructure network.
Economy and Employment	Neutral effects on employment as no employment land is being proposed.

## Site Assessments

The 4 sites under consideration in Clifford Chambers are identified in amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Clifford Chambers



## Settlement: Clifford Chambers

### SA Objectives

	SA Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment			
Site: CLIF.01 – East of Campden Road (north) Dwellings: 13	-?	--?	0	-?	-	+	-	-	0	0	0	+	N/A	+	+	+	+	0
Site: CLIF.02 – East of the Nashes Dwellings: 25	-?	--?	0	-	-	+	-	+	0	0	0	+	N/A	+	+	+	+	0
Site: CLIF.04 – East of Campden Road Dwellings: 10	0	--?	0	-	-	+	-	+	0	0	0	+	N/A	+	+	+	+	0
Site: CLIF.05A – West of Campden Road (north) Dwellings: 5	-?	--?	0	0	-	+	-	-	0	0	0	+	N/A	+	+	0	+	0

## Site CLIF.01 – East of Campden Road (north), Clifford Chambers

### Site Overview

Has a gross area of 1.6ha; with a net developable area of 0.5ha and a capacity for approximately 13 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-High/medium landscape sensitivity to housing development, although there is some uncertainty at this stage of assessment as there may be some potential to mitigate against adverse impacts.</li> <li>-Located within a mineral consultation zone</li> <li>-The majority of the site contains best and most versatile agricultural land.</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-The site is located 75m from the Conservation Area, with intervening buildings and hedgerows. Views possible into the Conservation Area from site and views of the site from the Conservation Area. Mitigation possible to reduce potential harm on the setting of the Conservation Area.</li> <li>-Closest listed building approximately 230 metres distant to the north east of the site. Significant distance between site and asset. Possible minor inter-visibility, but likely very minimal harm to asset, if any harm at all.</li> <li>-The northern part of the site is located within an area liable to flooding, however development could avoid these areas of flood risk, or provide sufficient mitigation to reduce flood risk. Potential for a minor negative effect, however some uncertainty at this stage of assessment.</li> <li>-The County Highway Authority has concerns over the capacity of the Campden Road corridor and junctions within Stratford-upon-Avon given the level of committed development south of the town.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not located within an Air Quality Management Area</li> <li>-Not within a Surface Water Safeguard Zone, Groundwater Source Protection Zone or a Surface Water Drinking Water Protection Area.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Site option would provide a modest supply of housing overall and a modest supply of affordable housing.</li> <li>-Site option will not result in the loss of public open space or green infrastructure.</li> <li>-No conflicting neighbouring land uses.</li> <li>-Largely follows the existing settlement pattern</li> <li>-Within 400m of a bus stop and within 400m of local services and facilities.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site CLIF.02 – East of the Nashes, Clifford Chambers

### Site Overview

Has a gross area of 2.5ha; with a net developable area of 1.0ha and a capacity for approximately 25 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Within a mineral safeguarding area.</li> <li>-High/medium landscape sensitivity to housing development, although there is some uncertainty at this stage of assessment as there may be some potential to mitigate against adverse impacts.</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-Views of the south east edge of the site possible from the Conservation Area. Sufficient land to provide mitigation to prevent substantial harm to the setting of the asset.</li> <li>-Allotment gardens and line of hedgerow/trees separating site and closest Listed Buildings. Any impact on setting of the heritage assets would be minimal due to distance and intervening features.</li> <li>-The County Highway Authority has concerns over the capacity of the Campden Road corridor and junctions within Stratford-upon-Avon given the level of committed development south of the town.</li> <li>-Surface water run-off requires mitigation through design of any development.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Does not involve the creation or loss of any employment land.</li> <li>-Not within a Surface Water Drinking Water Safeguard Zone or Ground Water Drinking Water Safeguard Zone.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Largely follows the existing settlement pattern and will not result in any coalescence with neighbouring settlements.</li> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Will not result in the creation of any conflicting neighbouring land uses.</li> <li>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Within 400m of a bus stop and within 400m of limited facilities within the settlement.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site CLIF.04 – East of Campden Road, Clifford Chambers

### Site Overview

Has a gross area of 2.3ha; with a net developable area of 0.4ha and a capacity for approximately 10 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-High/medium landscape sensitivity to housing development, although there is some uncertainty at this stage of assessment as there may be some potential to mitigate against adverse impacts.</li> <li>-Located within a mineral safeguarding area</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-The County Highway Authority has concerns over the capacity of the Campden Road corridor and junctions within Stratford-upon-Avon given the level of committed development south of the town.</li> <li>-Surface water run-off requires mitigation through design of any development.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-No designated or non-designated heritage assets within or near the site.</li> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Does not involve the creation or loss of any employment land.</li> <li>-Not within a Surface Water Drinking Water Safeguard Zone or Ground Water Drinking Water Safeguard Zone.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Largely follows the existing settlement pattern and will not result in any coalescence with neighbouring settlements.</li> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Will not result in the creation of any conflicting neighbouring land uses.</li> <li>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Within 400m of a bus stop and within 400m of limited facilities within the settlement.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site CLIF.05A – West of Campden Road (north), Clifford Chambers

### Site Overview

Has a gross area of 0.6ha; with a net developable area of 0.2ha and a capacity for approximately 5 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Within a mineral safeguarding area.</li> <li>-High/medium landscape sensitivity to housing development, although there is some uncertainty at this stage of assessment as there may be some potential to mitigate against adverse impacts.</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-Glimpsed views into Conservation Area possible from the site, but tall hedgerow and intervening public highway, roadside vegetation and existing development adjacent to the Conservation Area would suggest any harm to setting of the heritage asset would be less than substantial.</li> <li>-The northern edge of the site contains a small amount of best and most versatile agricultural land (grade 2) however at this stage of assessment there is uncertainty as to the impact.</li> <li>-The County Highway Authority has concerns over the capacity of the Campden Road corridor and junctions within Stratford-upon-Avon given the level of committed development south of the town.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Not located within a designated flood zone.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Does not involve the creation or loss of any employment land.</li> <li>-Not within a Surface Water Drinking Water Safeguard Zone or Ground Water Drinking Water Safeguard Zone.</li> <li>-Will not provide any affordable housing.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will provide a modest contribution to the supply of housing.</li> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Will not result in the creation of any conflicting neighbouring land uses.</li> <li>-Largely follows the existing settlement pattern and will not result in any coalescence with neighbouring settlements.</li> <li>-Within 400m of a bus stop and within 400m of limited facilities within the settlement.</li> </ul>
<b>Major Positive Effects</b>	None identified.

# Ettington

## Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	<p>Ettington is a small village located approximately 5.5 Miles south of Stratford-upon-Avon. Like many other settlements the earliest written record of the settlement can be found within the Domesday Survey 1086, at which point it was recorded at Etendon and was 17,000 acres in size. The village does not have a Conservation Area, but has a total of 15 listed building which are spread throughout the village.</p> <p>In 1873 the Church of St Thomas was constructed but due to its poor quality a new church was built in 1903 called the Church of Holy Trinity on land donated by the Shirley Family. The economy in the area historically has been predominantly agriculture, making the village self-sufficient in terms of everyday needs during the 19<sup>th</sup> and 20<sup>th</sup> centuries. The area is also home to the internationally famous Hotel Ettington Park Hotel which is the former seat of the Shirley's.<sup>39/40</sup> To the north of the settlement, approximately 1km away, are 2 Scheduled Monuments (Thornton deserted medieval village and Thornton Farm ditched enclosure)<sup>41</sup>.</p>
Landscape	<p>Outside of Ettington's built up areas the countryside is largely rural with extensive farming and related activity. Ettington is approximately 7.5km from the Cotswolds AONB<sup>42</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>43</sup>.</p> <p>The Landscape Sensitivity Study indicates that land to the south and west of the settlement is classified as high sensitivity to housing development. Land to the east of the village is classified as high/medium sensitivity and land to the north is categorised as medium sensitivity.</p>
Biodiversity and Geodiversity	<p>There are no internationally designated biodiversity sites in the local area<sup>44</sup>. Knavehill Wood SSSI is 1.6km to the west of Ettington, and is designated for Broadleaves, Mixed &amp; Yew Woodland, and has a rich fungal flora<sup>45</sup>. Priority Habitat within Ettington includes a small amount of Deciduous Woodland in the south and north west, and additional Deciduous Woodland blocks in the surrounding landscape<sup>46</sup>. There are several Proposed Local Wildlife Sites (LWS) within Ettington, however there is only one designated LWS, Ettington by-pass cutting, which is over 200m from the nearest site option<sup>47</sup>.</p>
Flooding	<p>Flooding is not an issue for this settlement.</p>
Climate Change –Traffic	<p>Traffic through the village, particularly by heavy freight vehicles is an issue for the village. Congestion along the A422 has been raised as an issue by locals, including HGV traffic<sup>48</sup>.</p>
Climate Change – Green Infrastructure	<p>Public Open Space (POS) in Ettington includes a recreation ground associated with the village community centre, which has children's play facilities and a tennis court. There is also a playing field marked-out with a full-size football pitch. Green</p>

<sup>39</sup>Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire

<sup>40</sup> Ettington and Fulready Neighbourhood Development Plan (December 2018)

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

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

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

<sup>44</sup> DEFRA (2017) Magic Map

<sup>45</sup> <https://designatedsites.naturalengland.org.uk/SiteUnitList.aspx?SiteCode=s1002005&SiteName=&countyCode=&responsiblePerson=&unitId=&SeaArea=&IFCAArea=>

<sup>46</sup> DEFRA (2017) Magic Map

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

<sup>48</sup> <http://www.ettington.org/wp-content/uploads/Ettington-Comments-from-Survey.pdf>

	Infrastructure in Ettington is limited to public footpaths providing access to the open countryside. There is a lack of recreational opportunities for older children in the village.
Natural Resources	The settlement is partially within a Mineral Safeguarding Area. None of the land surrounding the settlement is classified as best and most versatile agricultural land.
Air, Soil and Water pollution	The village is not an Air Quality Management Area. There are no known issues of soil contamination within the settlement. The village is not within a Drinking Water Safeguard Zone (ground or surface water) but is within a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	Public transport is considered inadequate and fails to serve the needs of the village. Ettington is served at irregular intervals of one to four hours on Monday and Saturday by the 7 bus between Stratford and Banbury (via Ettington and Kineton). The A422 forms the central spine of the village.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be 'not applicable' in the SA of site options by settlement.
Settlement Identity	The settlement pattern is such that the Banbury Road passes through the centre of the settlement, with development to the north and south of the road, with the B4455 bordering the settlement to the east and the A429 bordering to the west. None of the site options are likely to have effects on the setting of the settlement as they are located on the periphery of the existing built form of the village, largely following the existing settlement pattern. There is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village's existing leisure and recreational facilities and amenities and green infrastructure network.
Economy and Employment	There are around 15 registered businesses in Ettington, the largest being the Ettington Chase Hotel and Conference Centre. Many businesses are one or two person local businesses, overwhelmingly in the service sector, often working from home. Neutral effects on employment as no employment land is being proposed.



## Settlement: Ettington

### SA Objectives

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment
Site: ETT.02 – West of Old Warwick Road Dwellings: 8	-?	--?	0	0	0	+	- + - +	0 0	0	+	N/A	+	+ +	+	0
Site: ETT.09B – South of Banbury Road (rear) Dwellings: 33	-?	--?	0	0	0	--	- +	0 0	0	-	N/A	+	+ +	+	0
Site: ETT.11 – South of Rogers Lane (middle) Dwellings: 38	--	--?	0	0	0	+	- +	0 0	0	+	N/A	+	+ +	+	0

## Site ETT.02 – West of Old Warwick Road, Ettington

### Site Overview

Has a gross area of 0.8ha; with a net developable area of 0.3ha and a capacity for approximately 8 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-High/medium landscape sensitivity to housing development although there is some uncertainty at this stage of assessment as there may be potential to mitigate adverse effects.</li> <li>-Located within a mineral safeguarding area</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-HER indicates that ridge and furrow exists on site. Ridge and furrow was not visible on the site shown as hatched on SHLAA map, but possibly still exists to northern part of site. Site being used to graze sheep.</li> <li>-Listed Building of Tower of former St. Thomas A'Becket Church (now converted dwelling) approximately 130 metres to west of site. No inter-visibility between the listed building and the site in question. Existing buildings and land uses separating the sites suggest development in this location would not detrimentally harm the setting of the heritage asset.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Does not lie within or adjacent to an AQMA.</li> <li>-Has access to the Old Warwick Road which is sufficient in width to accommodate the proposed level of development.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not located within a designated flood zone.</li> <li>-Does not involve the creation or loss of employment land.</li> <li>-Not within a Surface Water Drinking Water Safeguard Zone or Ground Water Drinking Water Safeguard Zone.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Largely follows the existing settlement pattern.</li> <li>-Will not create any conflicting neighbouring land uses.</li> <li>-Will provide a modest supply of new housing overall and a modest supply of affordable housing.</li> <li>-Within 400m of a bus stop and local facilities.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site ETT.09B – South of Banbury Road (rear), Ettington

### Site Overview

Has a gross area of 2.5ha; with a net developable area of 1.3ha and a capacity for approximately 33 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-High/medium landscape sensitivity to housing development although there is some uncertainty at this stage of assessment as there may be potential to mitigate adverse effects.</li> <li>-Development of the site option has the potential to result in the loss of greater than 1 hectare of public open space</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-HER indicates that ridge and furrow exists on site. Ridge and furrow was not visible at the time of the site visit. Site is currently being used as a football pitch.</li> <li>-No other designated or non-designated Heritage Assets would be affected.</li> <li>-A proportion of the site is located within a mineral safeguarding area</li> <li>-Located within 400m of the nearest bus stop and within 800m of the nearest services/facilities.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not within designated flood zone 2 or 3 with a neutral effect.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not located within an Air Quality Management Area</li> <li>-Access can be provided through housing site identified in Neighbourhood Development Plan which fronts Banbury Road.</li> <li>-Not within a Surface Water Safeguard Zone, Groundwater Source Protection Zone or a Surface Water Drinking Water Protection Area.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Site option would provide a modest supply of housing overall and a modest supply of affordable housing.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-No conflicting neighbouring land uses.</li> <li>-Largely follows the existing settlement pattern.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site ETT.11 – South of Rogers Lane (middle), Ettington

### Site Overview

Has a gross area of 3.0ha; with a net developable area of 1.5ha and a capacity for approximately 38 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Development in this location would cause substantial harm to the significance and setting of nearby Grade II listed building Ryepiece Barn on Rogers Lane. Development of the site would result in the barn becoming isolated both physically and visually from the last remaining vestige of its agricultural surroundings, thus severing an important historical and functional relationship between the heritage asset and the proposed site. (N.B. see refusal reason 2 associated with application ref: 14/00118/OUT for the erection of up to 80 dwellings, also see para's 19-23 of the Planning Inspector's appeal decision. The appeal was dismissed).</li> <li>-Within the Feldon Parklands Special Landscape Area (SLA), which has a rolling topography, isolated brick farmsteads, large woodlands and small estate villages. Management recommendations for the SLA include conserving the parkland, managing woodlands and to conserve settlement character. The site has a high/medium landscape sensitivity to housing development although there is some uncertainty at this stage of assessment as there may be potential to mitigate adverse effects.</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-A proportion of the site is within or adjacent to a mineral safeguarding area</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not located within a designated Flood Zone.</li> <li>-Does not lie within or adjacent to an AQMA.</li> <li>-Not within a Surface Water Drinking Water Safeguard Zone or Ground Water Drinking Water Safeguard Zone.</li> <li>-Vehicular access could be achieved off Rogers Lane. Access was not a reason for refusal in relation to scheme for up to 80 dwellings on this site [application ref: 14/00118/OUT refers].</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will not result in the loss of public open space or green infrastructure. An existing footpath runs through the site from west to east and should be incorporated into any proposed development.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Located within 400m of the nearest bus stop and within 400m of the nearest services/facilities (Post Office and Schools).</li> <li>-Will not create any conflicting neighbouring land uses.</li> <li>-Largely follows the existing settlement pattern.</li> <li>-Will provide a modest supply of new housing overall and a modest supply of affordable housing.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Fenny Compton

### Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	<p>Fenny Compton is a small village that is located approximately 13 miles east of Stratford-upon-Avon. In the 1086 Domesday survey the village was recorded as a pre-Conquest manor and was known as Contone which is thought to have come from the old English words cumb meaning valley and tun meaning farm, so meaning farm in the valley. The Fenny was added later it is thought to have come from the old English Venny relating to the marsh land. A large proportion of the village is covered by a Conservation Area, with only inter-war and more modern developments to the north of the village excluded. A total of 50 listed buildings can be found within the settlement all of which are within the Conservation Area.</p> <p>It is possible that the area was occupied earlier than thought with a possible Iron Age hill fort being located to the east of the village. In more modern times Fenny Compton was well positioned, having access to two railway stations; one for an Oxford to Birmingham route and another from Bicester to Broom. These are now closed. The Village also has its own water company which is the smallest within England and was founded in 1886. <sup>49/50</sup> Approximately 500m to the south west of the village is a Scheduled Monument<sup>51</sup>.</p>
Landscape	<p>The settlement is 3km north of the Cotswolds AONB, and therefore the site options will not have an effect on the designation<sup>52</sup>. In the Landscape Sensitivity Study, the majority of the land surrounding the village is classified as high/medium sensitivity to housing development, with the exception of a parcel of land on the northern edge of the village (including the recreation area) which is classified as medium sensitivity. The village is situated within the Northamptonshire Uplands National Character Area which is an area characterised by gently rolling, limestone hills and valleys capped by ironstone-bearing sandstone and clay Lias, with many long, low ridgelines.</p>
Biodiversity and Geodiversity	<p>There are no internationally designated biodiversity sites in the local area<sup>53</sup>. The nearest SSSI to the settlement is approximately 3km to the north.</p>
Flooding	<p>Flooding is not an issue for this settlement.</p>
Climate Change –Traffic	<p>Several traffic issues have been raised as a concern for local residents, especially HGV traffic<sup>54</sup>.</p>
Climate Change – Green Infrastructure	<p>Public Open Space (POS) in Fenny Compton constitutes a recreation ground marked-out with football pitches and a cricket pitch and a children’s equipped play area. Green infrastructure (GI) within the settlement is limited, with public footpaths providing access to the open countryside beyond the village.</p>
Natural Resources	<p>The main settlement is not within a Mineral Safeguarding Area, however land to the south of the settlement falls within such an area. None of the land surrounding the settlement includes any best and most versatile agricultural land.</p>
Air, Soil and Water pollution	<p>The village is not an Air Quality Management Area. There are no known issues of soil contamination within the settlement. The village is not within a Drinking Water Safeguard Zone for ground water, but is within a Drinking Water Safeguard Zone for surface water as well as a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.</p>

<sup>49</sup> [www.fennycompton-pc.gov.uk](http://www.fennycompton-pc.gov.uk)

<sup>50</sup> Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire

<sup>51</sup> Stratford Council GIS layers

<sup>52</sup> DEFRA (2017) Magic Map

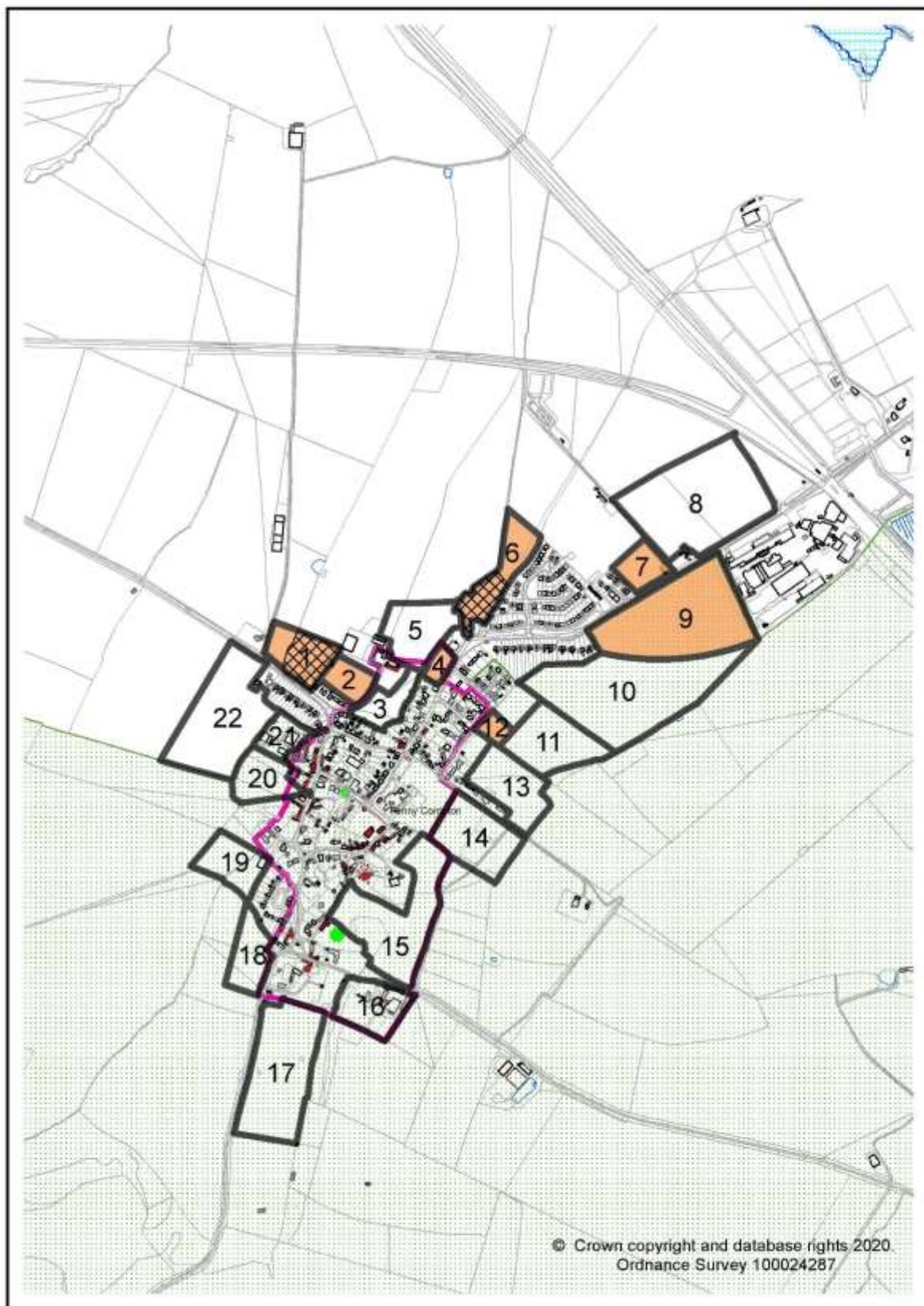
<sup>53</sup> DEFRA (2017) Magic Map

<sup>54</sup> Fenny Compton Parish Plan (2008)

Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	Fenny Compton has a limited bus service to Gaydon, Lighthorne Heath, Lighthorne, Bishops Tachbrook and Leamington on Mondays to Saturdays. The last outward bus leaves at 2:20. All but two of the return journeys only serve the Fenny Compton stop by request.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be 'not applicable' in the SA of site options by settlement.
Settlement Identity	None of the site options are likely to have effects on the setting of the settlement as they are located on the periphery of the existing built form of the village, largely following the existing settlement pattern. There is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village's existing leisure and recreational facilities and amenities and green infrastructure network.
Economy and Employment	Neutral effects on employment as no employment land is being proposed.

## Site Assessments

The 7 sites under consideration in Fenny Compton are identified in Amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Fenny Compton

## Settlement: Fenny Compton

Settlement: Fenny Compton																		
	SA Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment			
Site: FEN.01 – North of Northend Road (west) Dwellings: 15	-?	--?	0	0	0	+	0	+	0	-	0	+	N/A	+	+	+	0	
Site: FEN.02 – North of Northend Road (east) Dwellings: 12	--	-?	0	0	0	+	0	+	0	-	0	+	N/A	+	+	+	0	
Site: FEN.04 – West of High Street Dwellings: 6	--	-?	0	0	0	+	0	+	0	-	0	+	N/A	+	+	+	0	
Site: FEN.06 – North of High Street Dwellings: 21	-?	--?	0	0	0	+	0	+	0	-	0	+	N/A	+	+	+	0	
Site: FEN.07 – North of Station Road (west) Dwellings: 15	-?	--?	0	0	0	+	0	+	0	-	0	-	N/A	+	+	+	0	
Site: FEN.09 – South of Station Road (east) Dwellings: 75	-?	--?	0	0	0	+	0	+	0	-	0	-	N/A	+	+	+	-	0
Site: FEN.12 – East of Ridge Way Dwellings: 6	-?	--?	0	0	0	+	0	+	0	-	0	+	N/A	+	+	+	0	

## Site FEN.01 – North of Northend Road (west), Fenny Compton

### Site Overview

Has a gross area of 1.0ha; with a net developable area of 0.5ha and a capacity for approximately 15 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-The western side of the site is within a high/medium landscape sensitivity area while the eastern part of the site is in a medium landscape sensitivity area. There is some uncertainty at this stage of assessment as there may be some potential to mitigate against adverse impacts.
<b>Minor Negative Effects</b>	-Grade II listed Manor Farmhouse located approximately 120 metres east of the site. Land no longer forms part of the immediate agricultural curtilage associated with the heritage asset due to the creation of an access driveway and erection of modern farm buildings now used for business purposes. Potential for inter-visibility from northern end of site, but mitigation could be possible. -Conservation Area over 100 metres from site separated by tall hedgerows. No inter-visibility between the site and the CA. -Possible harm to archaeological deposits associated with the shrunken remains of the medieval settlement. Any potential loss of or harm to existing artefacts could be mitigated through suitable archaeological evaluation. -Within a Surface Water Safeguard Zone.
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	-Not located within or adjacent to an AQMA. -Not within a designated flood zone. -Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. -Not within a mineral safeguarding area. -Has existing access off Northend Road and it is considered that suitable mitigation would be possible to mitigate any negative effects. -Does not involve the creation or loss of any employment land.
<b>Minor Positive Effects</b>	-Does not contain and best and most versatile agricultural land. -Will not create any conflicting neighbouring land uses. -Will not result in the loss of public open space or green infrastructure. -Largely follows the existing pattern of the settlement. -Will make a modest contribution to the supply of housing overall and a modest supply of affordable housing. -Within 400m of a bus stop and 400m of local facilities.
<b>Major Positive Effects</b>	None identified.

## Site FEN.02 – North of Northend Road (east), Fenny Compton

### Site Overview

Has a gross area of 0.7ha; with a net developable area of 0.4ha and a capacity for approximately 12 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Harmful impact on the setting of Grade II listed Manor Farmhouse (previously known as the Manor House) due to the proximity of the site to the heritage asset. Development would result in unacceptable loss of agricultural land that forms its wider setting in the landscape. Due to size of site and proximity to asset, no acceptable mitigation would be possible.</li> <li>-Harmful impact on the setting of the Conservation Area.</li> <li>-Possible harm to archaeological deposits associated with the shrunken remains of the medieval settlement, although any potential loss of or harm to existing artefacts could be mitigated through suitable archaeological evaluation.</li> <li>-Cumulatively, equates to substantial harm to the setting of the heritage asset.</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-Located within the Northamptonshire uplands National Character Area, which is characterised by limestone hills and valleys, the presence of several major rivers, and extensive areas of open field systems. The site is also within the Ironstone Hill Fringe Special Landscape Area, which is defined by the rolling landscape, mixed farmland and hedged field pattern, and large areas of inaccessible countryside. The site has a medium landscape sensitivity to housing development however there is some uncertainty at this stage of assessment as there may be some potential to mitigate against adverse impacts.</li> <li>-Within a Surface Water Safeguard Zone.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. The site is not within a designated flood zone.</li> <li>-Has existing access off Northend Road and it is considered that suitable mitigation would be possible to mitigate any negative effects.</li> <li>-Not within a mineral safeguarding area.</li> <li>-Not located within or adjacent to an AQMA.</li> <li>-Does not involve the creation or loss of any employment land.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Does not contain and best and most versatile agricultural land.</li> <li>-Located within 400m of the nearest bus stop and within 400m of the nearest services/facilities.</li> <li>-Will not create any conflicting neighbouring land uses.</li> <li>-Largely follows the existing pattern of the settlement and will make a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site FEN.04 – West of High Street (front), Fenny Compton

### Site Overview

Has a gross area of 0.4ha; with a net developable area of 0.2ha and a capacity for approximately 6 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Harmful impact on the setting of Grade II listed Manor Farmhouse (previously known as the Manor House) due to the proximity of the site to the heritage asset. Development would result in unacceptable loss of land that would have originally formed part of its wider setting in the landscape. Due to size of site and proximity to asset, no acceptable mitigation would be possible.</li> <li>-Harmful impact on the Conservation Area – site entirely within the CA and currently presents a pleasant, rural edge to the village with a public footpath providing views of and access to the wider landscape, including the listed farmhouse.</li> <li>-Possible harm to archaeological deposits associated with the shrunken remains of the medieval settlement, although any potential loss of or harm to existing artefacts could be mitigated through suitable archaeological evaluation.</li> <li>-Cumulatively, equates to substantial harm to the setting of the heritage asset</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-Medium landscape sensitivity to housing development however there is some uncertainty at this stage of assessment as there may be some potential to mitigate against adverse impacts.</li> <li>-Within a Surface Water Safeguard Zone.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not located within or adjacent to an AQMA.</li> <li>-Not within a designated flood zone.</li> <li>-The development parcel has sufficient site frontage to enable a suitable access to be created.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Has existing access off High Street and it is considered that suitable mitigation would be possible to mitigate any negative effects.</li> <li>-Not within a mineral safeguarding area.</li> <li>-Does not involve the creation or loss of any employment land.</li> <li>-Will not provide any affordable housing</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will make a modest contribution to the supply of housing.</li> <li>-Will not result in the loss of public open space or green infrastructure. A footpath runs through part of the site and should be incorporated into any proposed development.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Will not create any conflicting neighbouring land uses.</li> <li>-Largely follows the existing pattern of the settlement.</li> <li>-Within 400m of a bus stop and within 400m of local facilities.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site FEN.06 – North of High Street, Fenny Compton

### Site Overview

Has a gross area of 1.3ha; with a net developable area of 0.7ha and a capacity for approximately 21 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-The northern part of the site is within a high/medium landscape sensitivity area while the southern part of the site is in a medium landscape sensitivity area. There is some uncertainty at this stage of assessment as there may be some potential to mitigate against adverse impacts.
<b>Minor Negative Effects</b>	-Vehicular access to site would be within 50 metres of northern edge of the village Conservation Area. The modern doctor surgery building and car park separate the site and the CA. Any harm to the setting of this heritage asset would be less than substantial. -Possible harm to archaeological deposits associated with the shrunken remains of the medieval settlement. Any potential loss of or harm to existing artefacts could be mitigated through suitable archaeological evaluation. -Within a Surface Water Safeguard Zone
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. The site is not within a designated flood zone. -Has access off High Street and it is considered that suitable mitigation would be possible to minimise any negative effects. -Not within a mineral safeguarding area. -Not located within or adjacent to an AQMA. -Does not involve the creation or loss of any employment land.
<b>Minor Positive Effects</b>	-Will not result in the loss of Public Open Space or Green Infrastructure. A footpath runs through part of the site and should be incorporated into and proposed development. -Does not contain and best and most versatile agricultural land. -Located within 400m of the nearest bus stop and within 400m of the nearest services/facilities. -Will not create any conflicting neighbouring land uses. -Largely follows the existing pattern of the settlement and will make a modest contribution to the supply of housing overall and a modest supply of affordable housing.
<b>Major Positive Effects</b>	None identified.

## Site FEN.07 – North of Station Road (west), Fenny Compton

### Site Overview

Has a gross area of 0.6ha; with a net developable area of 0.5ha and a capacity for approximately 15 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-Located within the Northamptonshire uplands National Character Area, which is characterised by limestone hills and valleys, the presence of several major rivers, and extensive areas of open field systems. The site is also within the Ironstone Hill Fringe Special Landscape Area, which is defined by the rolling landscape, mixed farmland and hedged field pattern, and large areas of inaccessible countryside. The site has a high/medium landscape sensitivity to housing development however there is some uncertainty at this stage of assessment as there may be some potential to mitigate against adverse impacts.
<b>Minor Negative Effects</b>	-HER indicates surviving Ridge and Furrow throughout the site. Site visit inconclusive, as overgrown. No other ridge and furrow remains to north of Station Road. This site is a small remnant and unlikely to be of sufficient quality to warrant loss being classed as substantial harm. -Within a Surface Water Safeguard Zone -Within 400m of the nearest facilities and within 800m of a bus stop
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. -Not within a designated flood zone. -Has access via Station Road or the turning head on Thompsons Field and it is considered that suitable mitigation could be provided to mitigate any adverse effects. -Not within a mineral safeguarding area. -Not located within or adjacent to an AQMA. -Does not involve the creation or loss of any employment land.
<b>Minor Positive Effects</b>	-Will not result in the loss of Public Open Space or Green Infrastructure. -Does not contain any best and most versatile agricultural land. -Largely follows the existing pattern of the settlement -Will make a modest contribution to the supply of housing overall and a modest supply of affordable housing. -Will not create any conflicting neighbouring land uses.
<b>Major Positive Effects</b>	None identified.

## Site FEN.09 – South of Station Road (east), Fenny Compton

### Site Overview

Has a gross area of 4.8ha; with a net developable area of 2.5ha and a capacity for approximately 75 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-High/medium landscape sensitivity to housing development however there is some uncertainty at this stage of assessment as there may be some potential to mitigate against adverse impacts.
<b>Minor Negative Effects</b>	<p>-HER indicates surviving Ridge and Furrow throughout the site. Site visit indicated existence of ridge and furrow, but not of exceptional quality. Development of this site and loss of ridge and furrow likely to be a sufficient reason to warrant loss being classed as 'less than substantial' harm.</p> <p>-The site lies adjacent to a commercial/industrial area and as such there may be a negative effect on residents health and well being by conflicting neighbouring uses.</p> <p>-Within a Surface Water Safeguard Zone.</p> <p>-Within 400m of the nearest facilities and within 800m of a bus stop</p>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<p>-Not located within or adjacent to an AQMA.</p> <p>-The development parcel has sufficient site frontage to enable a suitable access for this level of development to be created.</p> <p>-Not within a designated flood zone.</p> <p>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</p> <p>-Has existing access off Station Road and it is considered that suitable mitigation would be possible to mitigate any negative effects.</p> <p>-Not within a mineral safeguarding area.</p> <p>-Does not involve the creation or loss of any employment land.</p>
<b>Minor Positive Effects</b>	<p>-Does not contain any best and most versatile agricultural land.</p> <p>-Largely follows the existing pattern of the settlement.</p> <p>-Will not result in the loss of public open space or green infrastructure.</p>
<b>Major Positive Effects</b>	-Will make a significant contribution to the supply of housing and a significant supply of affordable housing.

## Site FEN.12 – East of Ridge Way, Fenny Compton

### Site Overview

Has a gross area of 0.3ha; with a net developable area of 0.2ha and a capacity for approximately 6 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
Major Negative Effects	-Located within the Northamptonshire uplands National Character Area, which is characterised by limestone hills and valleys, the presence of several major rivers, and extensive areas of open field systems. The site is also within the Ironstone Hill Fringe Special Landscape Area, which is defined by the rolling landscape, mixed farmland and hedged field pattern, and large areas of inaccessible countryside. The site has a high/medium landscape sensitivity to housing development however there is some uncertainty at this stage of assessment as there may be some potential to mitigate against adverse impacts.
Minor Negative Effects	-Site located adjacent to the eastern boundary of the Conservation Area. Relationship no different to developments within and adjacent to the CA in close proximity to this site. Any harm would be less than substantial and there is the potential for satisfactory mitigation. -Within a Surface Water Safeguard Zone
Uncertain Effects	
Neutral Effects	-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. The site is not within a designated flood zone. -Has potential for access off Ridge Way and it is considered that suitable mitigation would be possible to minimise any adverse effects. -Not within a mineral safeguarding area. -Not located within or adjacent to an AQMA. -Does not involve the creation or loss of any employment land. -Will not provide any affordable housing
Minor Positive Effects	-Will not result in the loss of Public Open Space or Green Infrastructure. -Does not contain and best and most versatile agricultural land. -Will not create any conflicting neighbouring land uses. -Located within 400m of the nearest bus stop and within 400m of the nearest services/facilities. -Largely follows the existing pattern of the settlement and will make a modest contribution to the supply of housing.
Major Positive Effects	None identified.

# Gaydon

## Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	Gaydon is a small village situated within a parish of the same name it is located approximately 10 miles east of Stratford-upon-Avon. There is first reference to the village of Gaydon in the 12 <sup>th</sup> century, where it was recorded as Gaidon. The area is not covered by a conservation area and has a total of 12 listed buildings. The remains of a Romano-British villa complex can also be found to the south of the village, this is a scheduled monument. Previously RAF Gaydon was feature in the area opening in 1942, and was extensively used during the Second World War. The site was later used as a flying school but then in 1972 was sold. Now a days the village is well known within the motor industry, with Jaguar Landover having facilities nearby as well as the British Motor Museum, also Aston Martin works are located close to the village. <sup>55/56</sup> Gaydon does not contain a Conservation Area, however there are several Listed Buildings located throughout the settlement.
Landscape	The settlement is approximately 5km from the Cotswold AONB <sup>57</sup> and is not within a Special Landscape Area <sup>58</sup> . The settlement is located within the Dunsmore and Feldon National Character Area, characterised by a rural, agricultural landscape crossed by small rivers and tributaries <sup>59</sup> . The Landscape Sensitivity Study classifies all land surrounding the settlement as high/medium sensitivity to housing development.
Biodiversity and Geodiversity	There are no internationally designated biodiversity sites in the local area.
Flooding	Flooding is not an issue for this settlement.
Climate Change –Traffic	There are no known congestion issues within the settlement.
Climate Change – Green Infrastructure	There is a paucity of public open space and green infrastructure in the settlement – there is one small play area only in the centre of the village.
Natural Resources	The settlement itself is not within a Mineral Safeguarding Area, however land to the south of the settlement falls within such an area. The land around the settlement does not contain any best and most versatile agricultural land.
Air, Soil and Water pollution	The village is not an Air Quality Management Area. There are no known issues of soil contamination within the settlement. The village is not within a Drinking Water Safeguard Zone (ground or surface water) but is within a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	Buses travel between Leamington and Gaydon via Lighthorne Heath hourly until early evening Monday to Saturday (77/7A) and on Sundays (67B/67C). A further service (the X77) serves the Jaguar/Land Rover site twice a day Monday – Friday and once in the afternoon on Saturdays.

<sup>55</sup> Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire

<sup>56</sup> www.gaydon.org.uk

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

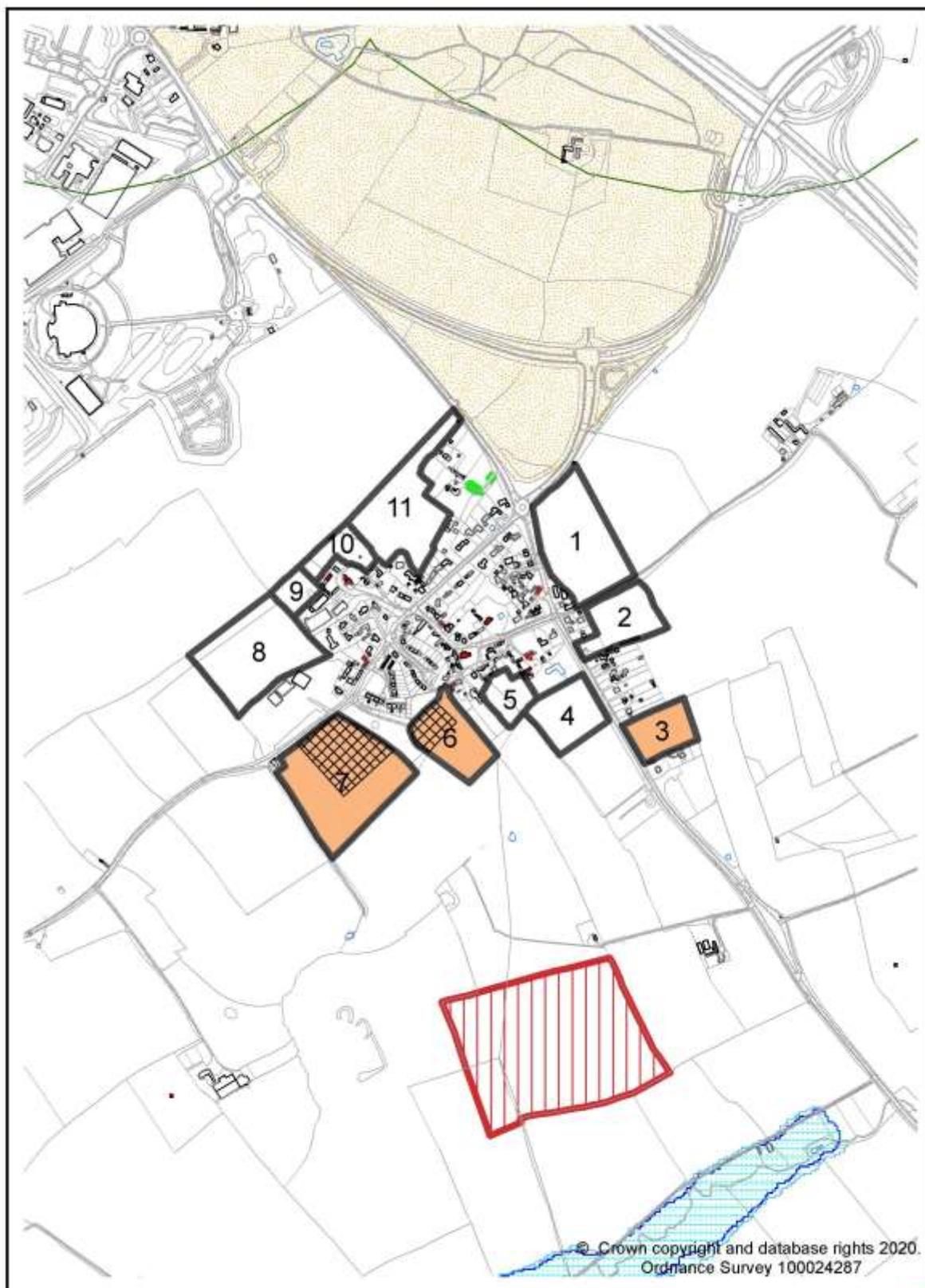
<sup>58</sup> White Consultants (2012) Stratford-on-Avon Special Landscape Areas Study

<sup>59</sup> Natural England (2014) National Character Area Profile: Severn & Avon Vales

Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be 'not applicable' in the SA of site options by settlement.
Settlement Identity	None of the site options are likely to have effects on the setting of the settlement as they are located on the periphery of the existing built form of the village, largely following the existing settlement pattern. There is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village's existing green infrastructure network via public footpaths to the south of the village.
Economy and Employment	Neutral effects on employment as no employment land is being proposed.

## Site Assessments

The 3 sites under consideration in Gaydon are identified in Amber on the attached map and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Gaydon



**Settlement: Gaydon**

**SA Objectives**

	SA Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment			
Site: GAY.03 – East of Banbury Road (south) Dwellings: 20	0	--?	0	-	0	+	0	+	0	0	0	+	N/A	+	+	+	+	0
Site: GAY.06 – South of Church Lane (west) Dwellings: 13	-?	--?	0	0	-	+	0	+	0	0	0	+	N/A	+	+	+	+	0
Site: GAY.07 – South of Kineton Road Dwellings: 25	-?	--?	0	0	0	+	0	+	0	0	0	+	N/A	+	+	+	+	0

## Site GAY.03 – East of Banbury Road (south), Gaydon

### Site Overview

Has a gross area of 1.2ha; with a net developable area of 0.8ha and a capacity for approximately 20 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-High/medium sensitivity to housing development, although there is some uncertainty at this stage of assessment as there may be potential to mitigate against adverse impacts.
<b>Minor Negative Effects</b>	-Surface water run-off requires mitigation through design of any development.
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-No designated or non-designated heritage assets within or near the site</li> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Has existing access off Banbury Road and it is considered that suitable mitigation would be possible to mitigate any negative effects.</li> <li>-Not within a mineral safeguarding area.</li> <li>-Does not involve the creation or loss of employment land.</li> <li>-Not within a Surface Water Drinking Water Safeguard Zone or Ground Water Drinking Water Safeguard Zone</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Provides a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Does not result in the creation of conflicting neighbouring uses.</li> <li>-Largely follows the settlement patterns and will not result in the coalescence with surrounding settlements.</li> <li>-Within 400m of a bus stop and within 400m of the limited facilities within the settlement</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site GAY.06 – South of Church Lane (west), Gaydon

### Site Overview

Has a gross area of 1.3ha; with a net developable area of 0.5ha and a capacity for approximately 13 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-High/medium sensitivity to housing development, although there is some uncertainty at this stage of assessment as there may be potential to mitigate against adverse impacts.
<b>Minor Negative Effects</b>	-Site is close to Grade II listed dwelling. However, any potential impact on the setting and significance of the heritage asset could be mitigated through a reduction of the developable area and the introduction of landscaping, sufficient to ensure the overall impact is less than substantial. -Access would need to be provided through recent development on Kineton Road which will require upgrading.
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	-Not within or adjacent to an Air Quality Management Area (AQMA). -Not within a designated flood zone. -Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. -Not within a mineral safeguarding area. -Does not involve the creation or loss of employment land. -Not within a Surface Water Drinking Water Safeguard Zone or Ground Water Drinking Water Safeguard Zone.
<b>Minor Positive Effects</b>	-Provides a modest contribution to the supply of housing overall and a modest supply of affordable housing. -Does not contain any best and most versatile agricultural land. -Will not result in the loss of public open space or green infrastructure. -Will not result in the creation of conflicting neighbouring uses. -Largely follows the settlement patterns and will not result in the coalescence with surrounding settlements. -Within 400m of a bus stop and within 400m of the limited facilities within the settlement.
<b>Major Positive Effects</b>	None identified.

## Site GAY.07 – South of Kineton Road, Gaydon

### Site Overview

Has a gross area of 3.7ha; with a net developable area of 1.0ha and a capacity for approximately 25 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
Major Negative Effects	-High/medium sensitivity to housing development, although there is some uncertainty at this stage of assessment as there may be potential to mitigate against adverse impacts.
Minor Negative Effects	-Closest heritage asset is Grade II listed Gaydon Farmhouse, some 160 metres north of the site in question. There may be glimpsed, oblique views possible, but the distance and intervening development ensures any possible harm on the setting would be minimal.
Uncertain Effects	
Neutral Effects	<ul style="list-style-type: none"> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Not within a designated flood zone.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not within a mineral safeguarding area.</li> <li>-Has potential access off Kineton Road and it is considered that suitable mitigation could be provided to mitigate any adverse impacts.</li> <li>-Does not involve the creation or loss of employment land.</li> <li>-Not within a Surface Water Drinking Water Safeguard Zone or Ground Water Drinking Water Safeguard Zone</li> </ul>
Minor Positive Effects	<ul style="list-style-type: none"> <li>-Provides a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Will not result in the creation of conflicting neighbouring uses.</li> <li>-Largely follows the settlement pattern and will not result in the coalescence with surrounding settlements.</li> <li>-Within 400m of a bus stop and within 400m of the limited facilities within the settlement.</li> </ul>
Major Positive Effects	None identified.

# Halford

## Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	Halford is a small village situated approximately 7 miles south east of Stratford-upon-Avon. The first record in terms of written history of Halford go back to the 12 <sup>th</sup> century. The Fosse Way runs through the village and the portion of the settlement that is on the western side of the Fosse Way is covered by a Conservation Area. A total of 33 listed buildings can be found within the village, all of which (with the exception of one) can be found within the Conservation Area. There are two Scheduled Monuments with in the settlement itself. The first is the remains of an old motte and bailey from the mediaeval period on the banks of the River Stour on the western edge of the village. The second is Halford Bridge to the south of the settlement, which is a Scheduled Monument as well as Grade II Listed. There are in addition a total of 38 other ‘heritage assets’ in the local area ranging from the Fosse Way Roman Road to a roman settlement, so occupation of this site may well be much older that the first recording in written history would suggest. <sup>60</sup>
Landscape	Halford is located approximately 6km west of the Cotswolds AONB <sup>61</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>62</sup> , with the River Stour skirting the southern edge of the village. The southern edge of the Feldon Parkland Special Landscape Area lies on the northern edge of the village, with no likely effects on this designation. The Landscape Sensitivity Study categorises land to the south and west of the settlement as high sensitivity to housing development, as well as a parcel of land to the north, beyond the Manor House. The remainder of the land surrounding the rest of the village is classed as medium sensitivity.
Biodiversity and Geodiversity	There are no internationally designated biodiversity sites in the local area of Halford, and therefore no likely significant effects. The nearest SSSI is over 3km to the north <sup>63</sup> , and therefore will not be effected by the site options. Priority Habitat in Halford is limited, with no Priority Habitat to the north, east or south, but some Woodpasture & Parkland, Deciduous Woodland and Semi-Improved Grassland to the west.
Flooding	There are extensive areas of flood zone to the west and south of the settlement, associated with the River Stour.
Climate Change –Traffic	There are no known congestion issues within Halford <sup>64</sup> .
Climate Change – Green Infrastructure	Public Open Space and Green Infrastructure are limited in the settlement. The only open space is a small triangular play area located to the east of the Fosse Way, which includes a small number of items of play equipment. Green Infrastructure is limited to a small number of public footpaths providing access to the surrounding open countryside and the River Stour to the south.
Natural Resources	The settlement is within a Mineral Safeguarding Area. The land around the settlement does not contain any best and most versatile agricultural land.

<sup>60</sup> Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire

<sup>61</sup> DEFRA (2016) Magic Map

<sup>62</sup> Natural England (2014) National Character Area Profile: Severn & Avon Vales

<sup>63</sup> DEFRA (2016) Magic Map

<sup>64</sup> Warwickshire County Council (2011) Warwickshire Local Transport Plan

Air, Soil and Water pollution	The settlement not within a Mineral Safeguarded Area <sup>65</sup> , nor does it include any best or most versatile agricultural land (Grade 1-3A) <sup>66</sup> . None of the site options are in an AQMA zone or a safeguarded water zone <sup>67</sup> , and so will not lead to any significant negative effects for SA objectives on pollution.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	There are three journeys to Stratford-upon-Avon (via Newbold-on-Stour and Alderminster) on mornings Monday – Saturday, and three return journeys in the late afternoon/early evening, which continue on into Shipston-on-Stour.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be ‘not applicable’ in the SA of site options by settlement.
Settlement Identity	None of the site options are likely to have effects on the setting of the settlement as they are located on the periphery of the existing built form of the village, largely following the existing settlement pattern. There is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village’s existing green infrastructure network via public footpaths to the south of the village.
Economy and Employment	Neutral effects on employment as no employment land is being proposed.

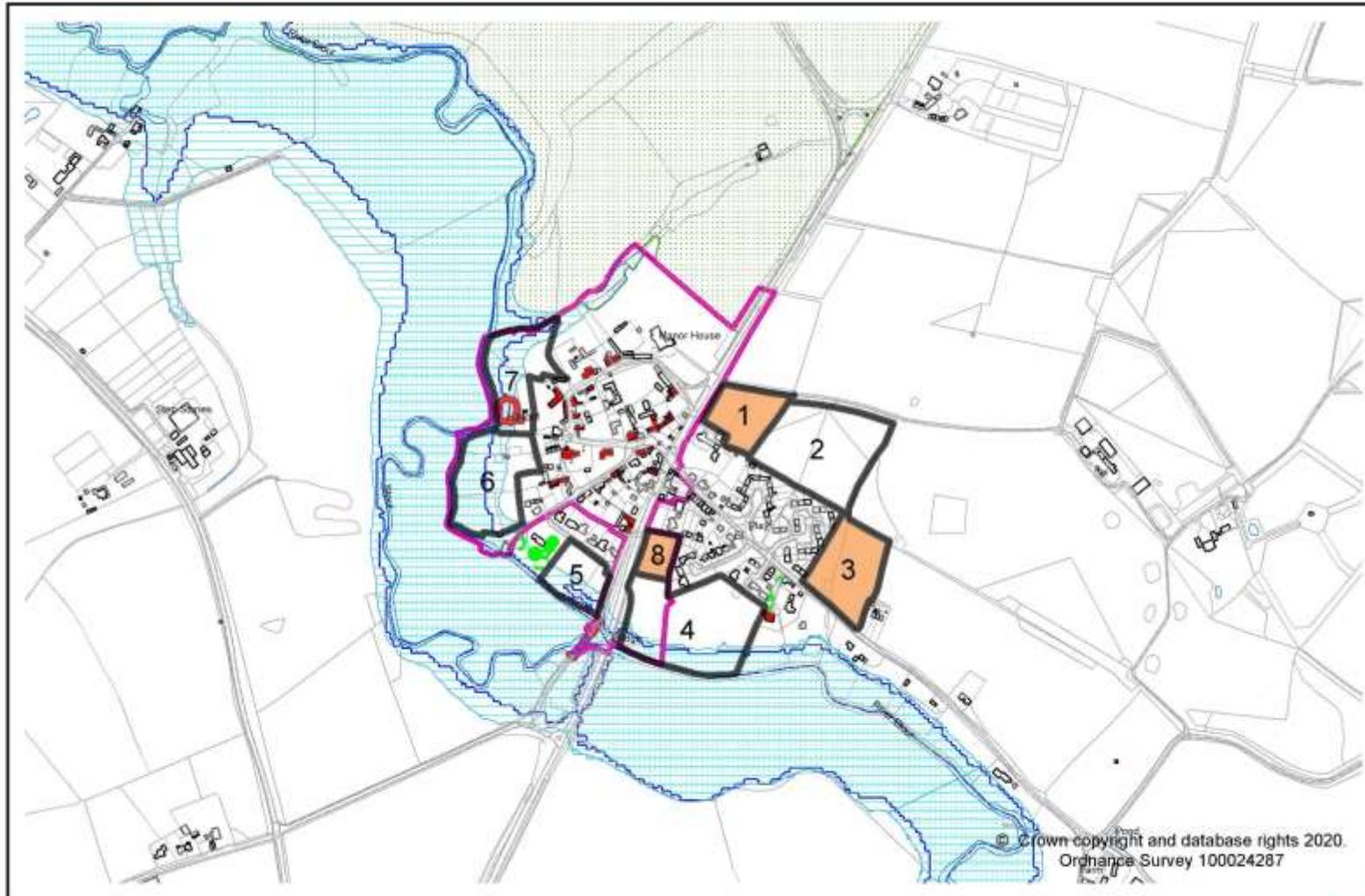
<sup>65</sup> Stratford Council GIS layers

<sup>66</sup> Ibid.

<sup>67</sup> Environment Agency (2016) <http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=drinkingwater&layerGroups=default&lang=e&ep=map&scale=10&x=425883.6458333336&y=252788.39583333326#x=425757&y=252795&lg=2,5,10,&scale=8>

## Site Assessments

The 3 sites under consideration in Halford are identified in amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Halford

**Settlement: Halford**

**SA Objectives**

	SA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment	
Site: HALF.01 – East of Fosse Way (north) Dwellings: 13	-?	-?	0	0		+	- + - +	0 0	0	-	N/A	+	+	+	+	0
Site: HALF.03 – North of Idlicote Road Dwellings: 15	-?	-?	0	0	0	+	- + - +	0 0	0	-	N/A	+	+	+	+	0
Site: HALF.08 – East of Fosse Way (middle) Dwellings: 5	--	?	0	0	0	+	- + - +	0 0	0	-	N/A	+	+	0	+	0

## Site HALF.01 – East of Fosse Way (north), Halford

### Site Overview

Has a gross area of 0.8ha; with a net developable area of 0.5ha and a capacity for approximately 13 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-Located within a mineral safeguarding area
<b>Minor Negative Effects</b>	<p>-The western edge of the site in question is commensurate with the alignment of the Conservation Area to the northern edge of the village. The site helps form part of the rural edge of the village. However, it is considered suitable mitigation such as reduced developable area and appropriate planting could help reduce any harm to the point it would be 'less than substantial'.</p> <p>-The closest Listed Building is located approximately 60 metres to the southwest, on the opposite side of the road junction. The dwelling does not face the site directly. Whilst the setting of this heritage asset could be affected, improved landscape planting on the western boundary of the site would ensure the existing relationship would be maintained. Any such mitigation would ensure any harm would be less than substantial.</p> <p>-HER indicates the existence of ridge and furrow on site. The site visit indicated some parts of the site had very faint remnants. Development of this site and loss of ridge and furrow unlikely to be of sufficient reason to warrant loss being classed as substantial harm.</p> <p>-Medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate adverse impacts.</p> <p>-Within 400m of the nearest bus stop, but over 800m from the closest services/facilities, which are located in the neighbouring settlement of Newbold-on-Stour.</p>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<p>-Not within designated flood zone 2 or 3 with a neutral effect.</p> <p>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</p> <p>-Not located within an Air Quality Management Area</p> <p>-Not within a Surface Water Safeguard Zone, Groundwater Source Protection Zone or a Surface Water Drinking Water Protection Area.</p>
<b>Minor Positive Effects</b>	<p>-Site option would provide a modest supply of housing and a modest supply of affordable housing.</p> <p>-Does not contain any best and most versatile agricultural land.</p> <p>-Site option will not result in the loss of public open space or green infrastructure.</p> <p>-No conflicting neighbouring land uses.</p> <p>-Largely follows the existing settlement pattern</p>
<b>Major Positive Effects</b>	

## Site HALF.03 – North of Idlicote Road, Halford

### Site Overview

Has a gross area of 1.0ha; with a net developable area of 0.6ha and a capacity for approximately 15 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-Located within a mineral safeguarding area
<b>Minor Negative Effects</b>	-Site is approximately 200 metres from the Conservation Area with intervening development, therefore any development in this location would not cause harm to the setting of the heritage asset. -There is one Grade II Listed dwelling within close proximity to the site, however there is no inter-visibility between the site and heritage asset. There is no historic connection between the sites. Development would not cause harm to the setting of this heritage asset. -HER suggests part of the site has ridge and furrow within it. The entire site is now scrubland and as such the quality of any remnant ridge and furrow would be of poor quality, if it exists at all. It is suggested the loss of any remnant ridge and furrow in this location would be less than substantial, for these reasons. -Medium/low landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate adverse impacts. -Within 400m of the nearest bus stop, but over 800m from the closest services/facilities, which are located in the neighbouring settlement of Newbold-on-Stour.
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. -Not within a designated flood zone. -Has access via Idlicote Road which connects to the A429 to the west, and it is considered that suitable mitigation could be provided to minimise any adverse effects. -Not within an AQMA zone -Does not involve the creation or loss of employment land. -Not within a Surface Water Drinking Water Safeguard Zone or Ground Water Drinking Water Safeguard Zone.
<b>Minor Positive Effects</b>	-Will not result in the loss of public open space or green infrastructure. -Does not contain any best and most versatile agricultural land. -Largely follows the existing pattern of the settlement, located to the north of the River Stour and adjacent to the settlement's main roads, with no effect on the settlement's identity. -Will provide a modest contribution to housing supply and a modest supply of affordable housing. -Will not create any conflicting neighbouring land uses.
<b>Major Positive Effects</b>	None identified.

## Site HALF.08 – East of Fosse Way (middle), Halford

### Site Overview

Has a gross area of 0.4ha; with a net developable area of 0.2ha and a capacity for approximately 5 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Harmful impact on the setting of the Grade II Listed Building (Inn) which is situated directly opposite the development site and within the Conservation Area.</li> <li>-Harmful impact on the setting of the Conservation Area. The site is wholly within the Conservation Area. (N.B. Recent appeal decision on application ref: 18/00580/FUL identified harm to Conservation Area).</li> <li>-Cumulatively, the harm of development in this location would be substantial.</li> <li>-Located within a mineral safeguarding area</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-Within 400m of the nearest bus stop, but over 800m from the closest services/facilities, which are located in the neighbouring settlement of Newbold-on-Stour.</li> </ul>
<b>Uncertain Effects</b>	<ul style="list-style-type: none"> <li>-Has not been subject to a formal assessment in relation to its landscape sensitivity to housing development.</li> </ul>
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Not within a designated flood zone.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Does not involve the creation or loss of employment land.</li> <li>-Vehicular access to the site can be achieved from A429 Fosse Way. Highway access was not a reason for refusal in respect of application ref: 18/00580/FUL for the erection of 4 dwellings.</li> <li>-Will not provide any affordable housing.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will provide a modest contribution to housing supply.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-The site was previously used as a bowling green but is now disused and not publically accessible. There are a number of mature trees around the site which should be retained where possible as part of any proposed development.</li> <li>-Largely follows the existing pattern of the settlement, located to the north of the River Stour and adjacent to the settlement's main roads, with no effect on the settlement's identity.</li> <li>-Will not create any conflicting neighbouring land uses.</li> <li>-Not within a Surface Water Drinking Water Safeguard Zone or Ground Water Drinking Water Safeguard Zone.</li> </ul>
<b>Major Positive Effects</b>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>

## Hampton Lucy

### Settlement Baseline Overview relevant to SA objectives:

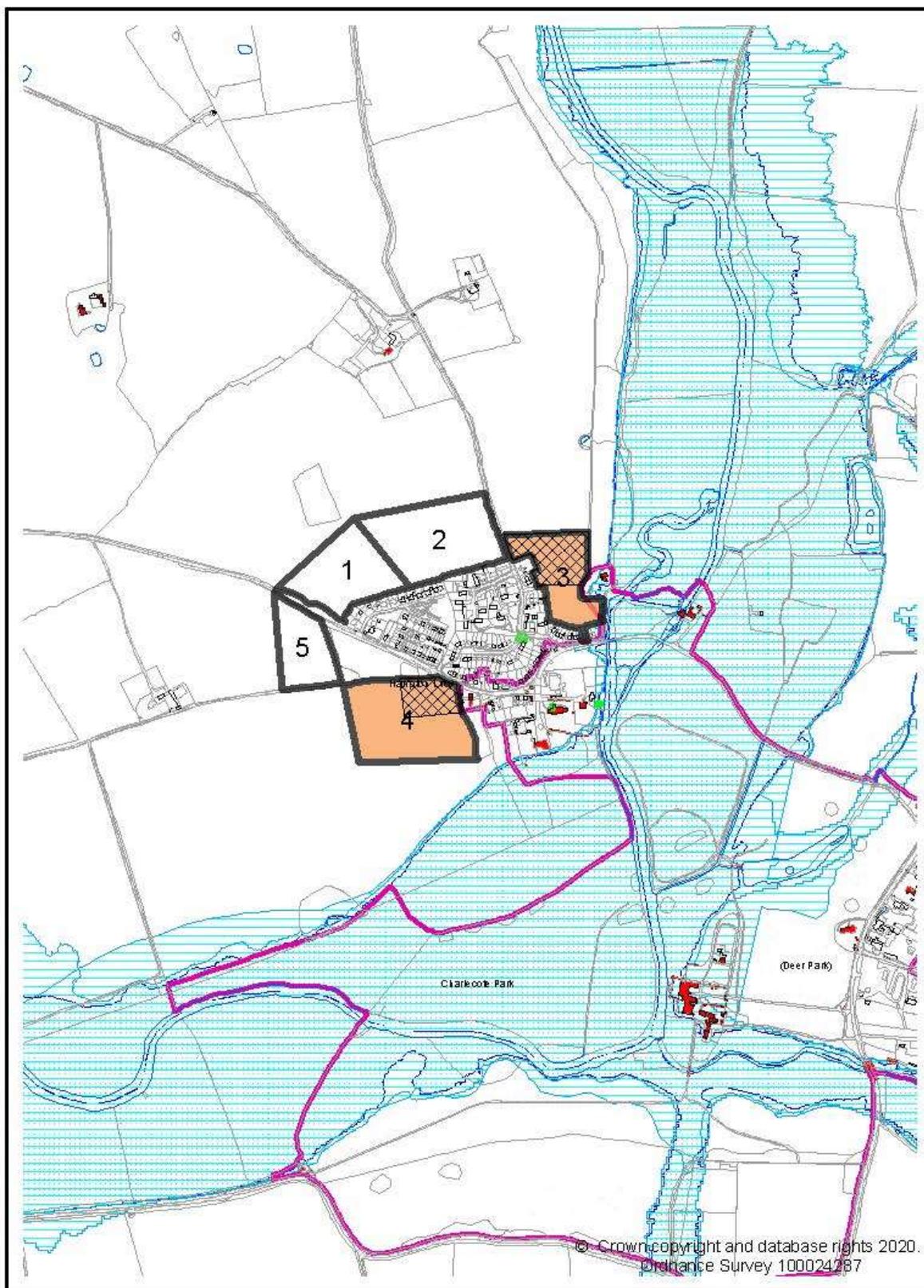
SA Objective	Settlement Assessment
Heritage	<p>Hampton Lucy is a small village situated approximately 4 miles northeast of Stratford-upon-Avon. The village itself like many others within the local area is thought to be early medieval in origin and is recorded in the pre-conquest Domesday book Survey of 1086 under the place name on Hantone. The element of the village situated on the south of Church Street is covered by a wider Conservation Area that also includes Charlecote Park and Charlecote village which are located to the south and southeast of Hampton Lucy. The village has 17 listed buildings within the village including the Church, Manor House and Water Mill, all of which are within the wider Conservation Area. As well as the listed buildings there is also a registers Park and Garden within close proximity to the village, associated with Charlecote Park.</p> <p>There are areas of both Neolithic and Bronze age activity that have been identified as well as an Iron Age Ring ditch. All such finds and sites point towards possible early habitation of the village area. Romano-British ceramic have also been found within the area where the Pre-Historic activity is also situated, perhaps suggesting the area has been favoured for occupation for longer than first thought and pre dating the Domesday Survey.<sup>68</sup></p>
Landscape	<p>The village is not located close to the Cotswolds AONB, with no likely effects on the designation. It is not located within a Special Landscape Area. The area is located within the Severn and Avon Vales National Character Area, where the lower valleys of the rivers Severn and Avon dominate the low lying open agricultural landscape. The Landscape Sensitivity Study identifies the land to the east and south of the village as being high sensitivity to development; land to the north as high/medium sensitivity and land to the west as medium sensitivity.</p>
Biodiversity and Geodiversity	<p>There is a swathe of Grade 2 high quality agricultural land to the west and south of the village. There are no nationally significant ecological or geological features on the edge of the settlement.</p>
Flooding	<p>An extensive area of flood zone lies to the south and east of the settlement, associated with the River Avon which skirts by the edge of the village.</p>
Climate Change –Traffic	<p>There are no known congestion issues within the settlement.</p>
Climate Change – Green Infrastructure	<p>Public Open Space encompasses a recreation ground which includes a playing field which contains children’s play facilities and sporting equipment, located to the western edge of the village; an area of open space to the north of the school; allotment gardens; footpaths providing access to the surrounding countryside and the River Avon which flows to the east of the village.</p>
Natural Resources	<p>The settlement is within a Minerals Safeguarding Area. Parts of the land around the settlement contain best and most versatile agricultural land.</p>
Air, Soil and Water pollution	<p>The village is not an Air Quality Management Area. There are no known issues of soil contamination within the settlement. The village is not within a Drinking Water Safeguard Zone (ground or surface water) but is within a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.</p>
Waste	<p>Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.</p>

<sup>68</sup> Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire.

Accessibility & Transport	The only bus serving Hampton Lucy is the Flexibus 505, with one journey to Wellesbourne and Stratford-on-Avon in the mornings Monday-Friday, and one return journey in the afternoon.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be 'not applicable' in the SA of site options by settlement.
Settlement Identity	None of the site options are likely to have effects on the setting of the settlement as they are located on the periphery of the existing built form of the village, largely following the existing settlement pattern. There is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village's existing leisure and recreational spaces within the villager and green infrastructure network.
Economy and Employment	Neutral effects on employment as no employment land is being proposed.

## Site Assessments

The 2 sites under consideration in Hampton Lucy are identified in amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



Hampton Lucy - SHLAA

## Settlement: Hampton Lucy

### SA Objectives

	SA Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment			
Site: HAMP.03 – East of Snitterfield Road Dwellings: 13	--	--?	0	-?	0	+	-	+	0	0	0	+	N/A	+	+	+	+	0
Site: HAMP.04 – South of Church Street Dwellings: 10	--	-?	0	0	0	+	-	-	0	0	0	+	N/A	+	+	+	+	0

## Site HAMP.03 – East of Snitterfield Road, Hampton Lucy

### Site Overview

Has a gross area of 1.5ha; with a net developable area of 0.5ha and a capacity for approximately 13 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Substantial harm to the setting of the Conservation Area, which forms part of the wider setting for Charlecote Park and the Grade II* Charlecote Mill.</li> <li>-Substantial harm to the setting of the Grade II listed cottage to the east of the site, which is historically in a remote location and development would entirely erode this separation to the settlement.</li> <li>-Within a mineral safeguarding area.</li> <li>-High/medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate adverse impacts.</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-The eastern edge of the settlement is located within flood zone 2, however this is only a small area and at this stage of assessment there is uncertainty whether any development could mitigate and/or avoid this area of the site.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Does not involve the creation or loss of employment land.</li> <li>-An existing point of access is provided to the site between 2 and 3 Bridge Street, and it is considered that suitable mitigation could be provided to minimise any adverse effects.</li> <li>-Not within a Surface Water Drinking Water Safeguard Zone or Ground Water Drinking Water Safeguard Zone</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Would not result in the loss of public open space or green infrastructure.</li> <li>-Largely follows the existing settlement pattern and will not result in the coalescence with surrounding settlements.</li> <li>-Will not create any conflicting neighbouring land uses.</li> <li>-Within 400m of a bus stop and within 400m of the limited facilities of a pub and church</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site HAMP.04 – South of Church Street, Hampton Lucy

### Site Overview

Has a gross area of 3.0ha; with a net developable area of 0.4ha and a capacity for approximately 10 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Substantial harm to the setting of nearby listed cottages</li> <li>-Substantial harm to the setting of the adjacent Conservation Area (N.B. see refusal reason 3 associated with application ref: 16/04015/FUL in respect of the erection of 4 dwellings) for assessment of harm on these heritage assets.</li> <li>-Within a mineral safeguarding area.</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-Part of the site contains best and most versatile agricultural land.</li> <li>-Medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate adverse impacts.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-A safe access can be achieved into the site, however pedestrian facilities would need to be improved in order to link to the village centre and bus stops.</li> <li>-Not located within a designated flood zone.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Does not involve the creation or loss of employment land.</li> <li>-Not within a Surface Water Drinking Water Safeguard Zone or Ground Water Drinking Water Safeguard Zone</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Would not result in the loss of public open space or green infrastructure.</li> <li>-Largely follows the existing settlement pattern and will not result in the coalescence with surrounding settlements.</li> <li>-Will not create any conflicting neighbouring land uses.</li> <li>-Within 400m of a bus stop and within 400m of the limited facilities of a pub and church.</li> </ul>
<b>Major Positive Effects</b>	None identified.

# Harbury

## Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	<p>Harbury is a large village situated approximately 13 miles northeast of Stratford-upon-Avon. Harbury has two Conservation Areas and several Listed Buildings. One covers the historic core of the village centred on All Saints Church (Top End), the other is based on the Manor House and the once detached farming community to the west (Bottom End).</p> <p>The village is thought to be early mediaeval in nature and is recorded in the pre-conquest Domesday Survey of 1086 as a Manor. As well as the history that still stands with in the village there have been find dating further back toward the Neolithic, bronze age and Saxon times. This perhaps suggests the site has important even earlier than initially suspected.</p> <p>With these older finds it is thought that the village was important on Pre-Historic trade routes and into the Roman period. As there is evidence nearby of a Roman thought within Chesterton and the village is within close range of the Fosse Way. Throughout time it is thought that life near or within the village was continually hard due to poor soil quality. This is until the 19<sup>th</sup> century when quarrying began at the nearby Bishop’s Bowl site. This drastically changed village like as providing work increased the local economy and drew others to the village. Furthermore in 1847 the Oxford Birmingham Great Western Rail line came to the village enabling more trade and further drawing workers to build the line to the village<sup>69, 70, 71</sup>.</p>
Landscape	<p>There is a varied, small-scale hedged landscape of scattered farms and nucleated settlements and the disused quarries and railway cutting have semi-natural grassland and scrub. The settlement is approximately 11km north of the Cotswolds AONB<sup>72</sup>, and therefore none of the site options will have an effect on the designation. The village is located within the Dunsmore and Feldon National Character Area, characterised by a rural, agricultural landscape crossed by small rivers and tributaries<sup>73</sup>. The Landscape Sensitivity Study categorises the majority of the land surrounding the village as high/medium sensitivity to housing development, with one small area of land to the northern edge of the village being classified as medium sensitivity.</p>
Biodiversity and Geodiversity	<p>There are two SSSIs within the Parish, one along the railway cutting which skirts the northern edge of the village and another at Harbury Quarries, located approximately 620 metres from the southeast corner of the settlement. These protected areas and the village’s internal wildlife corridors connect Harbury and Deppers Bridge to the wider countryside and are of great ecological significance.</p> <p>There are no internationally designated biodiversity sites in the local area, and therefore no major negative effects likely. Harbury Railway Cutting SSSI, designated for its calcicole plants and butterfly species<sup>74</sup>, is directly north of the settlement. Ufton Fields Local Nature Reserve is located over 1km to the north of the settlement<sup>75</sup>, and is therefore not likely to be affected by the site options.</p>
Flooding	<p>Flooding is not an issue for this settlement.</p>

<sup>69</sup> Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire.

<sup>70</sup> <http://www.harbury-pc.gov.uk/>

<sup>71</sup> Harbury and Deppers Bridge Neighbourhood Plan September 2018

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

<sup>73</sup> Natural England (2014) National Character Area Profile: Severn & Avon Vales

<sup>74</sup> <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1001314&SiteName=harbu&countyCode=&responsiblePerson=>

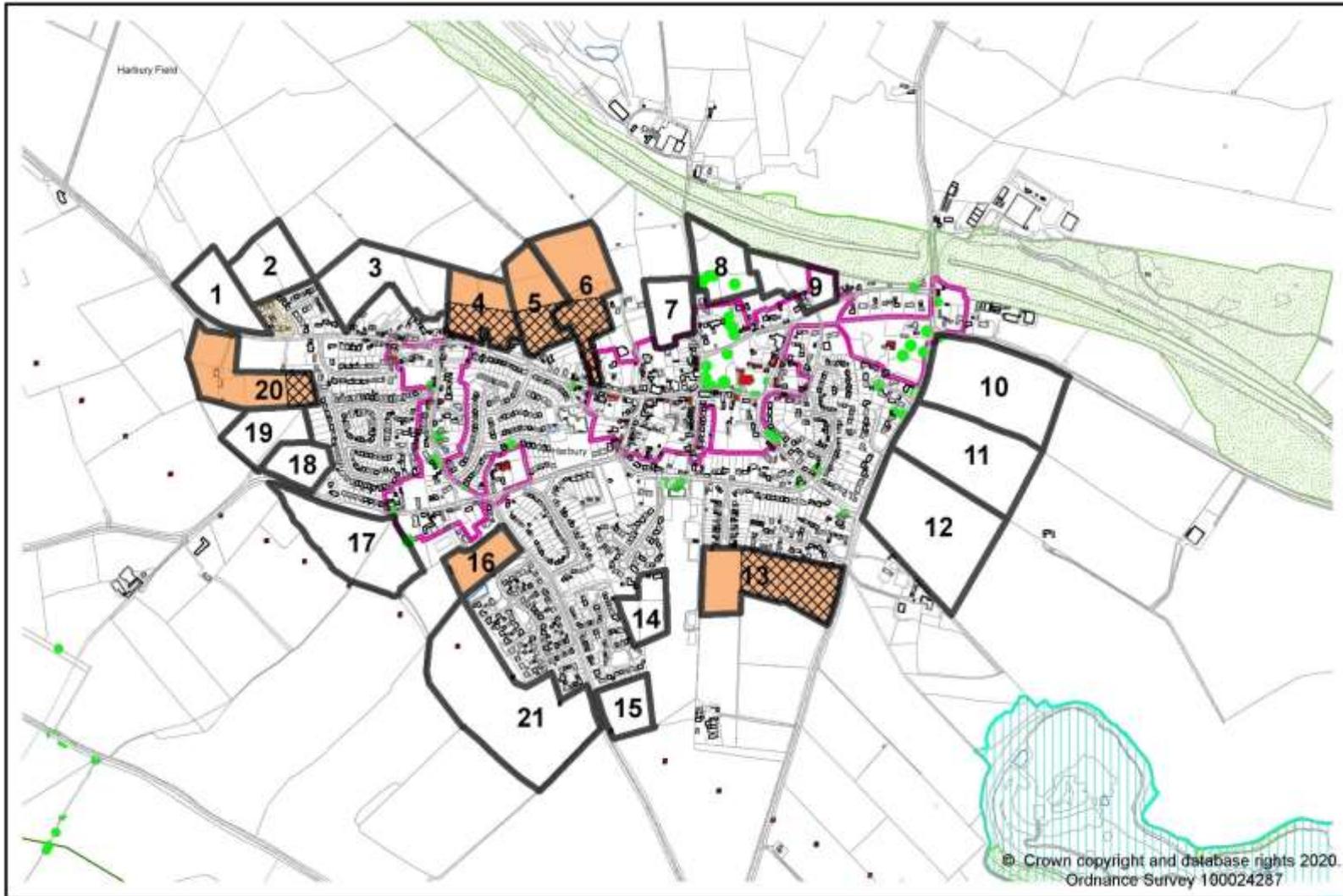
<sup>75</sup> Ibid.

Climate Change –Traffic	The main traffic management problems are congestion in the centre of Harbury village, lack of adequate parking provision and speeding vehicles entering Harbury and driving through Deppers Bridge. There are no known congestion issues within the settlement <sup>76</sup> .
Climate Change – Green Infrastructure	There are more than a dozen green spaces within the village, some of which are protected as village greens or roadside verges. Public Open Space (POS) in Harbury includes a playing field marked out with football pitches, basketball court, three tennis courts and children’s play facilities all situated behind the village hall. To the west of the village, separated by three fields, is Harbury Rugby Club which has a marked out rugby pitch, cricket pitch and further football pitches. Green Infrastructure in and on the periphery of the settlement includes an Allotment Garden, public footpaths providing access to the open countryside beyond, watercourses, other water features, woodland, grassland and other similar features.
Natural Resources	The settlement is within a Mineral Safeguarding Area. The land around the settlement does not contain any best and most versatile agricultural land.
Air, Soil and Water pollution	The village is not an Air Quality Management Area. There are no known issues of soil contamination within the settlement. The village is not within a Drinking Water Safeguard Zone (ground water) but is within a Drinking Water Safeguard Zone (surface water) and a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	The 665/64 route runs a single service Monday – Friday mornings to Leamington and a return service in the early evening that continues on to Southam and Long Itchington. On Fridays and Saturdays there are also two journeys late in the evening both ways on a similar route. On Sundays the 67C service runs every 2 hours between Kineton, Gaydon, Bishops Itchington, Harbury and Leamington. Harbury is a crossing-point for footpaths, including 2 miles of Warwickshire’s own long distance path the Centenary Way; and Harbury is crossed by the Warwickshire Feldon Cycleway.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be ‘not applicable’ in the SA of site options by settlement.
Settlement Identity	None of the site options are likely to have effects on the setting of the settlement as they are located on the periphery of the existing built form of the village, largely following the existing settlement pattern. There is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	The village has a primary school, doctor’s surgery, volunteer run library, village hall, post office, chemist, two general stores and five public houses. There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village’s existing leisure and recreational facilities and amenities and green infrastructure network.
Economy and Employment	There is a small industrial estate at Churchlands. Neutral effects on employment as no employment land is being proposed.

<sup>76</sup> Warwickshire County Council (2011) Warwickshire Local Transport Plan

## Site Assessments

The 6 sites under consideration in Harbury are identified in amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Harbury

Settlement: Harbury																
	SA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment	
Site: HAR.04 – North of Binswood End (east) Dwellings: 24	-?	--?	0	0	0	+	- +	0 -	0	+	N/A	+	+	+	+	0
Site: HAR.05 – North of Mill Street (west) Dwellings: 12	-?	--?	0	0	0	+	- +	0 -	0	+	N/A	+	+	+	-	0
Site: HAR.06 – North of Mill Street (east) Dwellings: 18	-?	--?	0	0	-	+	- +	0 -	0	+	N/A	+	+	+	+	0
Site: HAR.13 – West of Bush Heath Road Dwellings: 30	0	--?	0	0	0	+	- +	0 -	0	+	N/A	+	+	+	+	0
Site: HAR.16 – West of Bush Heath Lane (north) Dwellings: 12	-?	--?	0	0	0	+	- +	0 -	0	+	N/A	+	+	+	+	0
Site: HAR.20 – South of Middle Road Dwellings: 15	0	--?	0	0	-	+	- +	0 -	0	+	N/A	+	+	+	+	0

## Site HAR.04 – North of Binswood End (east), Harbury

### Site Overview

Has a gross area of 1.6ha; with a net developable area of 0.8ha and a capacity for approximately 24 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Medium/high landscape sensitivity to housing development however there is some uncertainty at this stage of assessment as there may be some potential to mitigate adverse impacts.</li> <li>-Located within a mineral safeguarding area</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-The southern boundary of the western portion of this site is commensurate with part of the northern boundary of the village's Conservation Area. It is considered suitable mitigation such as reduced developable area and/or appropriate planting could help reduce any harm to the heritage asset to the point where it would be 'less than substantial'.</li> <li>-Aerial imaging suggests ridge and furrow exists within the site. The site visit did not prove the existence of ridge and furrow. Any remains (if any) are of poor quality. As such, its loss would be classified as 'less than substantial'.</li> <li>-Within a Surface Water Drinking Water Safeguard Zone.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not within a designated flood zone.</li> <li>-The development parcel has sufficient site frontage to enable a suitable access to be created.</li> <li>-Not within or adjacent to an AQMA.</li> <li>-Does not involve the creation or loss of employment land.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will not result in the loss of public open space as the site is identified as private garden land.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Located within 400m of the nearest bus stop and within 400m of the nearest services/facilities.</li> <li>-Largely follows the existing pattern of the settlement, and will make a modest contribution towards the supply of housing overall and a modest supply of affordable housing.</li> <li>-Will not create any conflicting neighbouring land uses.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site HAR.05 – North of Mill Street (west), Harbury

### Site Overview

Has a gross area of 1.6ha; with a net developable area of 0.4ha and a capacity for approximately 12 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-The northern part of the site has a medium/high landscape sensitivity to housing development while the south of the site has a medium sensitivity to housing development. There is some uncertainty at this stage of assessment as there may be some potential to mitigate adverse impacts.</li> <li>-Located within a mineral safeguarding area</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-Aerial imaging indicates that ridge and furrow exists on the site, but was not visible from site visit. If any ridge and furrow does exist, it is clearly of poor quality and equates to a very small remnant. Its loss would not be significant.</li> <li>-Located adjacent to an existing farm and could therefore new housing on this site could create conflicting neighbouring uses which could adversely affect resident health and well being.</li> <li>-Within a Surface Water Drinking Water Safeguard Zone</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not within or adjacent to an AQMA.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not within a designated flood zone.</li> <li>-Does not involve the creation or loss of employment land.</li> <li>-The development parcel has sufficient site frontage to enable a suitable access for this level of development to be created.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will make a modest contribution towards the supply of housing overall and a modest supply of affordable housing.</li> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Largely follows the existing pattern of the settlement.</li> <li>-Located within 400m of the nearest bus stop and within 400m of the nearest services/facilities,</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site HAR.06 – North of Mill Street (east), Harbury

### Site Overview

Has a gross area of 2.2ha; with a net developable area of 0.6ha and a capacity for approximately 18 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-The northern part of the site has a medium/high landscape sensitivity to housing development while the south of the site has a medium sensitivity to housing development. There is some uncertainty at this stage of assessment as there may be some potential to mitigate adverse impacts.</li> <li>-Located within a mineral safeguarding area</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-Part of site is located within the Conservation Area but the majority of the land in question lies outside it. The majority of the site is not visible from the Conservation Area. The part of the site within the Conservation Area is the vehicular access and driveway, which would need to remain to make the site viable for re-development. It is considered that mitigation measures are possible to reduce the impact of development on the setting of this heritage asset to ensure the harm is less than substantial.</li> <li>-There is an existing vehicular access to the site off Mill Street that also serves Chesterton House Farm. It is considered that this existing access is not suitable for the proposed development and unless the existing building is demolished it would not be possible to provide suitable visibility splays to the east.</li> <li>-Within a Surface Water Drinking Water Safeguard Zone.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not within or adjacent to an AQMA.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not within a designated flood zone.</li> <li>-Does not involve the creation or loss of employment land.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will make a modest contribution towards the supply of housing overall and a modest supply of affordable housing.</li> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Will not create any conflicting neighbouring land uses.</li> <li>-Largely follows the existing pattern of the settlement.</li> <li>-Located within 400m of the nearest bus stop and within 400m of the nearest services/facilities.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site HAR.13 – West of Bush Heath Road, Harbury

### Site Overview

Has a gross area of 2.7ha; with a net developable area of 1.0ha and a capacity for approximately 30 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Will result in the loss of 1.2ha of allotment garden.</li> <li>-Medium/high landscape sensitivity to housing development however there is some uncertainty at this stage of assessment as there may be some potential to mitigate adverse impacts.</li> <li>-Located within a mineral safeguarding area</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-Within a Surface Water Drinking Water Safeguard Zone</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-No designated or non-designated heritage assets within or near the site.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>The site is not within a designated flood zone.</li> <li>-Has potential for access via Bush Heath Road and it is considered that suitable mitigation can be provided to minimise any adverse impacts.</li> <li>-Not within or adjacent to an AQMA.</li> <li>-Does not involve the creation or loss of employment land.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Largely follows the existing pattern of the settlement, and will make a modest contribution towards the supply of housing overall and a modest supply of affordable housing.</li> <li>-Will not create any conflicting neighbouring land uses.</li> <li>-Located within 400m of the nearest bus stop and within 400m of the nearest services/facilities.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site HAR.16 – West of Bush Heath Lane (north), Harbury

### Site Overview

Has a gross area of 1.0ha; with a net developable area of 0.4ha and a capacity for approximately 12 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Medium/high landscape sensitivity to housing development however there is some uncertainty at this stage of assessment as there may be some potential to mitigate adverse impacts.</li> <li>-Located within a mineral safeguarding area</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-The site is located close to, but outside the Conservation Area. The site is enclosed on three sides by development of varying eras of build. There would be glimpsed views into and out of the Conservation Area, but the site is of sufficient size to allow suitable mitigation measures sufficient to ensure any harm to the heritage asset is less than substantial.</li> <li>-Within a Surface Water Drinking Water Safeguard Zone.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-The site is not within a designated flood zone.</li> <li>-Has access via Bush Heath Lane, and it is considered that suitable mitigation is possible to minimise any adverse impacts.</li> <li>-Not within or adjacent to an AQMA.</li> <li>-Does not involve the creation or loss of employment land.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Will not create any conflicting neighbouring land uses.</li> <li>-Largely follows the existing pattern of the settlement, and will make a modest contribution towards the supply of housing overall and a modest supply of affordable housing.</li> <li>-Located within 400m of the nearest bus stop and within 400m of the nearest services/facilities.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site HAR.20 – South of Middle Road

### Site Overview

Has a gross area of 2.6ha; with a net developable area of 0.5ha and a capacity for approximately 15 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
Major Negative Effects	<ul style="list-style-type: none"> <li>-High/medium landscape sensitivity to housing development however there is some uncertainty at this stage of assessment as there may be some potential to mitigate adverse impacts.</li> <li>-Located within a mineral safeguarding area</li> </ul>
Minor Negative Effects	<ul style="list-style-type: none"> <li>-Within a Surface Water Drinking Water Safeguard Zone.</li> <li>-Access through existing residential area will have an impact which will need to be mitigated.</li> </ul>
Uncertain Effects	
Neutral Effects	<ul style="list-style-type: none"> <li>-Not within or adjacent to an AQMA.</li> <li>-No designated or non-designated heritage assets within or near the site.</li> <li>-Not within a designated flood zone.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Does not involve the creation or loss of employment land.</li> <li>-The development parcel has sufficient site frontage to enable a suitable access for this level of development to be created.</li> </ul>
Minor Positive Effects	<ul style="list-style-type: none"> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Will not create any conflicting neighbouring land uses.</li> <li>-Provides a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Largely follows the existing pattern of the settlement.</li> <li>-Located within 400m of the nearest bus stop and within 400m of the nearest services/facilities.</li> </ul>
Major Positive Effects	None identified.

## Henley-in-Arden

### Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	<p>The Village of Henley-in-Arden is located to the North-West of the Stratford-upon-Avon District and approximately 9 miles from Stratford-upon-Avon. Henley itself is not mentioned within the Domesday Book and it is thought there is a possibility that it may not have existed until the 12<sup>th</sup> century. There is very early development at the site with a motte and bailey castle to the east of the settlement that is thought to date back to the 11<sup>th</sup> century. After this the settlement suffered several misfortunes with the town and castle being burnt in 1265 when Peter de Montfort died in battle. Then in 1296 the town was bought back to life, becoming an extremely successful market town by 1336 locals could gain a licence to obtain sales tax on all goods that enabled them to pay for the streets being paved. Later in 1643 the town suffered further problems during the English civil war when royalist soldiers on route to Birmingham marched through the town pillaging the area. Then throughout further years the town itself has had continual success as a market town including weekly livestock markets. The area is also well known in history for Lunatic asylums with the first being licensed in the area in 1744, by 1795 there were multiple asylums in operation within the town. Now a days the town is covered by a large conservation area covering all of the high street as well as the monument site of the old motte and bailey castle. The town has a large number of listed buildings most of which are situated in a linear fashion along the high street, and generally all within the conservation area.<sup>77/78</sup></p> <p>The length of the High Street is lined with historic red brick and black and white half-timbered buildings, many of which are listed.</p>
Landscape	The Landscape Sensitivity Study identifies all of the countryside around the town as being of high or high/medium sensitivity to development.
Biodiversity and Geodiversity	There is no high quality agricultural land around the town or designated ecological sites of national importance. However, Beaudesert Mount and the river environs on the eastern and southern edges of the town lie within the town's Conservation Area.
Flooding	Parts of the settlement are covered by designated flood zones.
Climate Change –Traffic	There are no known congestion issues within the settlement.
Climate Change – Green Infrastructure	Public Open Space (POS) in the village includes playing fields, children's play areas, allotment garden, a network of rural footpaths providing access to the open countryside, and riverside walks adjacent to the River Alne which flows through the settlement.
Natural Resources	The settlement and the majority of surrounding land falls within a Mineral Safeguarding Area. The land around the settlement does not contain any best and most versatile agricultural land.
Air, Soil and Water pollution	The village is not an Air Quality Management Area. There are no known issues of soil contamination within the settlement. The village is not within a Drinking Water Safeguard Zone (ground or surface water) but is within a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	The town's position on the road network and its proximity to the M40 makes it an attractive location for certain types of business, for example the coach operators on Liveridge Hill. The town is also well-placed for commuting into the Birmingham and Solihull

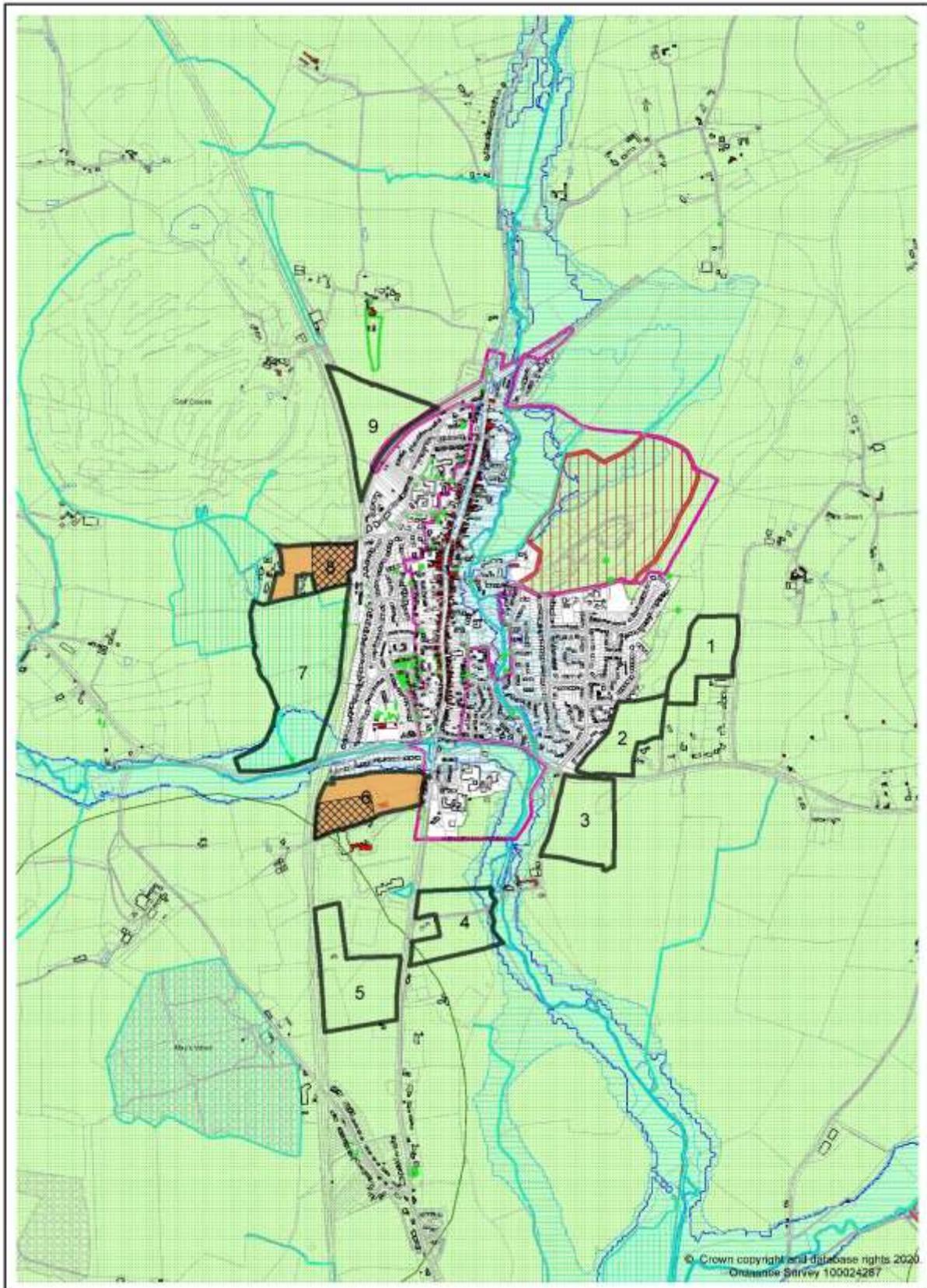
<sup>77</sup> Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire

<sup>78</sup> www.henley-in-arden.org

	<p>conurbation. The town benefits from being on the railway, known as the Shakespeare Line, which provides a regular service between Birmingham and Stratford-upon-Avon. Improvements to the service frequency, passenger information and access to the station are ongoing. The 20 service from Stratford to Shirley serves Henley-in-Arden hourly during the daytime from Monday to Saturday and the route also links Henley to Wootton Waven. The X50 service from Birmingham to Chipping Norton serves Henley-in-Arden on Sundays only. Trains from Henley-in-Arden run hourly in each direction between Birmingham and Stratford-upon-Avon. Most Birmingham services continue on to Stourbridge Junction. On Sundays, trains run to and from Worcester Foregate Street on the same hourly frequency.</p> <p>The town has a Secondary School and part of Warwickshire College and a wide range of community and leisure facilities, and supports a variety of shops, food and drink establishments, banks and other services. However, the town's role as a service centre is localised due to the proximity of a number of large towns.</p>
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be 'not applicable' in the SA of site options by settlement.
Settlement Identity	The settlement is washed over by the West Midlands Green Belt. The railway line is a man-made barrier beyond which (to the west) currently there is little in the way of built-form. The site options would extend development to the west and south of the settlement, beyond the current settlement pattern. There is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village's existing leisure and recreational facilities and amenities and green infrastructure network.
Economy and Employment	Neutral effects on employment as no employment land is being proposed.

## Site Assessments

The 2 sites under consideration in Henley-in-Arden are identified in amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Henley-in-Arden



**Settlement: Henley-in-Arden**

**SA Objectives**

	SA Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment
Site: HEN.06 – West of Stratford Road (north) Dwellings: 30	--	-?	0	-?	.	+	- +	0 0	0	+	N/A	.	+ +	+ +	0
Site: HEN.08 – West of Bear Lane Dwellings: 30	-?	--?	-?	0	-?	.	- +	0 0	0	+	N/A	--	+ +	-	0

## Site HEN.06 – West of Stratford Road (north), Henley-in-Arden

### Site Overview

Has a gross area of 3.5ha; with a net developable area of 1.0ha and a capacity for approximately 30 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-The setting of the listed building located within the proposed reserve site would be substantially harmed by any development in this location.</li> <li>-The setting of the listed building located immediately to the south of the proposed site would be substantially harmed by the development of this site.</li> <li>-Located within a mineral safeguarding area</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-Medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate adverse impacts.</li> <li>-Lies within the green belt and thus development of this site could have a negative effect on the character of the settlement.</li> <li>-The northern edge of the site falls within flood zone 2, however this is a small area and at this stage of assessment it is uncertain whether development can mitigate and/or avoid this area of the site.</li> <li>-At this stage of assessment it is unclear as to the potential impact of an access point onto the A3400/A4189 signalised cross roads junction and a full assessment of the junction and its operational capacity would be required.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Does not involve the creation or loss of any employment land.</li> <li>-Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Will not create any conflicting neighbouring land uses.</li> <li>-Within 400m of a bus or train stop and within 400m of local facilities.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site HEN.08 – West of Bear Lane, Henley-in-Arden

### Site Overview

Has a gross area of 2.0ha; with a net developable area of 1.0ha and a capacity for approximately 30 dwellings based on a density of 30 dwellings per hectare

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-High/medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate adverse impacts.</li> <li>-Lies within the green belt on the western side of the railway line and development on this site would not follow the existing settlement pattern.</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-HER indicates this site is ridge and furrow. Site visit showed the site to be overgrown and more 'scrub' in nature, with no obvious signs of physical earthworks. Any remaining ridge and furrow is therefore of poor quality and also a small remnant. It is not considered the potential loss of possible remains of ridge and furrow in this location would equate to substantial harm.</li> <li>-Located adjacent to the railway line to the east and farm buildings to the west and as such could create conflicting neighbouring land uses which may adversely impact residents health and well-being.</li> <li>-Part of the site includes an existing allotment of approximately 0.85ha.</li> <li>-Lies adjacent to a Local Wildlife Site and may have negative effects upon the designation, however there is uncertainty at this stage of assessment as to whether suitable mitigation is possible.</li> <li>-Bear Lane is a narrow country lane at present and in order to accommodate the development it would need to be widened to enable two way traffic and footway/cycleway provision. However the biggest issue would be the railway bridge which restricts the width of the carriageway creating a pinch point. As such there is some uncertainty at this stage of assessment as to whether suitable and safe access to the site can be achieved.</li> <li>-A proportion of the site is within or adjacent to a mineral safeguarding area</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Not within a designated flood zone.</li> <li>-Does not involve the creation or loss of any employment land.</li> <li>-Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Within 400m of a bus or train stop and within 400m of local facilities.</li> </ul>
<b>Major Positive Effects</b>	None identified.

# Ilmington

## Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	<p>Ilmington is a small village situated approximately 7 miles to the south of Stratford-upon-Avon. The village and settlement area itself is small in size and linear in fashion, there is mention of Ilmington in written history as early as the 1086 doomsday survey where the name of the settlement is recorded as Eldelmoitone and then recorded as Ylmandune later in 1000 AD. The majority of the entire village itself is included within the conservation area due to the historic nature of the village. A total of the villages 37 of the villages 39 listed buildings are situated within the conservation area, ranging in uses from dwellings to churches.</p> <p>However archaeological finds throughout time within the village have suggested that perhaps the area has been of some significance for a lot longer than written history. With finds such as Palaeolithic hand axes and Iron Age Quern Stones being excavated it would suggest the area is of some significance whether that be for ritual purposes or a permanent dwelling place. There is evidence of Roman occupation to the northeast of the village as well as ceramic from this period being located in fields to the west of the village. The village seems to have been a preferential place to settle throughout history.<sup>79/80</sup></p> <p>Heritage Assets in Ilmington include a Conservation Area, which encompasses most of the settlement, and several Listed Buildings. There is a Scheduled Monument approximately 1km to the west of the settlement, and another Scheduled Monument approximately 1km to the south-west<sup>81</sup>. None of the site options are therefore likely to affect the setting of the Scheduled Monuments.</p>
Landscape	Ilmington is partially located in the Cotswolds AONB, which encompasses much of the area to the south and west of the settlement <sup>82</sup> .
Biodiversity and Geodiversity	There are no internationally designated biodiversity sites, in the local area, and therefore no likely significant negative effects. The nearest SSSI to Ilmington is located approximately 3km to the south east <sup>83</sup> , and is therefore not likely to be affected by the site options. Priority Habitat in Ilmington includes small blocks of Deciduous Woodland and some Traditional Orchard. To the south of Ilmington there is an area of Lowland Meadows, and to the north there is a small block of Woodpasture & Parkland. The Humpty Dumpty Field Regionally Important Geological Site is a short distance to the south of Ilmington, however is not likely to be affected by any site options.
Flooding	Small areas of flood zone are located within the settlement.
Climate Change –Traffic	There are no known congestion issues within Ilmington.
Climate Change – Green Infrastructure	Public Open Space (POS) in Ilmington includes a playing field in the north of the settlement which contains children's play facilities; a sports field marked out with several football pitches and a cricket pitch; a bowls green and a multi-sports facility; allotment gardens and some amenity green space. Green Infrastructure (GI) in the settlement includes rural footpaths providing access to the open countryside.

<sup>79</sup> Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-upon-Avon District County of Warwickshire

<sup>80</sup> Ilmington Parish Plan (2006)

<sup>81</sup> Stratford Council GIS layers- Measured from the closest site edge to the Heritage Asset using GIS

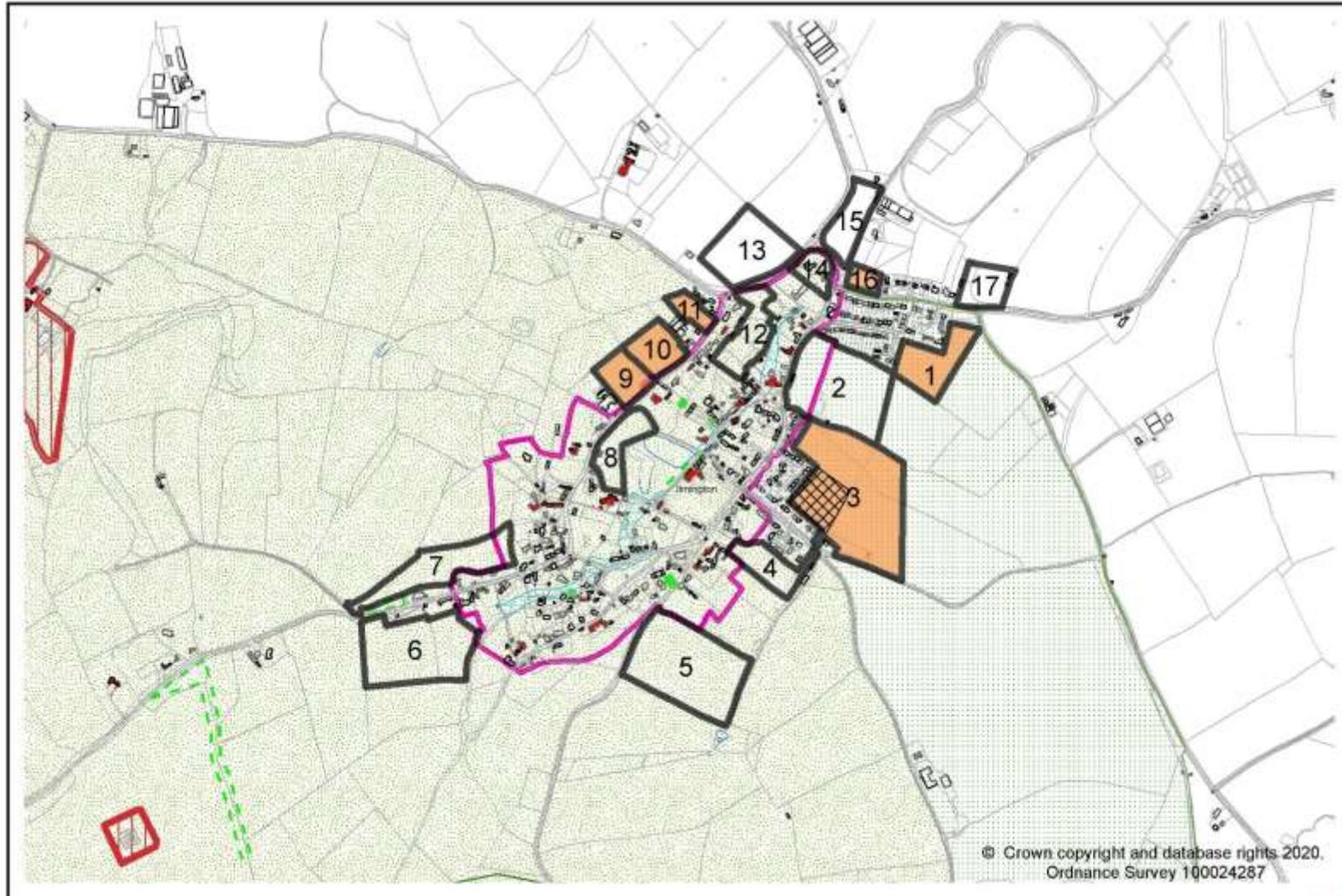
<sup>82</sup> DEFRA (2016) Magic Map

<sup>83</sup> DEFRA (2016) Magic Map

Natural Resources	The settlement is partially within a Mineral Safeguarding Area. The land around the settlement does not contain any best and most versatile agricultural land.
Air, Soil and Water pollution	The village is not an Air Quality Management Area. There are no known issues of soil contamination within the settlement. The village is not within a Drinking Water Safeguard Zone (ground or surface water) but is within a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	The 3 and 3A services provide one trip to Stratford-upon-Avon (via Lower Quinton, Meon Vale and Clifford Chambers) in the morning on weekdays, and either one or two journeys to Stratford-upon-Avon in the afternoon depending on school terms. There are also several trips daily to and from Shipston-on-Stour on the same service, continuing into Lower Brailes and Banbury.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be 'not applicable' in the SA of site options by settlement.
Settlement Identity	None of the site options are likely to have effects on the setting of the settlement as they are located on the periphery of the existing built form of the village, largely following the existing settlement pattern. There is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village's existing leisure and recreational facilities and amenities and green infrastructure network.
Economy and Employment	Neutral effects on employment as no employment land is being proposed.

## Site Assessments

The 6 sites under consideration in Ilmington are identified in amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Ilmington

Settlement: Ilmington																	
	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment		
Site: ILM.01 – South of Armscote Road Dwellings: 13	-?	-?	0	0	0	+	0 +	0 0	0	+	N/A	+	+	+	+	0	
Site: ILM.03 – North of Ballards Lane Dwellings: 13	-?	--?	0	0	0	+	0 +	0 0	0	+	N/A	+	+	+	+	0	
Site: ILM.09 – North of Back Street (west) Dwellings: 10	--	-?	0	0	0	+	- + -	0 0	0	+	N/A	+	+	+	+	0	
Site: ILM.10 – North of Back Street (middle) Dwellings: 10	-?	-?	0	0	0	+	- + -	0 0	0	+	N/A	+	+	+	+	0	
Site: ILM.11 – North of Back Street (east) Dwellings: 5	-?	-?	0	0	0	+	0 +	0 0	0	+	N/A	+	+	0	+	0	
Site: ILM.16 – North of Armscote Road (west) Dwellings: 5	-?	--?	0	0	0	+	0 +	0 0	0	+	N/A	+	+	0	+	0	

## Site ILM.01 – South of Armscote Road, Ilmington

### Site Overview

Has a gross area of 1.0ha; with a net developable area of 0.5ha and a capacity for approximately 13 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	None identified.
<b>Minor Negative Effects</b>	<p>-HER indicates this site is ridge and furrow. Site visit showed evidence of ridge and furrow, but not of particularly good quality. The site is the remaining portion of a small field that has recently been developed for housing. Clearly, the existence of ridge and furrow did not prevent planning permission being granted for development in this location. Whilst it is acknowledged additional ridge and furrow would be lost if this site were developed, the loss would be classed as 'less than substantial'.</p> <p>-Located outside of the AONB but close enough to affect its setting and has a medium landscape sensitivity to housing development. However there is some uncertainty at this stage of assessment as there may be potential to mitigate against adverse impacts.</p>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<p>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</p> <p>-Not within a designated flood zone.</p> <p>-Has access via Armscote Road which provides access to the A429 approximately 5 km to the east, and it is considered that suitable mitigation is possible to mitigate any adverse impacts.</p> <p>-Not located within a mineral safeguarding area.</p> <p>-Not within or adjacent to an Air Quality Management Zone (AQMA)</p> <p>-Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone.</p> <p>-Does not involve the creation or loss of any employment land.</p>
<b>Minor Positive Effects</b>	<p>-Will not result in the loss of either green infrastructure or public open space.</p> <p>-Does not contain any best and most versatile agricultural land.</p> <p>-Will not result in the coalescence of Ilmington with neighbouring settlement and it largely follows the existing settlement pattern, with a minor positive effect on the settlement's identity.</p> <p>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing, and there are no conflicting neighbouring land uses.</p> <p>-Within 400m of a bus stop and within 400m of local facilities.</p>
<b>Major Positive Effects</b>	None identified.

## Site ILM.03 – North of Ballards Lane, Ilmington

### Site Overview

Has a gross area of 3.0ha; with a net developable area of 0.5ha and a capacity for approximately 13 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-Located outside of the AONB but close enough to affect its setting and has a high landscape sensitivity to housing development. However there is some uncertainty at this stage of assessment as there may be potential to mitigate against adverse impacts.
<b>Minor Negative Effects</b>	-HER indicates there is ridge and furrow on site. There was no visible sign of ridge and furrow when undertaking the site visit. Clearly, time has significantly eroded the earthworks in this location. As such, any harm or possible loss of the heritage asset would be 'less than substantial'.
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Not within a designated flood zone.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not located within a mineral safeguarding area.</li> <li>-Does not involve the creation or loss of any employment land.</li> <li>-Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone.</li> <li>-Access to the site could be provided via the parking area serving Elm Close, but consideration should be given to replacement of any displaced parking facilities.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Will not result in the loss of either green infrastructure or public open space. A footpath runs through the site which should be incorporated into any proposed development.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Will not create any conflicting neighbouring land uses.</li> <li>-Largely follows the existing settlement pattern.</li> <li>-Within 400m of a bus stop and within 400m of local facilities.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site ILM.09 – North of Back Street (west), Ilmington

### Site Overview

Has a gross area of 0.6ha; with a net developable area of 0.4ha and a capacity for approximately 10 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Development of this site would cause harmful impact to the setting of the Conservation Area. The southern boundary of the site is coterminous with the boundary of the CA.</li> <li>-Development would cause harmful impact on the setting of the Grade II Listed Sansome House which is situated within the Conservation Area.</li> <li>-Cumulatively, the harm would be substantial, since the most sensitive southern part of the site would need to be built-on due to access off Back St.</li> <li>-Located within a mineral safeguarding area</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-Located outside of the AONB but close enough to affect its setting and has a medium landscape sensitivity to housing development. However there is some uncertainty at this stage of assessment as there may be potential to mitigate against adverse impacts.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. The site is not within a designated flood zone.</li> <li>-Has access via Back Street, and it is considered that suitable mitigation is possible to minimise any adverse effects.</li> <li>-Not within or adjacent to an Air Quality Management Zone (AQMA)</li> <li>-Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone.</li> <li>-Does not involve the creation or loss of any employment land.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will not result in the loss of either green infrastructure or public open space. A footpath runs through the site which should be incorporated into any proposed development.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Will not result in the coalescence of Ilmington with neighbouring settlement and it largely follows the existing settlement pattern, with a minor positive effect on the settlement's identity. The site will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing, and there are no conflicting neighbouring land uses.</li> <li>-Within 400m of a bus stop and within 400m of local facilities.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site ILM.10 – North of Back Street (middle), Ilmington

### Site Overview

Has a gross area of 0.6ha; with a net developable area of 0.4ha and a capacity for approximately 10 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
Major Negative Effects	-Located within a mineral safeguarding area
Minor Negative Effects	-It is acknowledged that the site abuts the Conservation Area and that one Listed Building is located within the Conservation Area, in close proximity to the site. However: -Half of site ILM.10 makes up part of the 'Mabels Farm' allocated housing site in the Ilmington NDP which has passed Examination and has had the referendum version NDP agreed (in readiness for when the referendum can be held). Additionally, the remainder of site ILM.10 makes up the Strategic Reserve housing site in the Ilmington NDP. Whilst there would be harm to the historic environment, the Independent Examiner for the NDP concluded the promoted sites were acceptable for development and as such, harm to these heritage asset has been deemed to be 'less than substantial' through the NDP process. -Located outside of the AONB but close enough to affect its setting and has a high/medium landscape sensitivity to housing development. However there is some uncertainty at this stage of assessment as there may be potential to mitigate against adverse impacts.
Uncertain Effects	
Neutral Effects	-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. The site is not within a designated flood zone. -Has access via Back Street, and it is considered that suitable mitigation is possible to minimise any adverse effects. -Not within or adjacent to an Air Quality Management Zone (AQMA) -Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone. -Does not involve the creation or loss of any employment land.
Minor Positive Effects	-Will not result in the loss of either green infrastructure or public open space. A footpath runs through the site which should be incorporated into any proposed development. -Does not contain any best and most versatile agricultural land. -Will not result in the coalescence of Ilmington with neighbouring settlement and it largely follows the existing settlement pattern, with a minor positive effect on the settlement's identity. The site will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing, and there are no conflicting neighbouring land uses. -Within 400m of a bus stop and within 400m of local facilities.
Major Positive Effects	None identified.

## Site ILM.11 – North of Back Street (east), Ilmington

### Site Overview

Has a gross area of 0.3ha; with a net developable area of 0.2ha and a capacity for approximately 5 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
Major Negative Effects	None identified.
Minor Negative Effects	<p>-It is acknowledged that the site abuts the Conservation Area and that one Listed Building is located within the Conservation Area, in close proximity to the site. However:</p> <p>-Site ILM.11 makes up part of the 'Mabels Farm' allocated housing site in the Ilmington NDP which has passed Examination and has had the referendum version NDP agreed (in readiness for when the referendum can be held). Whilst there would be harm to the historic environment, the Independent Examiner for the NDP concluded the promoted sites were acceptable for development and as such, harm to these heritage asset has been deemed to be 'less than substantial' through the NDP process.</p> <p>-Located outside of the AONB but close enough to affect its setting and has a high/medium landscape sensitivity to housing development. However there is some uncertainty at this stage of assessment as there may be potential to mitigate against adverse impacts.</p>
Uncertain Effects	
Neutral Effects	<p>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</p> <p>-Not within a designated flood zone.</p> <p>-Has access via Back Street, and it is considered that suitable mitigation is possible to minimise any adverse effects.</p> <p>-Not located with a mineral safeguarding area.</p> <p>-Not within or adjacent to an Air Quality Management Zone (AQMA)</p> <p>-Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone.</p> <p>-Does not involve the creation or loss of any employment land.</p> <p>-Will not provide any affordable housing.</p>
Minor Positive Effects	<p>-Will not result in the loss of either green infrastructure or public open space.</p> <p>-Does not contain any best and most versatile agricultural land.</p> <p>-Will not result in the coalescence of Ilmington with neighbouring settlement and it largely follows the existing settlement pattern, with a minor positive effect on the settlement's identity.</p> <p>-Will provide a modest contribution to the supply of housing and there are no conflicting neighbouring land uses.</p> <p>-Within 400m of a bus stop and within 400m of local facilities.</p>
Major Positive Effects	None identified.

## Site ILM.16 – North of Armscote Road (west), Ilmington

### Site Overview

Has a gross area of 0.3ha; with a net developable area of 0.2ha and a capacity for approximately 5 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
Major Negative Effects	-Located outside of the AONB but close enough to affect its setting and has a high/medium landscape sensitivity to housing development. However there is some uncertainty at this stage of assessment as there may be potential to mitigate against adverse impacts.
Minor Negative Effects	-It is acknowledged that the site is in close proximity to the Conservation Area and forms part of its setting. -HER records indicate there is ridge and furrow on site. However, the site is scrubland and there are no obvious signs of remaining ridge and furrow. In any case, the site is very small and any ridge and furrow would be a small remnant. -Site ILM.16 is one of the allocated housing sites in the Ilmington NDP which has passed Examination and has had the referendum version NDP agreed (in readiness for when the referendum can be held). Whilst there would be some harm to the historic environment, the Independent Examiner for the NDP concluded the promoted site was acceptable for development and as such, harm to these heritage asset has been deemed to be 'less than substantial' through the NDP process.
Uncertain Effects	
Neutral Effects	-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. The site is not within a designated flood zone. -Has access via Armscote Road, which provides access to the A429 approximately 5 km to the east, and it is considered that suitable mitigation is possible to minimise any adverse effects. -Not located with a mineral safeguarding area. -Not within or adjacent to an Air Quality Management Zone (AQMA) -Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone. -Does not involve the creation or loss of any employment land. -Will not provide any affordable housing.
Minor Positive Effects	-Will not result in the loss of either green infrastructure or public open space. A footpath runs through part of the site which should be incorporated into any proposed development. -Does not contain any best and most versatile agricultural land. -Within 400m of the closest bus stops and within 400m of the nearest services/facilities (The Howard Arms Pubs). -Will not result in the coalescence of Ilmington with neighbouring settlement and it largely follows the existing settlement pattern, with a minor positive effect on the settlement's identity. The site will provide a modest contribution to the supply of housing and there are no conflicting neighbouring land uses. -Within 400m of a bus stop and within 400m of local facilities.
Major Positive Effects	None identified.

# Kineton

## Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	<p>The settlement of Kineton has an extensive history, the settlement is first recorded in the Saxon Charter of AD969, and also was granted Market Charter in 1227. The area continued to be an important centre for administration within England and was eventually the centre for the Kineton Hundred. It is well known that Kineton was involved with the English Civil War Battle of Edgehill in 1643, with a monument situated around a mile outside the Village.</p> <p>Due to the historic nature Kineton and Little Kineton both fall within a conservation area due to the historic nature of the settlements. Within the settlement and the close proximity area there are total of 71 listed buildings, ranging from cottages, hotels to churches. Located to the south-east of the settlement King John's Mound can also be found which itself is a scheduled monument.<sup>84 /85</sup></p> <p>The settlement's heritage assets include a Conservation Area, Listed Buildings, a Registered Battlefield and a Scheduled Monument; there are no known archaeological assets in Kineton. The Scheduled Monument, King John's Castle, is to the west of the settlement and the closest site option is over 700m<sup>86</sup>, with no significant effects likely. Kineton's Conservation Area is in the centre of the settlement, with the majority of the Listed Buildings.</p> <p>Situated on the northern bank of the River Dene is the site of the Scheduled Ancient Monument known as King John's Castle. The site features the earthwork remains of a Motte and Bailey Castle. The Conservation Area and historic character of the village is an important local feature which offers distinctiveness to the village centre.</p>
Landscape	<p>Kineton is located approximately 4.5km to the north-west of the Cotswolds AONB<sup>87</sup>, and is therefore not likely to affect the setting of the designation, and is located in the Feldon Character Area, a predominantly rural landscape with an open character<sup>88</sup>.</p> <p>The southern edge of the village is bordered by the Avon Valley but due to the steep valley is not unduly affected by flood risk in this immediate location. In addition, the Battle of Edgehill Historic Battlefield lies to the south and south east of the village.</p> <p>There are two areas located to the south east and south west of the village which are of high landscape sensitivity. Areas to the north west and south of the existing settlement boundary are recorded as high/medium landscape sensitivity. Land parcels to the north east of the village, in the vicinity of the secondary school, have the least sensitivity to residential development.</p> <p>An additional Area of Restraint is also proposed for Kineton, which although essentially rural in character, merits the same approach as other settlements in protecting the River Dene. The open nature of the landscape in this area should be protected.</p>
Biodiversity and Geodiversity	<p>There are no internationally designated biodiversity sites in the settlement or the surrounding landscape, and therefore no major significant effects. The closest SSSI to the settlement is Lobington Hall Farm, approximately 2km to the west, and therefore site options are not likely to affect the SSSI. Nationally designated Priority Habitat in Kineton include small blocks of Deciduous Woodland to the east, north-west and west of the settlement, with some semi-improved grassland to the north and south, however site options are unlikely to affect the Priority Habitats as they are at least 100m away.</p>

<sup>84</sup>Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire

<sup>85</sup> Kineton Neighbourhood Development Plan (October 2016)

<sup>86</sup> Stratford Council GIS layers- Measured from the closest site edge to the heritage asset using GIS.

<sup>87</sup> <http://magic.defra.gov.uk/MagicMap.aspx>

<sup>88</sup> <https://www.stratford.gov.uk/files/sealsodocs/455/SDC429MAY99.pdf>

	The ecological value of the River Dene within the Kineton area has been categorised as poor primarily due to sewer outflows and road drainage. Plans to stop sewer discharges into the river are being taken by Severn Trent. A new discharge consent therefore would be required to support further significant development at Kineton.
Flooding	The River Dene is the main water course in the area although there are other un-named tributaries. There is a significant risk of flooding in the valley of the River Dene which runs along the southern edge of the village, putting property at risk in the village. Measures to improve the capacity of the river channel and reduce flooding commenced in 2014.
Climate Change –Traffic	There are no known congestion issues within Kineton <sup>89</sup> The capacity of transport infrastructure is a key concern for the village and parking in the village is considered to be a problem.
Climate Change – Green Infrastructure	Public open space (POS) in Kineton includes 8.57ha of parks, gardens and amenity green space, which includes a recreation ground with two play facilities <sup>90</sup> , and none of the proposed site options will result in the loss of POS. Green Infrastructure in Kineton includes an allotment gardens, rural footpaths and woodland. Situated on the northern bank of the River Dene is the site of the King John’s Castle Scheduled Monument which is now open to the public and forms an important amenity open space. Additional amenity and recreational green space can be found in the swathe of open land between Kineton and Little Kineton.
Natural Resources	The settlement is within a Mineral Safeguarding Area. The land around the settlement does not contain any best and most versatile agricultural land.
Air, Soil and Water pollution	There are significant capacity constraints at Kineton Wastewater Treatment Works. Despite likely capacity in the network at Kineton, the impact of any future growth upon the Combined Sewer Outflow at Banbury Road needs further investigation.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	The town has a small area of influence due to the relatively limited range of shops and services it provides. There are only a small number of villages close by which look to Kineton as their local service centre because Shipston and Wellesbourne exert a larger commercial and retail influence. The particular exception is in relation to secondary education because it has a High School which draws pupils over a wide area, from Wellesbourne to the west, Banbury to the south and Southam to the east. The 6 service from Banbury to Stratford serves Kineton twice daily Monday-Saturday, with an additional early service on school days. This service also passes through Middle Tysoe and Wellesbourne. The 7 service from Banbury to Stratford also runs approximately every three hours Monday to Saturday, providing an additional link to Ettington. The 77/77A service from Leamington to Kineton (via Lighthorne Heath) runs hourly during the daytime Monday to Saturday, while the 67B/67C service from Cubbington to Compton Verney (also serving Leamington and Warwick Gates and Gaydon) operates hourly on Sundays only.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be ‘not applicable’ in the SA of site options by settlement.
Settlement Identity	None of the site options are likely to have effects on the setting of the settlement as they are located on the periphery of the existing built form of the village, largely following the existing settlement pattern. There is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.

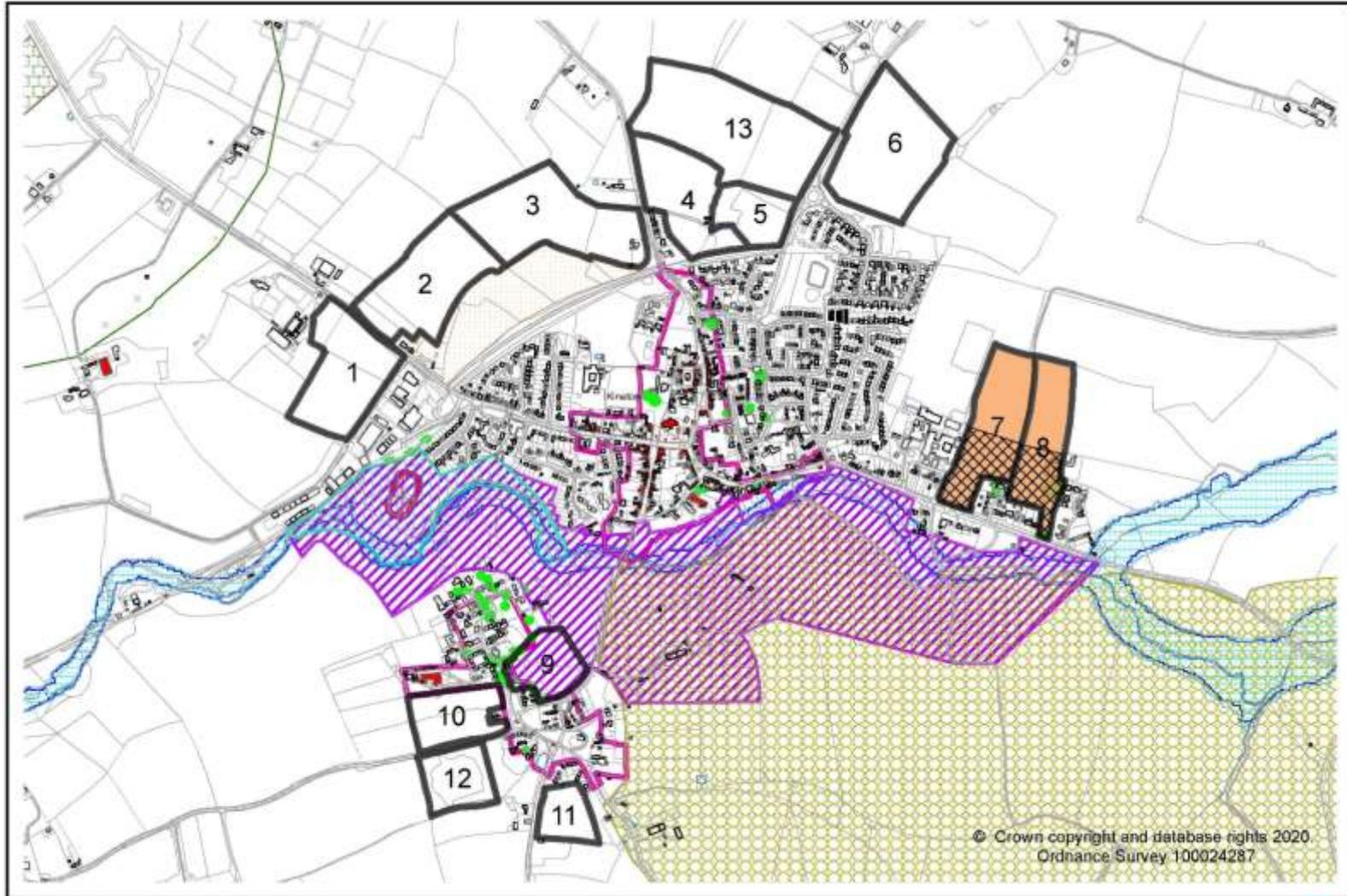
<sup>89</sup> Stratford-On-Avon Strategic Transport Assessment (2012) [Online] <https://www.stratford.gov.uk/files/seealsodocs/147682/Strategic%20Transport%20Assessment%20-%20October%202012.pdf>

<sup>90</sup> UE Associates (2011) Green Infrastructure Study for the Stratford-on-Avon District

Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village's existing leisure and recreational facilities and amenities and green infrastructure network.
Economy and Employment	Kineton benefits from a small business park called Brookhampton Lane Industrial Estate, which is located to the western edge of the village on the site of the old railway station and sidings. There would be neutral effects on employment in the settlement, as no employment land is being proposed.

## Site Assessments

The 2 sites under consideration in Kineton are identified in amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Kineton

**Settlement: Kineton**

**SA Objectives**

	SA Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment			
Site: KIN.07 – North of Banbury Road (west) Dwellings: 45	0	-?	0	0	0	+	-	+	0	0	0	+	N/A	+	+	+	+	0
Site: KIN.08 – North of Banbury Road (east) Dwellings: 30	-?	-?	0	0	0	+	-	+	0	0	0	+	N/A	+	+	+	+	0

## Site KIN.07 – North of Banbury Road (west), Kineton

### Site Overview

Has a gross area of 4.0ha; with a net developable area of 1.5ha and a capacity for approximately 45 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
Major Negative Effects	-Located within a mineral safeguarding area
Minor Negative Effects	-Medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate against adverse impacts.
Uncertain Effects	
Neutral Effects	<ul style="list-style-type: none"> <li>-HER records indicate that ridge and furrow is present. However, the site visit showed that the ridge and furrow in this field has been lost to modern ploughing methods.</li> <li>-There are no further designated or non-designated heritage assets within or near the site.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not located within a designated flood zone.</li> <li>-Has access to the Banbury Road (B4086) and it is considered that suitable mitigation is possible to mitigate any adverse impacts.</li> <li>-Not located within or adjacent to an AQMA</li> <li>-Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone</li> <li>-Does not involve the creation or loss of employment uses.</li> </ul>
Minor Positive Effects	<ul style="list-style-type: none"> <li>-Will not result in the loss of existing green infrastructure or public open space.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Unlikely to effect the settlement's identity as it will largely follow the existing pattern of the settlement.</li> <li>-Has the capacity to provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-No conflicting neighbouring land uses.</li> <li>-Within 400m of a bus stop and within 400m of local facilities.</li> </ul>
Major Positive Effects	None identified.

## Site KIN.08 – North of Banbury Road (east), Kineton

### Site Overview

Has a gross area of 3.5ha; with a net developable area of 1.0ha and a capacity for approximately 30 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
Major Negative Effects	-Located within a mineral safeguarding area
Minor Negative Effects	-HER indicates that ridge and furrow is present. Aerial images show the likelihood of ridge and furrow remaining on the lower slopes (southern part) of the site. Site visit inconclusive due to existence of crops. No objection was raised by English Heritage to planning application ref: 14/02872/OUT (erection of up to 33 dwellings) on this site in relation to the potential loss of ridge and furrow as a heritage asset. Therefore, any loss deemed to be 'less than substantial'. -The site is approximately 100 metres north of a Registered Battle Site. It is not considered development in this location would cause detrimental harm to the setting of the battlefield. -Medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate against adverse impacts.
Uncertain Effects	
Neutral Effects	-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. -Not located within a designated flood zone. -Has access to the Banbury Road (B4086) and it is considered that suitable mitigation is possible to mitigate any adverse impacts. -Not located within or adjacent to an AQMA -Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone -Does not involve the creation or loss of employment uses.
Minor Positive Effects	-Will not result in the loss of existing green infrastructure or public open space. -Does not contain any best and most versatile agricultural land. -Unlikely to effect the settlement's identity as it will largely follow the existing pattern of the settlement. -Has the capacity to provide a modest contribution to the supply of housing overall and a modest supply of affordable housing. -No conflicting neighbouring land uses. -Within 400m of a bus stop and within 400m of local facilities.
Major Positive Effects	None identified.

# Lighthorne

## Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	Lighthorne is a small village located in a parish with the same name which nestles along a narrow steeply-sided valley. It is situated approximately 9 miles east of Stratford-upon-Avon and 6 miles south of Leamington. Much of the village is covered by a Conservation Area within which there are 27 Listed Buildings, including the Church of St Lawrence. The site option is adjacent to Conservation Area boundary and the church so there is potential for significant impact on heritage features. Careful design of any development will be required to mitigate such impact.
Landscape	Lighthorne is located approximately 8km west of the Cotswolds AONB <sup>91</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>92</sup> . The site option comprises modern farm buildings and hardstanding which make no contribution to the landscape or setting of the village so it would have a minor positive effect.
Biodiversity and Geodiversity	There are no internationally designated biodiversity sites, or SSSIs or National Nature Reserves in the local area. Lighthorne Quarry Local Wildlife Site (LWS) is located to the north-east of the village, and there are several potential LWS to the west <sup>93</sup> . The site option is about 0.5km from the edge of the LWS so no likely negative effects. Within the LWS there is an area of semi-improved Priority Habitat. To the south, east and west there are small, isolated blocks of deciduous woodland. There is no Priority Habitat within the site option, and so no likely negative effects, with an overall neutral effect.
Flooding	There is a small area within Flood Zone 2 along the valley floor which runs east-west through the village.
Climate Change –Traffic	There are no known congestion issues within Lighthorne although it does experience some through traffic.
Climate Change – Green Infrastructure	Public Open Space and Green Infrastructure are limited within the settlement to footpaths and small areas of open space, although there is a recreation ground to the north of the village comprising a cricket pitch and tennis court. There is an allotment garden sited adjacent to the recreation ground. The former quarry provides an extensive area of valuable open space but this is not publicly accessible.
Natural Resources	The settlement is within a Mineral Safeguarding Area. The land around the settlement does not contain any best and most versatile agricultural land.
Air, Soil and Water pollution	The village is not an Air Quality Management Area. There are no known issues of soil contamination within the settlement. The village is not within a Drinking Water Safeguard Zone (ground or surface water) but is within a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	A bus service (77A) runs through the village twice a day Mondays to Saturdays to and from Leamington.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be 'not applicable' in the SA of site options by settlement.

<sup>91</sup> DEFRA (2016) Magic Map

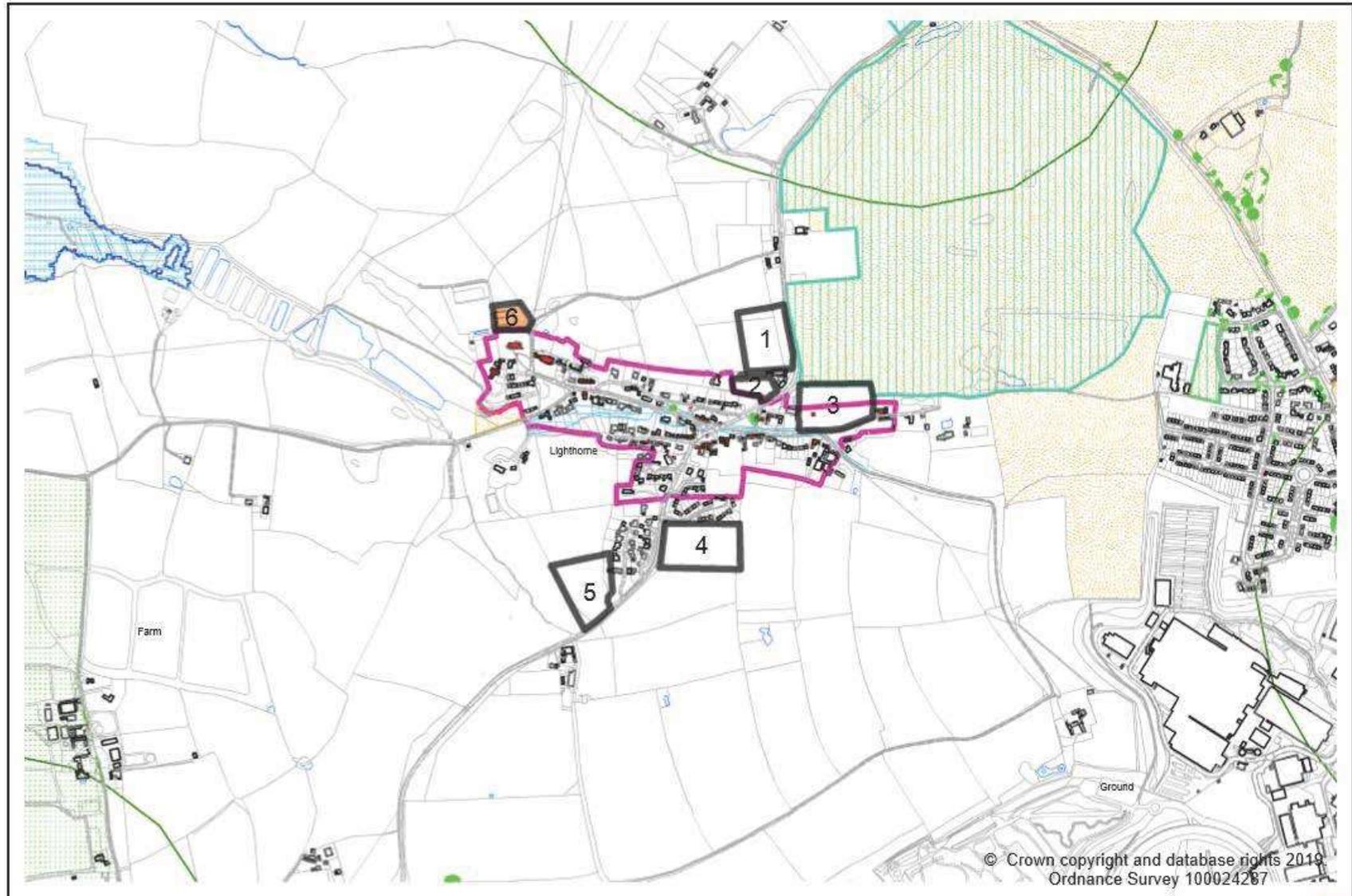
<sup>92</sup> Natural England (2014) National Character Area Profile: Severn & Avon Vales

<sup>93</sup> Stratford Council GIS layers

Settlement Identity	The site option is not likely to have an effect on the setting of the settlement as it is located on the periphery of the existing built form of the village. There is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village's existing leisure and recreational facilities and amenities and green infrastructure network.
Economy and Employment	Neutral effects on employment as no employment land is being proposed.

## Site Assessments

The 1 site under consideration in Lighthorne is identified in amber on the map below and has been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Lighthorne

Settlement: Lighthorne																		
	SA Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment			
Site: LIG.06 – North of Church Lane Dwellings: 5	-	?	0	0	0	0	-	+	0	0	0	-	N/A	+	+	0	+	0

## Site LIG.06 – North of Church Lane, Lighthorne

### Site Overview

Has a gross area of 0.3ha; with a net developable area of 0.2ha and a capacity for approximately 5 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Harmful impact on Grade II listed Church, directly to south of site. Development of site would place church within urban setting instead of bordered by fields to north. Site is in elevated position above church and conservation area.</li> <li>-Harm to the setting of the Conservation Area, which is coterminous with the northern boundary of the churchyard and which forms the southern boundary of the site in question.</li> <li>-Harm to the setting of The Old Rectory (Grade II listed dwelling adjacent to the church)</li> <li>-Collectively, these impacts equate to substantial harm.</li> <li>-Located within a mineral safeguarding area</li> </ul>
<b>Minor Negative Effects</b>	-None identified.
<b>Uncertain Effects</b>	-Has not been subject to a formal assessment in relation to its landscape sensitivity to housing development.
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Not within a designated flood zone.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Does not involve the creation or loss of employment land.</li> <li>-Will not provide any affordable housing.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will provide a modest contribution to housing supply.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-The site currently comprises unattractive modern farm buildings</li> <li>-Largely follows the existing pattern of the settlement which runs east-west in the landscape, with no effect on the settlement's identity.</li> <li>-Will not create any conflicting neighbouring land uses.</li> <li>-Not within a Surface Water Drinking Water Safeguard Zone or Ground Water Drinking Water Safeguard Zone.</li> </ul>
<b>Major Positive Effects</b>	None identified.

# Long Compton

## Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	<p>Long Compton is a village located within a parish of the same name and is linear in shape, it is situated approximately 14.5 miles southeast of Stratford-upon-Avon. The village itself is thought to be of early medieval origins and is mentioned in the 1086 Domesday Survey as a pre-conquest manor. The village itself is mostly covered by a conservation area, with a total of 33 listed buildings all of which accept one are contained in the conservation area.</p> <p>The village itself has been popular for agricultural purposes and the land around the settlement has been farmed extensively for many years much being left with a distinct ridge and furrow. Before the enclosures act the area held a total of 2238 acres of common land which later were converted to smaller enclosed areas. Ones the village supported over 25 farms and small holdings, this in current times has reduced to 12. The village was also host to several trades such as a mill, blacksmith and wheelwright some of the building still survive today.<sup>94/95</sup></p> <p>Long Compton contains a Conservation Area which covers the majority of the settlement, as well as several Listed Buildings. There are 33 listed buildings within the village, and a number of other features including 7 village water pumps and the remains of a medieval cross.</p>
Landscape	<p>Long Compton village lies within the Cotswolds AONB<sup>96</sup>, and therefore there is the potential for negative effects on the designation as a result of development. The AONB provides a very high level of protection in relation to landscape and scenic beauty. The village is framed on three sides by steep sided hills rising to rolling ridgelines which give sweeping views over the village and wide areas of the landscape. Large areas of medieval ridge and furrow are well preserved in fields to the east and west of the village.</p>
Biodiversity and Geodiversity	<p>Whichford Wood SSSI is approx. 2km north east of the site options<sup>97</sup>, and is designated for its broadleaved, mixed and yew woodland which is in a favourable condition<sup>98</sup>. Due to the small size of the site options and the distance from the SSSI it is not expected that there will be significant negative effects.</p> <p>Whichford Wood, an extensive area of ancient woodland of SSSI status largely lies just outside the parish boundary.</p>
Flooding	<p>The watercourse flowing south to north through the village does not have a floodplain associated with it but that does not mean land around it is flood Zone 1. The watercourse is un-modelled and it is likely that any applicants adjacent to this watercourse will have to undertake a modelling exercise to establish the floodplain extent. Although there is a floodplain associated with the Nethercote Brook running east to west through the village, it is not a detailed model, therefore there may be occasions where a more detailed model is necessary here to.</p> <p>Flooding is an issue of great concern to residents of the village, notably flash flooding. Much of the village is vulnerable to flash flooding and surface water has entered houses on several occasions in recent years causing great damage.</p>

<sup>94</sup> Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire

<sup>95</sup> Long Compton Neighbourhood Development Plan ( April 2016)

<sup>96</sup> DEFRA (2017) Magic Map

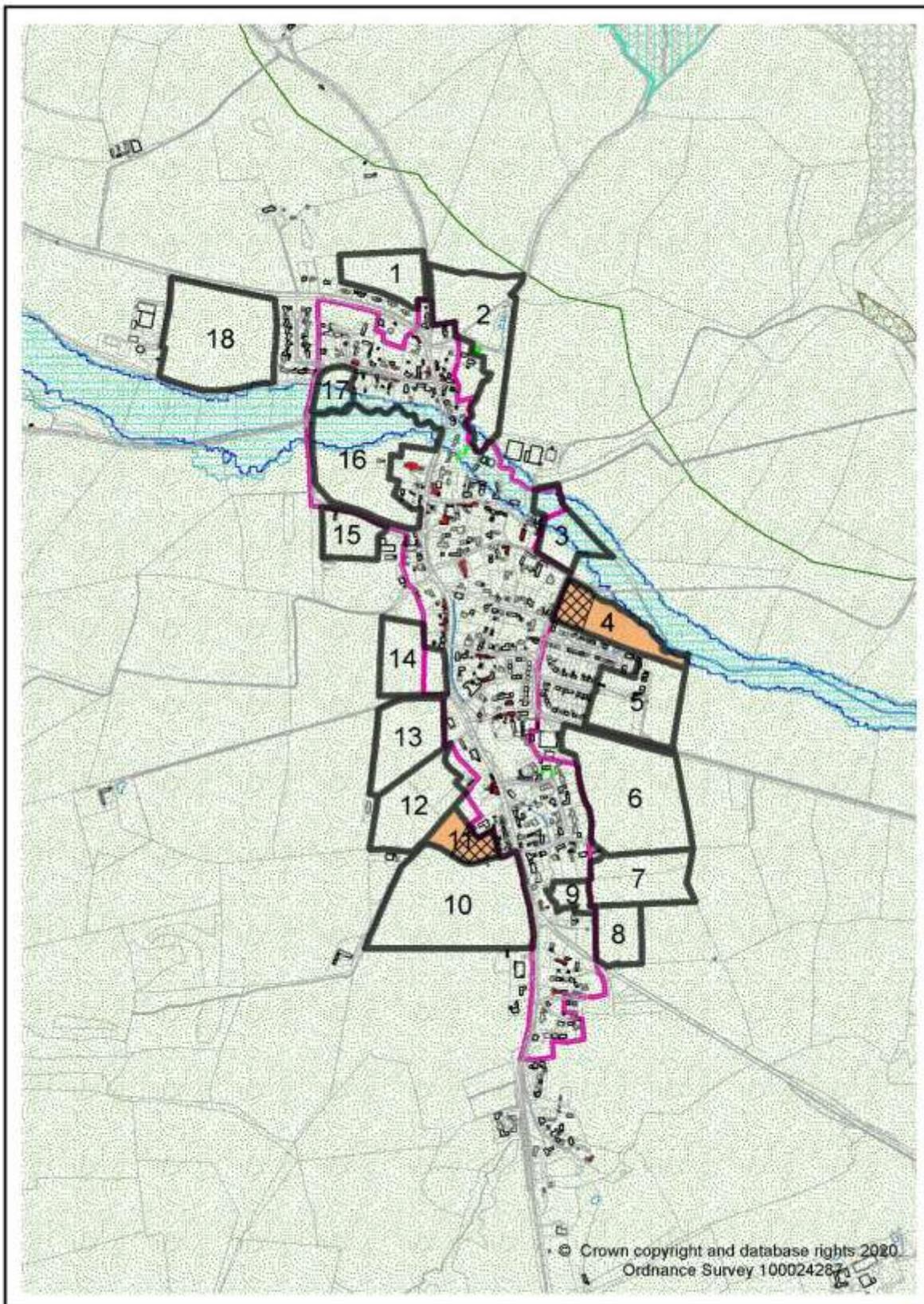
<sup>97</sup> DEFRA (2017) Magic Map

<sup>98</sup> <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1002348>

Climate Change –Traffic	The A3400 runs through the village and separates most of the houses and the village school from the shop, hall, church, pub, children’s playground and sports ground.
Climate Change – Green Infrastructure	There is limited existing Public Open Space in Long Compton. Green Infrastructure in Long Compton include an allotment and rural footpaths. The village benefits from characteristic ‘green fingers’ which give a strong impression that the countryside is integral to the village. They also provide a practical role, giving easy access to walks in the countryside, views from the village back to the surrounding hills and vales, and provide a habitat for wildlife.
Natural Resources	The settlement is within a Mineral Safeguarding Area. Parts of the land around the settlement contain best and most versatile agricultural land.
Air, Soil and Water pollution	The village is not an Air Quality Management Area. There are no known issues of soil contamination within the settlement. The village is not within a Drinking Water Safeguard Zone (ground or surface water) but is within a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	The A3400 links Stratford-upon-Avon to Oxford runs through the centre of the village and carries a high volume of traffic. The village has a primary school, hall, shop, church, children’s playground and sports ground, and these facilities aslo serve surrounding settlements. There are no medical services. Total travel times are considerable as the village is around 5 miles from the market towns of Shipston-on-Stour and Chipping Norton and over 14 miles from main employment centres. Provision of public transport is limited. Long Compton is served every three hours until early evening by the 50 bus service between Stratford-upon-Avon to Chipping Norton (Stratford – Alderminster – Newbold-on-Stour – Shipston-on-Stour – Long Compton – Chipping Norton). On Sundays, the X50 service covers a similar route, extending out to Birmingham, Henley-in-Arden and Wootton Wawen, as well as to Chipping Norton on the other side of the route.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be ‘not applicable’ in the SA of site options by settlement.
Settlement Identity	None of the site options are likely to have effects on the setting of the settlement as they are located on the periphery of the existing built form of the village, largely following the existing settlement pattern. There is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village’s existing leisure and recreational facilities (which includes a sports field marked out for football and cricket as well as children’s play areas) and amenities and green infrastructure network which includes a large number of public footpaths providing access to the open countryside.
Economy and Employment	There are a number of small businesses within the village including a furniture maker, slaughterhouse, two garages, four builders, a carpenter, a glazier, the village shop, several B&B’s, a pub, a wedding dress shop, a harpsichord maker, a driving instructor and a landscape gardener. Neutral effects on employment as no employment land is being proposed.

## Site Assessments

The 2 sites under consideration in Long Compton are identified in amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Long Compton



## Settlement: Long Compton

### SA Objectives

	SA Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution - Air Quality Pollution - Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment			
Site: LC.04 – East of Back Lane Dwellings: 13	--	--?	-	--?	0	+	-	+	0	0	0	+	N/A	+	+	+	+	0
Site: LC.11 – West of Oxford Road (south) Dwellings: 10	--?	--?	0	0	0	+	-	+	0	0	0	+	N/A	+	+	+	+	0

## Site LC.04 – East of Back Lane, Long Compton

### Site Overview

Has a gross area of 1.3ha; with a net developable area of 0.5ha and a capacity for approximately 13 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Development in this location would cause harm to the setting of the Conservation Area</li> <li>-Development of the site would result in the loss of ridge and furrow (N.B. see refusal reason 3 associated with application ref: 16/00525/FUL in respect of the erection of 9 dwellings)</li> <li>-Cumulatively, these impacts equate to substantial harm.</li> <li>-Located within a mineral safeguarding area</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-The northern edge of the site lies within flood zones 2 and 3, however this is a small area and at this stage of assessment there is uncertainty as to whether development can avoid and/or mitigate against this risk.</li> <li>-Located within a Local Wildlife Site and as such there is potential for negative effects upon this designation.</li> <li>-Medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be potential to mitigate against adverse impacts.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Does not involve the creation or loss of employment land.</li> <li>-Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone</li> <li>-the site benefits from sufficient site frontage onto Back Lane to enable a suitable access to be created, although Back Lane at this location is narrow and would require widening to enable sufficient access.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Will not create any conflicting neighbouring land uses.</li> <li>-Largely follows the existing settlement pattern.</li> <li>-Within 400m of a bus stop and within 400m of limited local facilities.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site LC.11 – West of Oxford Road (south), Long Compton

### Site Overview

Has a gross area of 0.8ha; with a net developable area of 0.4ha and a capacity for approximately 10 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be potential to mitigate against adverse impacts.</li> <li>-Located within a mineral safeguarding area</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-HER indicate ridge and furrow on site. The site visit showed an area of scrub adjacent to a private driveway with some sign of existing ridge and furrow on part of the site. However, only small remnant of what would originally have been the wider field. Loss would be less than significant.</li> <li>-Development in this location would have some impact on the setting of the Conservation Area, since the eastern site boundary is commensurate with the Conservation Area boundary. However, modern development already impacts on the CA at this point. Any impact would be less than substantial.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not located within a designated flood zone.</li> <li>-Has access from the A3400 Shipston Road and it is considered that suitable mitigation is possible to mitigate any adverse impacts.</li> <li>-Not within or adjacent to an AQMA.</li> <li>-Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone</li> <li>-Will not involve the creation or loss of any employment land.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will not result in the loss of any public open space or green infrastructure.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Within 400m of a bus stop and within 400m of limited local facilities.</li> <li>-Follows the existing settlement pattern which is situated along the A4300.</li> <li>-Does not have any neighbouring conflicting land uses and will have no significant effects on human health.</li> <li>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Long Itchington

### Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	Long Itchington is a village that is located in a parish of the same name and is approximately 14.5 miles northeast of Stratford-upon-Avon. The settlement is first mentioned in written history as a pre-conquest manor in the Domesday Survey 1086 under the name of Ictone. There is a conservation area over the central portion of the village, and most of the settlements 20 listed buildings fall within this area. Of the listed buildings a few are deemed to be of great significance, particularly the 16 <sup>th</sup> century Tudor House which is located on the main road and it is rumoured to have hosted Queen Elizabeth I in 1572 and 1575. A further 66 heritage assets lie within a 1km area surround the villages, this support the early medieval origins of the village. South of the village lies a former cement works and related quarry, the quarry is still active to this day. <sup>99/100</sup> Heritage assets within Long Itchington include several Listed Buildings and a Conservation Area <sup>101</sup> . The Listed Buildings are largely located in the centre of the settlement to the west of the A423, with the Conservation Area occupying the same area. The east and west of the settlement do not contain many heritage assets.
Landscape	The site options are located approximately 16km north of the Cotswold AONB <sup>102</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>103</sup> , with the River Itchen skirting the southern edge of the village. Stockton Locks Quarry and Stockton Reservoir Local Wildlife Sites are located to the eastern edge of the village.
Biodiversity and Geodiversity	There are no internationally designated biodiversity sites in the local area, with no significant negative effects <sup>104</sup> . Southam Cement Quarry Regionally Important Geological site is approximately 1km from the settlement <sup>105</sup> , with no negative affects likely.
Flooding	Areas of land within and to the south of the settlement are designated flood zones.
Climate Change –Traffic	There are no known congestion issues within the settlement <sup>106</sup> .
Climate Change – Green Infrastructure	Public Open Space (POS) in Long Itchington includes a football pitch and some children’s play facilities, and green Infrastructure (GI) includes an allotment garden and the Grand Union Canal to the south, with its accompanying footpath.
Natural Resources	The settlement lies within a Mineral Safeguarding Area. Parts of land around the settlement contain the best and most versatile agricultural land.
Air, Soil and Water pollution	The village is not an Air Quality Management Area. There are no known issues of soil contamination within the settlement. The village is not within a Drinking Water Safeguard Zone (ground water) but is within a Drinking Water Safeguard Zone (surface water) and a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.

<sup>99</sup> Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire

<sup>100</sup> Long Itchington Parish Plan ( December 2009)

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

<sup>102</sup> DEFRA (2017) Magic Map

<sup>103</sup> Natural England (2014) National Character Area Profile: Severn & Avon Vales

<sup>104</sup> DEFRA (2017) Magic Map

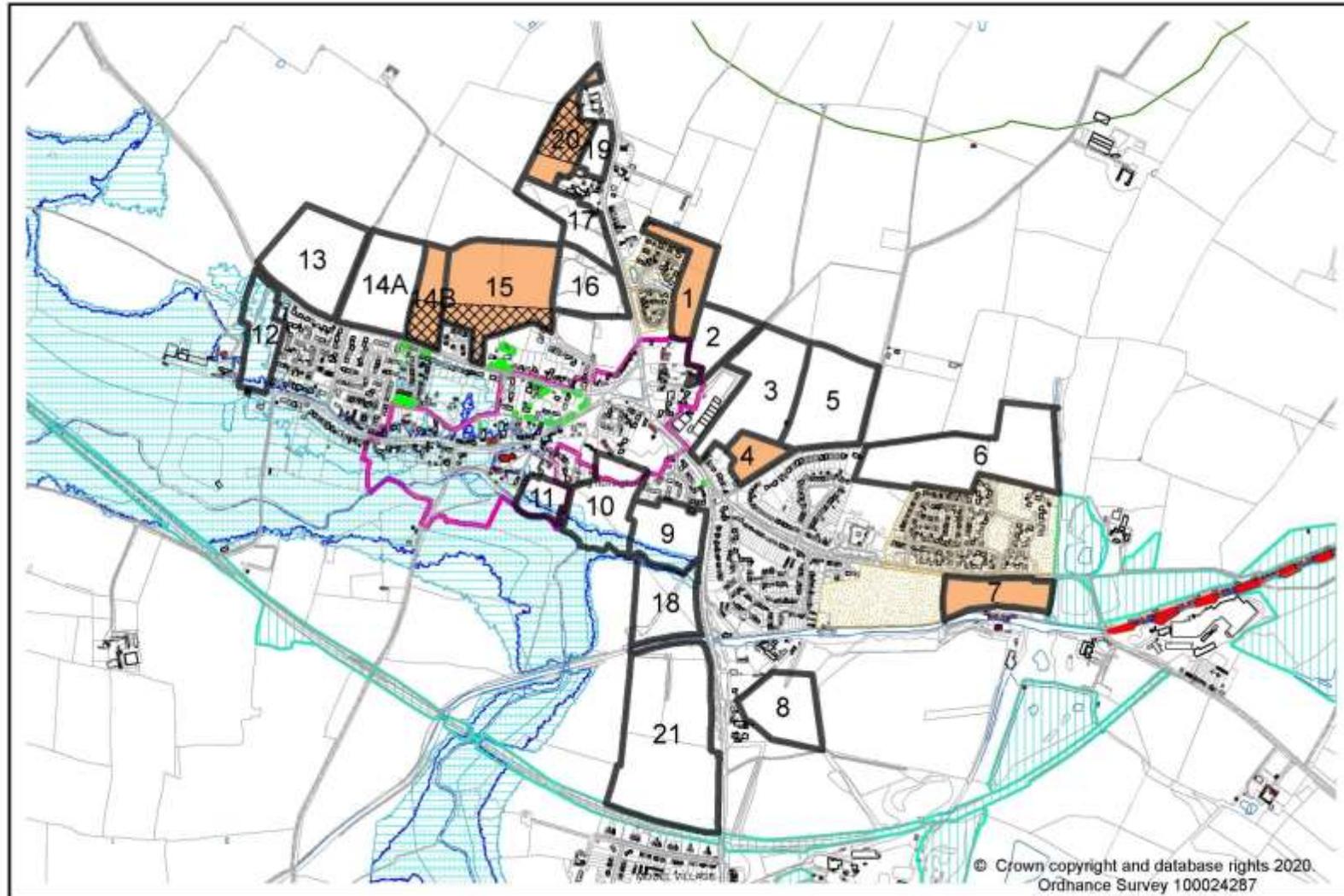
<sup>105</sup> <http://maps.warwickshire.gov.uk/greeninfrastructure/>

<sup>106</sup> Warwickshire County Council (2011) Warwickshire Local Transport Plan

Accessibility & Transport	The 664 serves Long Itchington between Southam and Leamington every 2-3 hours Monday to Saturday during daytime hours, with the additional 64 service running three additional services on Friday and Saturday from the early evening until late at night along a similar route.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be 'not applicable' in the SA of site options by settlement.
Settlement Identity	None of the site options are likely to have effects on the setting of the settlement as they are located on the periphery of the existing built form of the village, largely following the existing settlement pattern. There is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village's existing leisure and recreational facilities and amenities and green infrastructure network.
Economy and Employment	Neutral effects on employment as no employment land is being proposed.

## Site Assessments

The 6 sites under consideration in Long Itchington are identified in amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Long Itchington

## Settlement: Long Itchington

### SA Objectives

	SA Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment			
Site: LONG.01 – East of Marton Road (north) Dwellings: 18	-?	-?	0	0	0	+	-	+	0	-	0	+	N/A	+	+	+	+	0
Site: LONG.04 – North of Collingham Lane (west) Dwellings: 21	-?	-?	0	0	0	+	-	+	0	-	0	+	N/A	+	+	+	+	0
Site: LONG.07 – South of Stockton Road Dwellings: 39	-?	-?	-?	0	0	+	-	+	0	-	0	+	N/A	-	+	+	+	0
Site: LONG.14B – North of Leamington Road (middle) Dwellings: 18	0	-?	0	0	0	+	-	-	0	-	0	+	N/A	+	+	+	+	0
Site: LONG.15 – North of Leamington Road (east) Dwellings: 45	0	-?	0	0	0	+	-	-	0	-	0	+	N/A	+	+	+	+	0
Site: LONG.20 – West of Marton Road (rear) Dwellings: 30	-?	?	0	0	0	+	-	+	0	-	0	-	N/A	-	+	+	+	0

## Site LONG.01 – East of Marton Road (north), Long Itchington

### Site Overview

Has a gross area of 1.6ha; with a net developable area of 0.6ha and a capacity for approximately 18 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-Located within a mineral safeguarding area
<b>Minor Negative Effects</b>	-Listed building located 40 metres to the south of the site. Glimpsed views of the listed building, but mature trees on boundary. -Southern site boundary commensurate with Conservation Area boundary. Potential for harm, but sufficient room to include landscaping buffer (the same as the recent development to the west) to protect the CA setting. -HER indicates possible ridge and furrow in this location. The site visit confirmed any ridge and furrow to the southern portion of the site had been destroyed through intervening land uses. The paddock areas to the north were inconclusive due to them not having been used for some time and were overgrown. Any loss would be less than substantial. -Medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate against negative impacts. -Located within a Surface Water Drinking Water Safeguard Zone.
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. -Not located within a designated flood zone. -Not in or adjacent to an Air Quality Management Area (AQMA). -Does not involve the creation or loss of any employment land. -Whilst the site currently has no access from the surrounding road network, satisfactory vehicular access could be gained from the recently completed development to the west of the site.
<b>Minor Positive Effects</b>	-Will not result in the loss of public open space or green infrastructure. -Does not contain any best and most versatile agricultural land. -Within 400m of the nearest bus stop and within 400m of the nearest services/facilities. -Largely follows the existing pattern of the settlement. -Provides a modest contribution to the supply of housing overall and a modest supply of affordable housing. -Will not create any conflicting neighbouring land uses.
<b>Major Positive Effects</b>	None identified.

## Site LONG.04 – North of Collingham Lane (west), Long Itchington

### Site Overview

Has a gross area of 1.0ha; with a net developable area of 0.7ha and a capacity for approximately 21 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-Located within a mineral safeguarding area
<b>Minor Negative Effects</b>	-HER indicates site is part of possible extent of medieval settlement. The site visit showed signs of earthworks which could indicate below ground archaeological deposits. Any potential loss of or harm to existing artefacts could be mitigated through suitable archaeological evaluation. -No other designated or non-designated heritage assets within or near the site. -Medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate against negative impacts. -Located within a Surface Water Drinking Water Safeguard Zone.
<b>Uncertain Effects</b>	-Located close to an existing light industrial premises and it is unclear at this stage of assessment whether the site option will create any conflicting neighbouring land uses.
<b>Neutral Effects</b>	-Not within or adjacent to an Air Quality Management Area (AQMA). -The development parcel has sufficient site frontage to enable a suitable access to be created. -Not located within a designated flood zone. -Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. -Does not involve the creation or loss of employment land.
<b>Minor Positive Effects</b>	-Provides a modest contribution to the supply of housing overall and a modest supply of affordable housing. -Will not result in the loss of public open space or green infrastructure. -Does not contain any best and most versatile agricultural land. -Follows the existing settlement pattern. -Within 400m of the nearest bus stop and within 400m of the nearest services/facilities.
<b>Major Positive Effects</b>	None identified.

## Site LONG.07 – South of Stockton Road, Long Itchington

### Site Overview

Has a gross area of 2.0ha; with a net developable area of 1.3ha and a capacity for approximately 39 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
Major Negative Effects	-Located within a mineral safeguarding area
Minor Negative Effects	-Grade II listed lock 12 on the Stockton flight of the Grand Union Canal and Grade II listed 'Shop Lock Cottage' located to the south of the site. Due to land levels differences and existence of significant belt of trees and vegetation separating the listed structures and the site in question, development in this location would cause less than substantial harm to the setting of the heritage assets. There is sufficient room on the site to ensure development was 'stepped back' from the southern edge, providing a further buffer of protection/separation. -Medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate against negative impacts. -Located within a Surface Water Drinking Water Safeguard Zone. -Lies adjacent to a Local Wildlife Site with potential for negative effects, and at this stage of assessment it is not possible to assess whether suitable mitigation is possible. -Located a short distance to the east, separated from the main settlement, with a minor negative effect on the settlement's identity.
Uncertain Effects	
Neutral Effects	-Stockton Railway Cutting and Quarry SSSI, designated for the butterfly species and calcicole flora, is approximately 2km to the east of the site. Due to the small size of the site and the presence of mitigation the site option is not considered likely to have an effect on the SSSI. Stockton Railway Cutting Local Nature Reserve (LNR) is approximately 1km to the east of the site, however as the site option is small it will not have an effect on the LNR. Bordering the site to the south is a band of Deciduous Woodland Priority Habitat, however the site option can retain the Priority Habitat and ensure no fragmentation or loss occurs. The site is located adjacent to Stockton Locks Quarries Local Wildlife Site (LWS) and the site option has the potential to affect the designated LWS, however it is considered that mitigation is sufficient to ensure that no negative effects occur, -Not located within a designated flood zone. -Has access via Stockford Road which connects to the A423 a short distance to the west, and it is considered that suitable mitigation is possible to minimise any adverse effects. -Not in or adjacent to an Air Quality Management Area (AQMA). -Does not involve the creation or loss of any employment land.
Minor Positive Effects	-Will not result in the loss of public open space or green infrastructure. -Does not contain any best and most versatile agricultural land. -Within 400m of the nearest bus stop and within 400m of the nearest services/facilities. -Provides a modest contribution to the supply of housing overall and a modest supply of affordable housing. -Will not create any conflicting neighbouring land uses.
Major Positive Effects	None identified.

## Site LONG.14B – North of Leamington Road (middle), Long Itchington

### Site Overview

Has a gross area of 1.4ha; with a net developable area of 0.6ha and a capacity for approximately 18 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
Major Negative Effects	-Located within a mineral safeguarding area
Minor Negative Effects	-Medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate against negative impacts. -Part of the site contains best and most versatile agricultural land. -Located within a Surface Water Drinking Water Safeguard Zone.
Uncertain Effects	
Neutral Effects	-Not within or adjacent to an Air Quality Management Area (AQMA). -No designated or non-designated heritage assets within or near the site. -Safe access is available from Russell Close and given the number of proposed dwellings this would require a reconfiguration of Russell Close. -Not located within a designated flood zone. -Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. -Does not involve the creation or loss of any employment land.
Minor Positive Effects	-Provides a modest contribution to the supply of housing overall and a modest supply of affordable housing. -Will not result in the loss of public open space or green infrastructure. -Will not create any conflicting neighbouring land uses. -Largely follows the existing settlement pattern. -Within 400m of the nearest bus stop and within 400m of the nearest services/facilities.
Major Positive Effects	None identified.

## Site LONG.15 – North of Leamington Road (east), Long Itchington

### Site Overview

Has a gross area of 4.5ha; with a net developable area of 1.5ha and a capacity for approximately 45 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
Major Negative Effects	-Located within a mineral safeguarding area
Minor Negative Effects	-No designated or non-designated heritage assets within or near the site. -Medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate against negative impacts. -Part of the site contains best and most versatile agricultural land. -Located within a Surface Water Drinking Water Safeguard Zone.
Uncertain Effects	
Neutral Effects	-Not within or adjacent to an Air Quality Management Area (AQMA). -Safe access is available from Russell Close and given the number of proposed dwellings this would require a reconfiguration of Russell Close. -Not located within a designated flood zone. -Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. -Does not involve the creation or loss of any employment land.
Minor Positive Effects	-Provides a modest contribution to the supply of housing overall and a modest supply of affordable housing. -Will not result in the loss of public open space or green infrastructure. -Will not create any conflicting neighbouring land uses. -Largely follows the existing settlement pattern. -Within 400m of the nearest bus stop and within 400m of the nearest services/facilities.
Major Positive Effects	None identified.

## Site LONG.20 – West of Marton Road (rear), Long Itchington

### Site Overview

Has a gross area of 2.1ha; with a net developable area of 1.0ha and a capacity for approximately 30 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
Major Negative Effects	-Located within a mineral safeguarding area
Minor Negative Effects	-Site of possible Anglo-Saxon burial and also site of 19th Century brickworks. Any evidence of these would be below ground archaeological deposits. Any potential loss of or harm to existing artefacts could be mitigated through suitable archaeological evaluation. -There are no other designated or non-designated heritage assets within or near the site. -Located outside of the main settlement to the north along the A423. -Located within a Surface Water Drinking Water Safeguard Zone. -Within 800m of local facilities and a bus stop.
Uncertain Effects	-Has not been subject to a formal landscape sensitivity assessment to housing development.
Neutral Effects	-Not within or adjacent to an Air Quality Management Area (AQMA). -Not located within a designated flood zone. -Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. -Does not involve the creation or loss of employment land. -The site has existing vehicular access off Southam Road.
Minor Positive Effects	-Mostly brownfield in nature so little loss of agricultural land. -Provides a modest contribution to the supply of housing overall and a modest supply of affordable housing. -Will not result in the loss of public open space or green infrastructure. -The site wraps around an existing restaurant, however it is anticipated that any adverse conflicting uses could be successfully mitigated.
Major Positive Effects	None identified.

## Long Marston

### Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	<p>Long Marston is a village linear in shape located in the parish of Marston Sicca and is approximately 5 miles southwest of Stratford-upon-Avon. Until 1931 the village was in the county of Gloucestershire, and is thought to be early medieval in its origins being recorded as a pre-conquest manor in the Domesday Survey 1086. There is no conservation area located within the settlement, a total of 27 listed within the settlement all spread throughout the village. One of particular relevance is that of the Grade I Listed Church of St James which is medieval in origins.</p> <p>It is said that in 1651 Charles I stayed in the village after his escape and defeat at the Battle of Worcester. Long Marston is also well known for its railway line on the Stratford-upon-Avon to Honeybourne line, the line no longer in use and now known as the Greenway runs through the village. The area also has military links with what was RAF Long Marston being built in 1940 and then later decommissioned in 1958. After this the airfield was used to host several events within the village.<sup>107/108</sup></p> <p>Long Marston does not have a Conservation Area, but does contain Listed Buildings located throughout the settlement.</p>
Landscape	The site options are 2km from the Cotswolds AONB <sup>109</sup> , with no negative effects on the designation. The village lies within the Severn and Avon Vales National Character Area, characterised by a low-lying open, rural, agricultural landscape made up of distinct and contrasting vales.
Biodiversity and Geodiversity	The site options are not located within or adjacent to any internationally or nationally designated biodiversity sites.
Flooding	There are designated flood zones to the west and the east of the settlement.
Climate Change –Traffic	There are no identified congestion issues within Long Marston.
Climate Change – Green Infrastructure	Public Open Space (POS) and Green Infrastructure in Long Marston are limited, although there are a number of public footpaths on the periphery of the village allowing access to the open countryside.
Natural Resources	The settlement is not included within a Mineral Safeguarding Area. Land around the settlement does not contain any best and most versatile agricultural land.
Air, Soil and Water pollution	The village is not an Air Quality Management Area. There are no known issues of soil contamination within the settlement. The village is not within a Drinking Water Safeguard Zone (ground or surface water) but is within a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	Long Marston is served by the 27 bus to and from Stratford-upon-Avon (via Welford-on-Avon) every two hours Monday – Saturday.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be ‘not applicable’ in the SA of site options by settlement.

<sup>107</sup> Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire

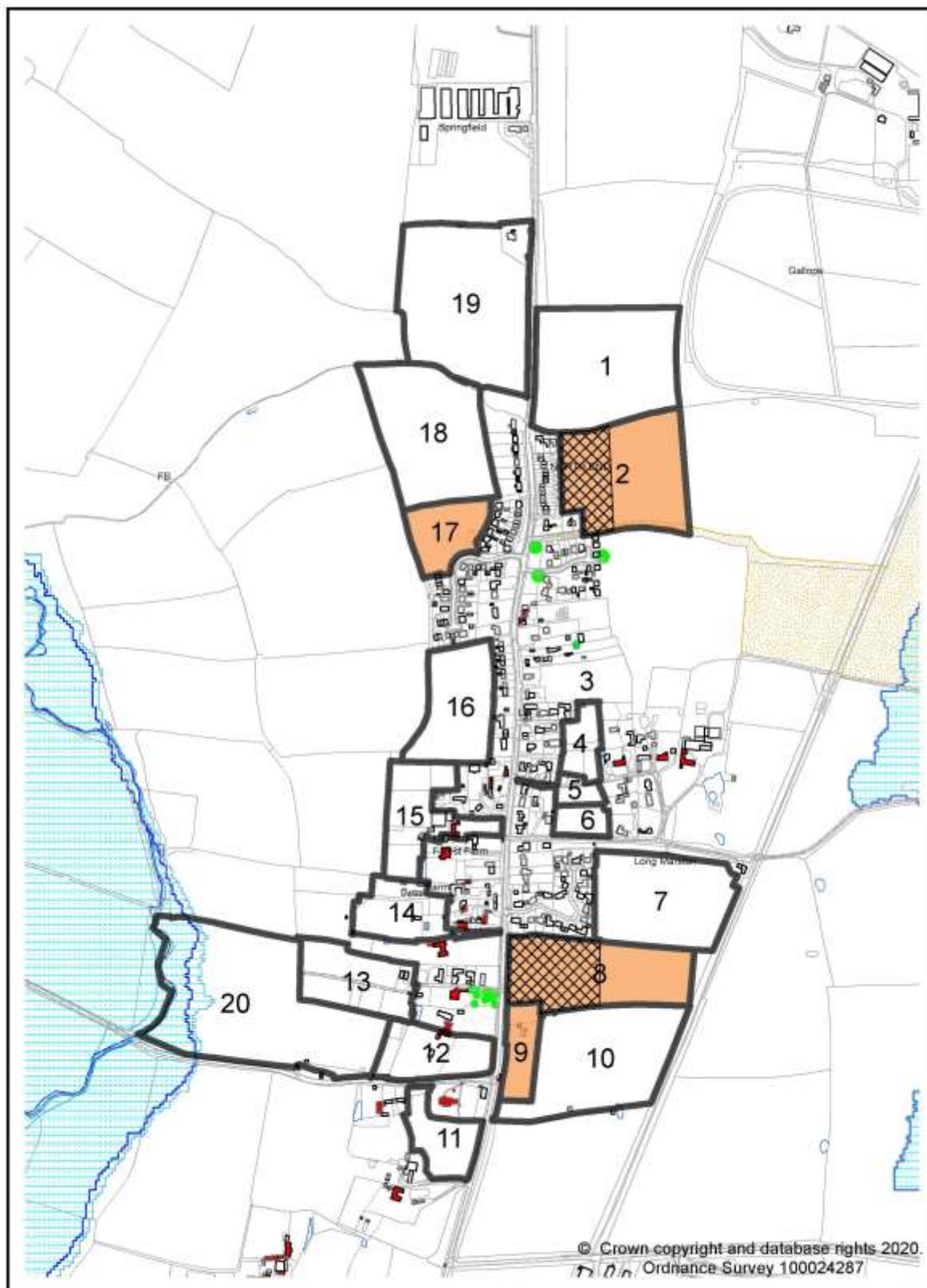
<sup>108</sup> www.longmarston.com

<sup>109</sup> DEFRA (2017) Magic Map

Settlement Identity	None of the site options are likely to have effects on the setting of the settlement as they are located on the periphery of the existing built form of the village, largely following the existing settlement pattern. There is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village's existing green infrastructure network, whilst it is acknowledged there is a lack of formal leisure and recreational facilities in the settlement.
Economy and Employment	Neutral effects on employment as no employment land is being proposed.

## Site Assessments

The 4 sites under consideration in Long Marston are identified in amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Long Marston

Settlement: Long Marston																		
	SA Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment			
Site: LMAR.02 – East of Rumer Close Dwellings: 15	0	--?	0	0	0	+	0	+	0	0	0	+	N/A	+	+	+	+	0
Site: LMAR.08 – East of Long Marston Road (north) Dwellings: 25	--	-?	0	0	0	+	0	+	0	0	0	+	N/A	+	+	+	+	0
Site: LMAR.09 – East of Long Marston Road (middle) Dwellings: 8	-?	?	0	0	0	+	0	+	0	0	0	-	N/A	+	+	+	+	0
Site: LMAR.17 – North of Barley Fields Dwellings: 13	0	-?	0	0	0	+	0	+	0	0	0	+	N/A	+	+	+	+	0

## Site LMAR.02 – East of Rumer Close, Long Marston

### Site Overview

Has a gross area of 2.5ha; with a net developable area of 0.6ha and a capacity for approximately 15 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
Major Negative Effects	-High/medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate against adverse impacts.
Minor Negative Effects	None identified.
Uncertain Effects	
Neutral Effects	<ul style="list-style-type: none"> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Ridge and furrow is no longer visible in this field. The non-designated heritage asset has been lost to modern farming methods.</li> <li>-There are no other designated or non-designated heritage assets within or near the site.</li> <li>-Not within a designated flood zone.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not within a mineral safeguarding area.</li> <li>-Does not involve the creation or loss of employment land.</li> <li>-Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone</li> <li>-The Southern access is wide enough for 2 way traffic and allows good visibility onto Welford Road, although a speed survey would be required to establish whether improvements would be required.</li> </ul>
Minor Positive Effects	<ul style="list-style-type: none"> <li>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Largely follows the existing settlement pattern.</li> <li>-Will not create any conflicting neighbouring land uses.</li> <li>-Within 400m of a bus stop and within 400m of limited local facilities.</li> </ul>
Major Positive Effects	None identified.

## Site LMAR.08 – East of Long Marston Road (north), Long Marston

### Site Overview

Has a gross area of 2.5ha; with a net developable area of 1.0ha and a capacity for approximately 25 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Development would cause harm to the setting of listed buildings on the opposite side of the road to the site in question</li> <li>-Development would lead to the substantial loss of well-preserved ridge and furrow on the site, thus causing significant harm to this heritage asset. (N.B. see refusal reason 2 in relation to application ref: 17/00575/OUT in respect of the erection of 12 dwellings on this parcel of land).</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-Medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate against adverse impacts.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not within a designated flood zone.</li> <li>-Access is available from Long Marston Road, and it is considered that suitable mitigation is possible to minimise any adverse effects.</li> <li>-Not within a mineral safeguarding area.</li> <li>-Will not result in increased traffic within an AQMA,</li> <li>-Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone</li> <li>-Does not propose the creation or loss of any employment land.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Within 400m of the nearest bus stop and the local services/facilities including a pub and local shop, services/facilities.</li> <li>-Largely follows the existing settlement pattern, not extending beyond the disused railway to the east and the Noleham Brook to the west,</li> <li>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Will not create any conflicting neighbouring uses.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site LMAR.09 – East of Long Marston Road (middle), Long Marston

### Site Overview

Has a gross area of 0.6ha; with a net developable area of 0.3ha and a capacity for approximately 8 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	None identified.
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-Development of this site would have the potential to cause some harm to the setting of the listed buildings located on the opposite side of the road to the site in question.</li> <li>-Whilst the site is within 400m of the nearest bus stop, it is over 400m from local services and facilities, and is not considered to be within walking distance.</li> </ul>
<b>Uncertain Effects</b>	<ul style="list-style-type: none"> <li>-The site has not been formally assessed for its landscape sensitivity to housing development.</li> </ul>
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not within a designated flood zone.</li> <li>-Access is available from Long Marston Road, and it is considered that suitable mitigation is possible to mitigate any adverse effects.</li> <li>-Not within a mineral safeguarding area.</li> <li>-Will not result in increased traffic within an AQMA,</li> <li>-Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone</li> <li>-Does not propose the creation or loss of any employment land.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Largely follows the existing settlement pattern, not extending beyond the disused railway to the east and the Noleham Brook to the west,</li> <li>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Will not create any conflicting neighbouring uses.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site LMAR.17 – North of Barley Fields, Long Marston

### Site Overview

Has a gross area of 1.0ha; with a net developable area of 0.5ha and a capacity for approximately 13 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
Major Negative Effects	None identified.
Minor Negative Effects	-Medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate against adverse impacts.
Uncertain Effects	
Neutral Effects	<ul style="list-style-type: none"> <li>-HER suggests that ridge and furrow is present. However, the site visit confirmed that any ridge and furrow that may have existed has been destroyed through the works associated with the adjacent recent housing development.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not within a designated flood zone.</li> <li>-Access is available via Barley Fields, and it is considered that suitable mitigation is possible to mitigate any adverse effects.</li> <li>-Not located within a mineral safeguarding area,</li> <li>-Will not result in increased traffic within an AQMA.</li> <li>-Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone</li> <li>-Does not propose the creation or loss of any employment land.</li> </ul>
Minor Positive Effects	<ul style="list-style-type: none"> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Within 400m of the nearest bus stop and the local services/facilities including a pub and local shop., services/facilities, with a positive effect.</li> <li>-Largely follows the existing settlement pattern, not extending beyond the disused railway to the east and the Noleham Brook to the west,</li> <li>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Will not create any conflicting neighbouring uses.</li> </ul>
Major Positive Effects	None identified.

## Loxley

### Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	Loxley is a small village located approximately 3.5 miles to the south east of Stratford-upon-Avon. Loxley is first mention in the 8 <sup>th</sup> century in written history as it was given by King Offa of Mercia to the Cathedral of Worcester, and as noted in the Domesday Survey there was a resident priest and a strong agricultural community. After the dissolution of the monasteries and the land passed to other ownership the original mediaeval settlement in the valley was abandoned with preference to build on higher ground. The village has had a rich agricultural past and in the 1850's was divided in to 7 farms for various produce growing and livestock raising. There are only 3 listed buildings within Loxley on being Loxley Farm Farmhouse which is now a dwelling but links to the areas rich agricultural past. <sup>110/111</sup> Loxley has no Conservation Area, Scheduled Monuments or known archaeological assets and therefore no significant effects are likely. There are 3 Listed Buildings in the north of the settlement.
Landscape	Loxley is situated approximately 9km north of the Cotswolds AONB, and so no significant effects are likely. The settlement is located in the Feldon Character Area, a predominantly rural landscape with an open character <sup>112</sup> , and in the Feldon Parkland Special Landscape Area, designated for its woodlands, the degree of tranquillity away from busy roads, and its historic value <sup>113</sup> .
Biodiversity and Geodiversity	There are no internationally designated biodiversity sites in the settlement or surrounding landscape, and therefore no major significant effects. Loxley Church Meadow SSSI is located to the north of Loxley and is designated for its neutral grassland which is currently in a favourable condition <sup>114</sup> . The site options are all located over 350m from the SSSI, with no likely significant effects. There are nationally designated Priority Habitats in the settlement, including 2 small blocks of Traditional Orchards in the north and 2 small blocks in the south, and a block of Deciduous Woodland to the east and a block to the west.
Flooding	Flooding is not an issue for this settlement.
Climate Change –Traffic	There are no known congestion issues within Loxley <sup>115</sup> .
Climate Change – Green Infrastructure	Public open space in Loxley is limited to a playing field with a play area and tennis court in the south of the settlement.
Natural Resources	The settlement is within a Mineral Safeguarding Area. The land around the settlement does not contain any best and most versatile agricultural land.
Air, Soil and Water pollution	The village is not an Air Quality Management Area. There are no known issues of soil contamination within the settlement. The village is not within a Drinking Water Safeguard Zone (ground or surface water) but is within a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.

<sup>110</sup> britishlistedbuildings.co.uk

<sup>111</sup> www.loxleyvillage.com

<sup>112</sup> <https://www.stratford.gov.uk/files/seealsodocs/455/SDC429MAY99.pdf>

<sup>113</sup> White Consultants for Stratford-on-Avon District Council (2012) Special Landscape Areas Study

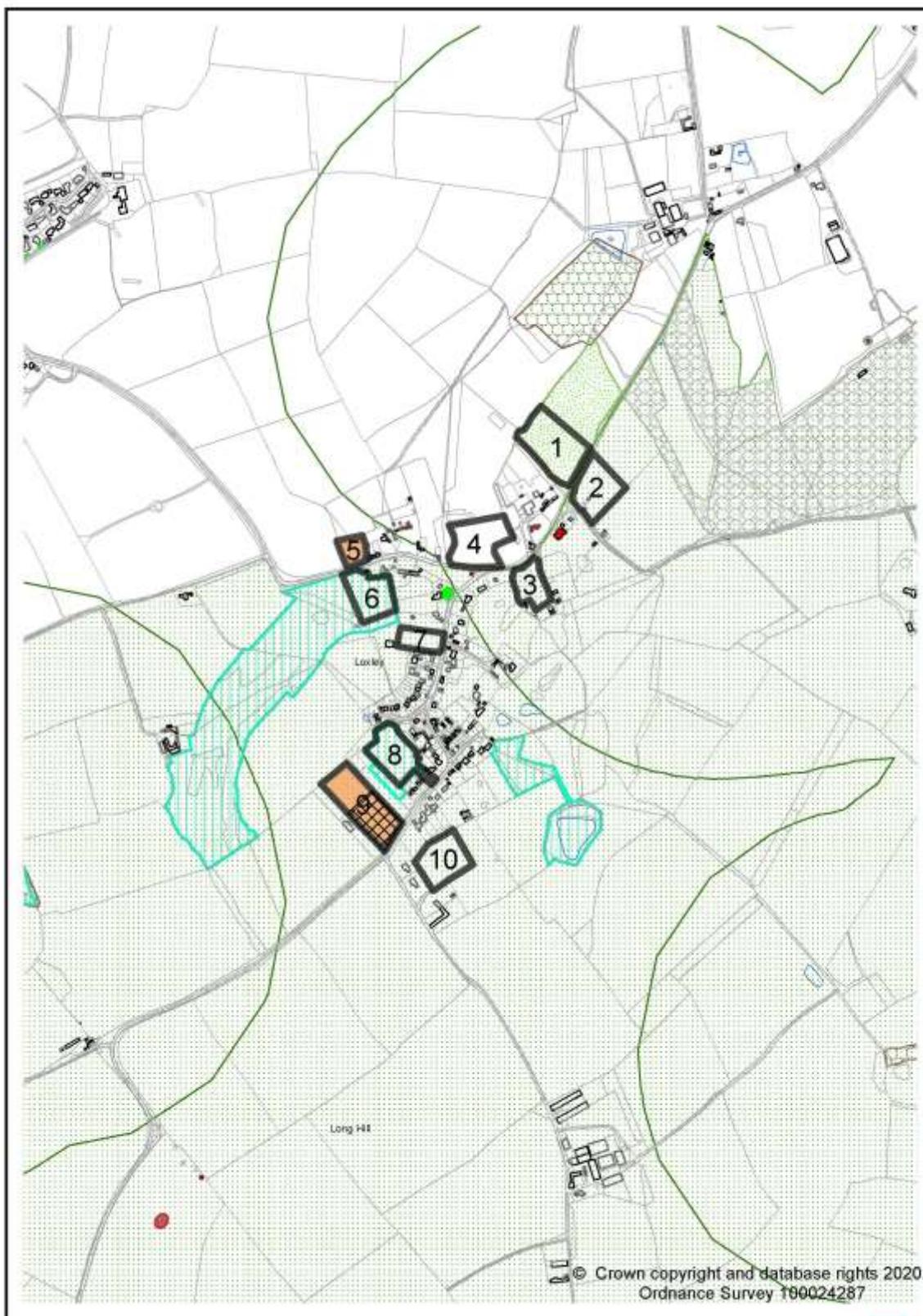
<sup>114</sup> <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1002460>

<sup>115</sup> Stratford-On-Avon Strategic Transport Assessment (2012) [Online] <https://www.stratford.gov.uk/files/seealsodocs/147682/Strategic%20Transport%20Assessment%20-%20October%202012.pdf>

Accessibility & Transport	Loxley is served Monday - Saturday by an irregular service between Stratford-upon-Avon and Banbury, which also serves Ettington. However, only a few of the journeys each way serve Loxley, and these are unevenly spaced. There are four journeys towards Banbury on Mondays – Fridays, and three journeys towards Stratford, with one fewer service each way on Saturdays.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be 'not applicable' in the SA of site options by settlement.
Settlement Identity	None of the site options are likely to have effects on the setting of the settlement as they are located on the periphery of the existing built form of the village, largely following the existing settlement pattern. There is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village's existing leisure and recreational facilities and amenities and green infrastructure network.
Economy and Employment	Neutral effects on employment as no employment land is being proposed.

## Site Assessments

The 2 sites under consideration in Loxley are identified in amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Loxley



**Settlement: Loxley**

**SA Objectives**

	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment		
Site: LOX.05 – North of Stratford Road (west) Dwellings: 5	0	?	-?	0	0	+	- +	0 0	0	0	-	N/A	+	+	0	+	0
Site: LOX.09 – North of Goldicote Road (south) Dwellings: 13	-?	?	-?	0	0	++	- +	0 0	0	0	+	N/A	+	+	+	+	0

## Site LOX.05 – North of Stratford Road (west), Loxley

### Site Overview

Has a gross area of 0.3ha; with a net developable area of 0.2ha and a capacity for approximately 5 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-Located within a mineral safeguarding area
<b>Minor Negative Effects</b>	-Located close to a Local Wildlife Site which may result in negative effects on the designation, however there is some uncertainty at this stage of assessment as to whether suitable mitigation is possible. -Within 800m of a pub and primary school but over 400m from the nearest bus stop.
<b>Uncertain Effects</b>	-The site has not been formally assessed against the landscape sensitivity of housing development.
<b>Neutral Effects</b>	-Site has planning permission for 4 houses (19/03293/FUL). -There are no designated or non-designated heritage assets within or near the site. -Not located within a designated flood zone. -Adjacent to Stratford Road which connects the settlement with Stratford-on-Avon to the west, and it is considered that suitable mitigation is possible to minimise any adverse effects. -Not located within or adjacent to an Air Quality Management Zone (AQMA). -Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone -Does not involve the creation or loss of any employment land. -Will not provide any affordable housing.
<b>Minor Positive Effects</b>	-Will not result in the loss of public open space. The site has a rural footpath running through the site heading north and a second footpath on the opposite side of Stratford Road heading south towards the centre of the settlement. It is assumed that development of the site will preserve these footpaths and even provide opportunities for enhancements. -Does not contain any best and most versatile agricultural land. -Follows the pattern of the settlement's development, being located adjacent to the road following the linear pattern of the village, with minor positive effects indicated for protecting the settlement's identity. -Will provide a modest contribution towards the supply of housing and will not create any conflicting neighbouring land uses.
<b>Major Positive Effects</b>	None identified.

## Site LOX.09 – North of Goldicote Road (south), Loxley

### Site Overview

Has a gross area of 1.0ha; with a net developable area of 0.5ha and a capacity for approximately 13 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
Major Negative Effects	-Located within a mineral safeguarding area
Minor Negative Effects	-HER suggests ridge and furrow exists in this location. Whilst the site visit showed some evidence of undulations within the site, coverage was patchy and not good quality. Development in this location would lead to the loss of a poor quality remnant of the heritage asset, which would equate to 'less than substantial' harm. -Located close to a Local Wildlife Site which may result in negative effects on the designation, however there is some uncertainty at this stage of assessment as to whether suitable mitigation is possible.
Uncertain Effects	-The site has not been formally assessed against the landscape sensitivity of housing development.
Neutral Effects	-Not located within a designated flood zone. -Has access to the adjacent Goldicote Road, which connects to the A422 a short distance to the south. -Not located within or adjacent to an Air Quality Management Zone (AQMA). -Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone -Does not involve the creation or loss of any employment land.
Minor Positive Effects	-Does not contain any best and most versatile agricultural land. -Within 400m of both a bus stop and the local primary school and pub. -Follows the pattern of the settlement's development, being located adjacent to the road following the linear pattern of the village, with minor positive effects indicated for protecting the settlement's identity. -Will provide a modest contribution towards the supply of housing overall and a modest supply of affordable housing, and will not create any conflicting neighbouring land uses.
Major Positive Effects	-Will not result in the loss of public open space or green infrastructure. The site lies adjacent to an existing recreation ground and as such development of the site option has the potential to significantly improve access to it.

## Mappleborough Green

### Settlement Baseline Overview relevant to SA objectives:

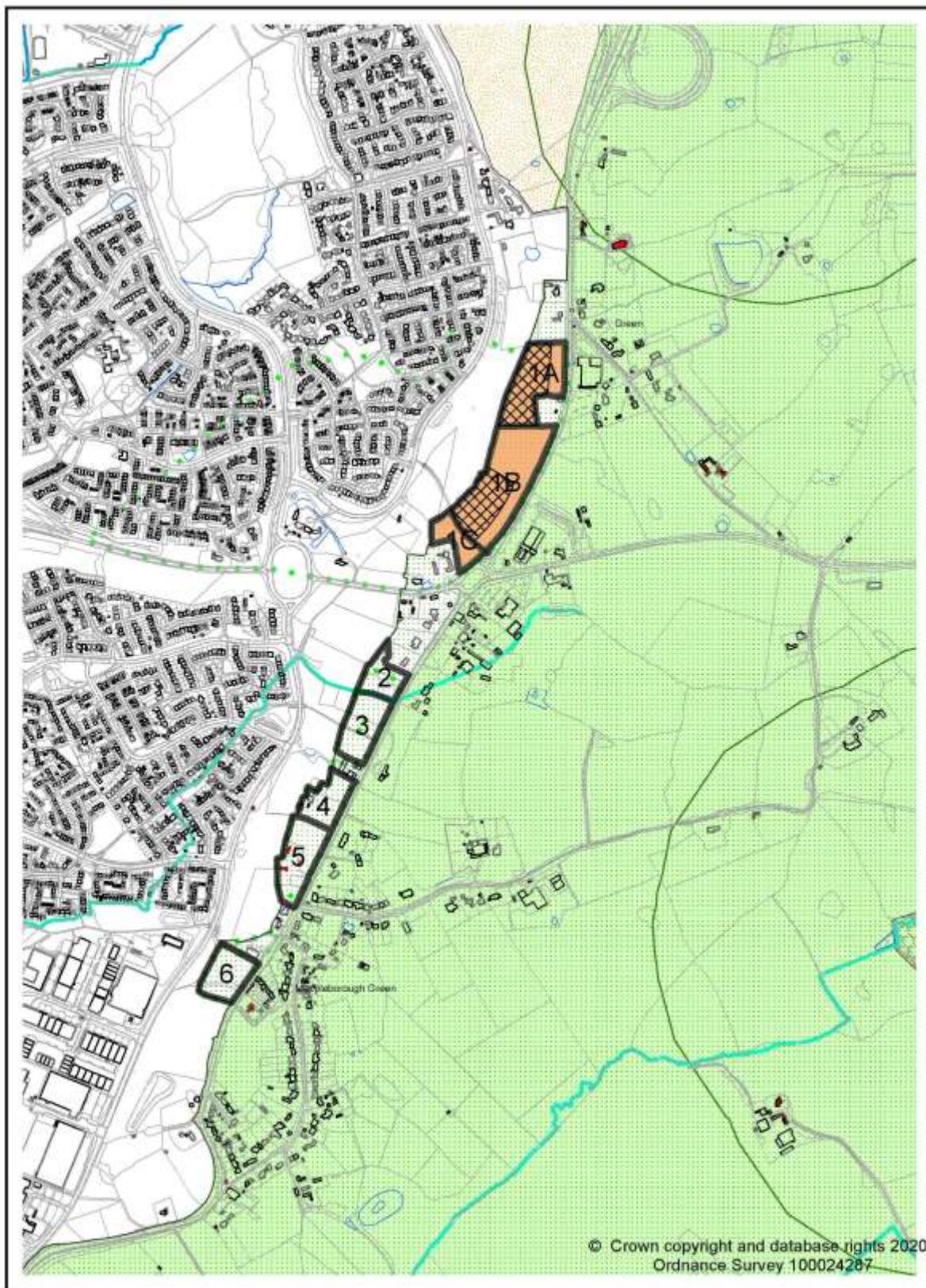
SA Objective	Settlement Assessment
Heritage	Mappleborough Green is a village located within the parish of Studley and is approximately 10 miles northwest of Stratford-upon-Avon. Similar to many other settlements within the District if Stratford-upon-Avon Mappleborough Green was first noted in written history as a pre-conquest manor in the 1086 Domesday survey, but it was noted as part of the larger manor of Studley. There is no conservation area within the settlement and only a total of five listed buildings. There are however a total of 42 heritage assets within a 1km study area around the village. The most significant of which is the possibility of a Roman road running through the settlement from southwest then northwards. There has been Roman finds nearby but none directly links to the settlement of Mappleborough Green. <sup>116</sup>
Landscape	The settlement of Mappleborough Green to the east of A435 Birmingham Road lies within the West Midlands Green Belt. The proposed sites to the west of A435 are not within the Green Belt, but do lie within the Arden Special Landscape Area.
Biodiversity and Geodiversity	There is no high quality agricultural land on the periphery of the settlement. Neither are there any nationally significant ecological or geological features on the edge of the settlement.
Flooding	Flooding is not an issue for this settlement.
Climate Change –Traffic	There are no known congestion issues within the settlement.
Climate Change – Green Infrastructure	There are no Public Open Spaces, allotments, playing fields or play areas within the settlement. There are also very limited opportunities for public access to the wider countryside.
Natural Resources	The settlement is partially within a Mineral Safeguarding Area. There are small areas around the settlement that contain best and most versatile agricultural land.
Air, Soil and Water pollution	The village is not an Air Quality Management Area. There are no known issues of soil contamination within the settlement. The village is not within a Drinking Water Safeguard Zone (ground or surface water) but is within a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	There are no bus services to and from Mappleborough Green except for a single outward and inward journey on Mondays only on a route covering Stratford, Wilmcote, Great Alne, Alcester, Studley and Redditch.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be ‘not applicable’ in the SA of site options by settlement.
Settlement Identity	None of the site options are likely to have effects on the setting of the settlement as they are located on the periphery of the existing built form, following the existing linear settlement pattern along the A435 Birmingham Road. The settlement of Redditch is located immediately to the west and development would close the existing narrow gap between Redditch and Mappleborough Green, thus increasing risk of coalescence with the two settlements.

<sup>116</sup> Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire

Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing, although it is acknowledged there is a lack of formal and informal leisure and recreational facilities in the settlement of Mappleborough Green at present.
Economy and Employment	Neutral effects on employment as no employment land is being proposed.

## Site Assessments

The 3 sites under consideration in Mappleborough Green are identified in amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Mappleborough Green



## Settlement: Mappleborough Green

### SA Objectives

	SA Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment			
Site: MAPP.01A – West of Birmingham Road/north of Warwick Highway Dwellings: 25	0	--?	0	0	-?	+	-	+	0	0	0	-	N/A	--	+	+	+	0
Site: MAPP.01B – West of Birmingham Road/north of Warwick Highway Dwellings: 25	0	--?	0	0	-?	+	-	+	0	0	0	-	N/A	--	+	+	+	0
Site: MAPP.01C – West of Birmingham Road/north of Warwick Highway Dwellings: 5	0	--?	0	0	-?	+	-	+	0	0	0	-	N/A	--	+	0	+	0

## Site MAPP.01A – West of Birmingham Road / north of Warwick Highway, Mappleborough Green

### Site Overview

Has a gross area of 1.5ha; with a net developable area of 1.0ha and a capacity for approximately 25 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-High landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate against adverse impacts.</li> <li>-Does not follow the existing settlement boundary and may adversely affect its separate identity with neighbouring settlements.</li> <li>-Located within a mineral safeguarding area</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-The County Highway Authority would not support the provision of additional access points to this site from the A435. The site abuts potential development areas within the Redditch boundaries therefore there may be potential for a comprehensive scheme with access from Far Moor Lane.</li> <li>-Within 400m of a bus stop and within 800m of limited local facilities</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-No designated or non-designated heritage assets within or near the site.</li> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not within a designated flood zone.</li> <li>-Does not involve the creation or loss of employment land.</li> <li>-Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Located adjacent to a garden centre however it is not considered that this would create any adverse conflicting neighbouring uses.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site MAPP.01B – West of Birmingham Road / north of Warwick Highway, Mappleborough Green

### Site Overview

Has a gross area of 2.5ha; with a net developable area of 1.0ha and a capacity for approximately 25 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-High landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate against adverse impacts.</li> <li>-Does not follow the existing settlement boundary and may adversely affect its separate identity with neighbouring settlements.</li> <li>-Located within a mineral safeguarding area</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-The County Highway Authority would not support the provision of additional access points to this site from the A435. The site abuts potential development areas within the Redditch boundaries therefore there may be potential for a comprehensive scheme with access from Far Moor Lane.</li> <li>-Within 400m of a bus stop and within 800m of limited local facilities</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-No designated or non-designated heritage assets within or near the site.</li> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Not within a designated flood zone.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Does not involve the creation or loss of employment land.</li> <li>-Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Located adjacent to a garden centre however it is not considered that this would create any adverse conflicting neighbouring uses.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site MAPP.01C – West of Birmingham Road / north of Warwick Highway, Mappleborough Green

### Site Overview

Has a gross area of 0.6ha; with a net developable area of 0.2ha and a capacity for approximately 5 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
Major Negative Effects	<ul style="list-style-type: none"> <li>-Does not follow the existing settlement boundary and may adversely affect its separate identity with neighbouring settlements.</li> <li>-High landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate against adverse impacts.</li> <li>-Located within a mineral safeguarding area</li> </ul>
Minor Negative Effects	<ul style="list-style-type: none"> <li>-The County Highway Authority would not support the provision of additional access points to this site from the A435. The site abuts potential development areas within the Redditch boundaries therefore there may be potential for a comprehensive scheme with access from Far Moor Lane.</li> <li>-Within 400m of a bus stop and within 800m of limited local facilities</li> </ul>
Uncertain Effects	
Neutral Effects	<ul style="list-style-type: none"> <li>-No designated or non-designated heritage assets within or near the site.</li> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Not within a designated flood zone.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Does not involve the creation or loss of employment land.</li> <li>-Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone</li> <li>-Will not provide any affordable housing.</li> </ul>
Minor Positive Effects	<ul style="list-style-type: none"> <li>-Will provide a modest contribution to the supply of housing.</li> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Does not contain and best and most versatile agricultural land.</li> <li>-Located adjacent to a garden centre however it is not considered that this would create any adverse conflicting neighbouring uses.</li> </ul>
Major Positive Effects	None identified.

## Moreton Morrell

### Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	The village of Moreton Morrell is located within the parish of Wellesbourne and is located approximately 9 miles east of Stratford-upon-Avon. The settlement is thought to be early medieval in origins and has been recorded in written history as a pre-conquest manor in the Domesday Survey 1086. The vast majority of the southern part of the village is covered by a conservation area. The settlement itself includes a total of 18 listed buildings most of which also fall within the conservation area. There are a further 20 heritage sites within the area the most relevant deemed to be that ok the shrunken/deserted medieval village as well as evidence of the site being on route of a roman road. <sup>117</sup> Moreton Morrell contains a Conservation Area and a small number of Listed Buildings, which are largely located in the south of the settlement.
Landscape	Moreton Morrell is located approximately 9km north of the Cotswolds AONB <sup>118</sup> , with no significant affects likely, and is within the Dunsmore and Feldon National Character Area, characterised by a rural, agricultural landscape crossed by small rivers and tributaries <sup>119</sup> .
Biodiversity and Geodiversity	There are no internationally designated biodiversity sites or SSSIs in the local area, and therefore no likely significant negative effects. Nationally designated Priority Habitat in the local area is limited to 2 small blocks of Traditional Orchard Priority Habitat in the south of the village, and individual blocks of Deciduous Woodland Priority Habitat to the south and west of the village <sup>120</sup> . Dark Lane Copse Quarry Regionally Important Geological Site is approximately 1km to the east of the settlement <sup>121</sup> , and will therefore not be affected by any of the site options.
Flooding	An area of flood risk lies to the north of the settlement.
Climate Change –Traffic	There are no known congestion issues within Moreton Morrell <sup>122</sup> .
Climate Change – Green Infrastructure	Public Open Space (POS) in Moreton Morrell includes a playing field with children’s play facilities in the north of the village, and a play field in the south. Green Infrastructure (GI) in the settlement includes an allotment garden in the east (adjacent to MM.04), areas of amenity greenspace, a cycle route and a number of rural footpaths providing access to the open countryside.
Natural Resources	The settlement is within a Mineral Safeguarding Area. There are small areas of land around the settlement that contain best and most versatile agricultural land.
Air, Soil and Water pollution	The village is not an Air Quality Management Area. There are no known issues of soil contamination within the settlement. The village is not within a Drinking Water Safeguard Zone (ground or surface water) but is within a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.

<sup>117</sup> Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire

<sup>118</sup> DEFRA (2016) Magic Map

<sup>119</sup> Natural England (2014) National Character Area Profile: Severn & Avon Vales

<sup>120</sup> DEFRA (2016) Magic Map

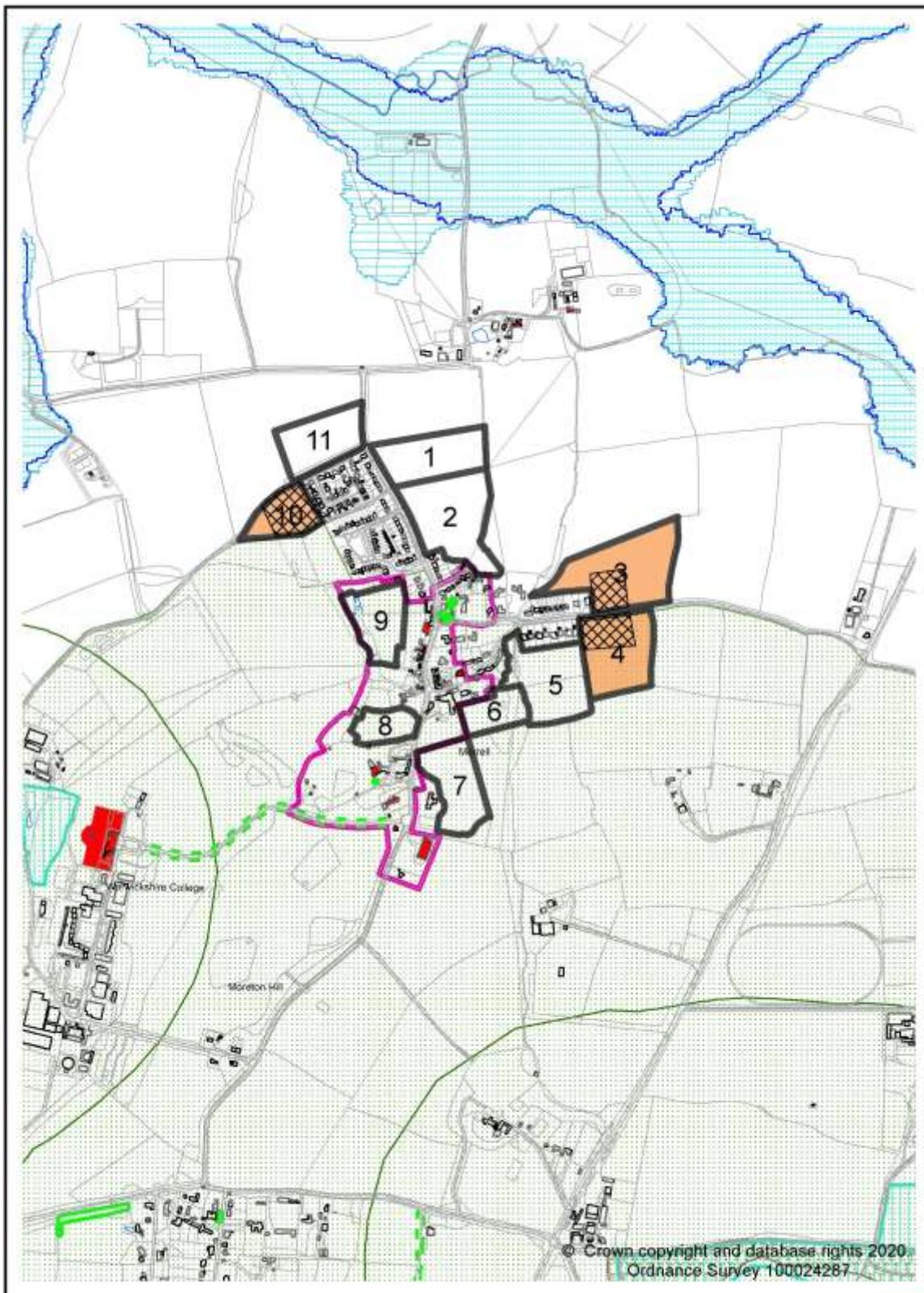
<sup>121</sup> <http://maps.warwickshire.gov.uk/greeninfrastructure/>

<sup>122</sup> Warwickshire County Council (2011) Warwickshire Local Transport Plan

Accessibility & Transport	Moreton Morrell lies on the route of the 77A service between Fenny Compton and Leamington Spa (via Temple Herdewyke, Kinton, Gaydon and Lighthorne). On Monday – Saturday, there are three morning journeys daily towards Leamington Spa and 3 journeys in the afternoon towards Fenny Compton, although two of the afternoon routes only serve Moreton Morrell by specific request.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be ‘not applicable’ in the SA of site options by settlement.
Settlement Identity	None of the site options are likely to have effects on the setting of the settlement as they are located on the periphery of the existing built form of the village, largely following the existing settlement pattern. There is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village’s existing leisure and recreational facilities and amenities and green infrastructure network.
Economy and Employment	Neutral effects on employment as no employment land is being proposed.

## Site Assessments

The 3 sites under consideration in Moreton Morrell are identified in amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Moreton Morrell



**Settlement: Moreton Morrell**

**SA Objectives**

	SA Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment			
Site: MM.03 – North of Brook Lane Dwellings: 10	0	--?	0	0	0	+	-	-	0	0	0	-	N/A	+	+	+	+	0
Site: MM.04 – South of Brook Lane (east) Dwellings: 13	0	--?	0	0	0	+	-	+	0	0	0	-	N/A	+	+	+	+	0
Site: MM.10 – South of John Davis Drive Dwellings: 20	0	-?	0	0	0	+	-	+	0	0	0	-	N/A	+	+	+	-?	0

## Site MM.03 – North of Brook Lane, Moreton Morrell

### Site Overview

Has a gross area of 2.5ha; with a net developable area of 0.4ha and a capacity for approximately 10 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Located within a mineral safeguarding area.</li> <li>-High/medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be potential to mitigate against adverse impacts.</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-Part of the site contains best and most versatile agricultural land.</li> <li>-Within 400m of the nearest bus stop and within 800m of the nearest services/facilities (the local school and local pub).</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-No designated or non-designated heritage assets within or near the site.</li> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Not within a designated flood zone.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-There is an existing field gate access into the development site off Brook Lane and it is considered that suitable mitigation is possible to minimise any adverse effects.</li> <li>-Does not involve the creation or loss of any employment land.</li> <li>-Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Largely follows the existing settlement pattern, being located adjacent to the settlement's main road, and follows the linear layout of the village.</li> <li>-Will not create any conflicting neighbouring land uses.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site MM.04 – South of Brook Lane (east), Moreton Morrell

### Site Overview

Has a gross area of 1.8ha; with a net developable area of 0.5ha and a capacity for approximately 13 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-High/medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be potential to mitigate against adverse impacts.</li> <li>-Located within a mineral safeguarding area</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-Within 400m of the nearest bus stop and within 800m of the nearest services/facilities (the local school and local pub).</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-No designated or non-designated heritage assets within or near the site.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not within a designated flood zone.</li> <li>-A new vehicular access off Brook Lane into the development will be required, and it is considered that suitable mitigation is possible to minimise any adverse effects.</li> <li>-Has access via Brook Lane, which connects to the B4455 a short distance to the east.</li> <li>-Not located within an air Quality Management Zone</li> <li>-Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone</li> <li>-Does not involve the creation or loss of any employment land.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Does not contain any best or most versatile agricultural land.</li> <li>-Largely follows the existing settlement pattern, being located adjacent to the settlement's main road, and follows the linear layout of the village.</li> <li>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing, and will not create any conflicting neighbouring land uses.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site MM.10 – South of John Davis Drive, Moreton Morrell

### Site Overview

Has a gross area of 1.1ha; with a net developable area of 0.8ha and a capacity for approximately 20 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
Major Negative Effects	-Within a mineral safeguarding area.
Minor Negative Effects	-Medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be potential to mitigate against adverse impacts. -Within 400m of the nearest bus stop and within 800m of the nearest services/facilities (the local school and local pub). -Less than 1km to the east of a sewage works, with a potential negative effect on future development on this site. However, there is some uncertainty at this stage of assessment until site levels assessments are undertaken.
Uncertain Effects	
Neutral Effects	-No designated or non-designated heritage assets within or near the site. -Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. -Not within a designated flood zone. -A new vehicular access off John Taylor Way would be required into the development site, and it is considered that suitable mitigation is possible to minimise any adverse effects. -Not located within an Air Quality Management Zone -Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone -Does not involve the creation or loss of any employment land.
Minor Positive Effects	-Will not result in the loss of public open space or green infrastructure. -Does not contain any best or most versatile agricultural land. -Largely follows the existing settlement pattern, being located adjacent to the settlement's main road, and follows the linear layout of the village. -Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.
Major Positive Effects	None identified.

# Napton-on-the-Hill

## Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	<p>Napton-on-the-Hill is a small village located approximately 16.5 Miles to the northeast of Stratford-upon-Avon. The origins of the name Napton come from that of the Old English word ‘cnaepp’ which means hilltop and ‘tun’ meaning settlement. There is mention of Napton in written history as early as the 1086 Domesday Book with the village having been recorded under the name of Neptone, it is noted that at this point the area was mainly supporting grazing. Throughout the middle ages the settlement was one of the largest within Warwickshire with around 1000 residents, it was even granted market charter in the 14<sup>th</sup> century by King Edward II. In 18=779 after the private enclosure act agricultural patterns changed within the village meaning that more houses and barns were built due to owners being able to enclose their land. The village has always supported a wealth of occupations with the 1851 census revealing the village supported blacksmiths, bakers, shoemakers and shopkeepers.</p> <p>The settlement contains a total of 41 listed buildings spread throughout the settlement with the majority clustered in the core of the village. Other prominent building and facilities are sited within the settlement such as the windmill upon Napton hill. The Grand union and Oxford canal has previously been integral to the village as when this reached the village in 1774 it opened up trade opportunities, although still in place it is mostly used for leisure purposes. The Napton brickworks have previously played an important role in the village is that of Napton Brickworks which was originally started in 1885 and at its peak employed 110 people mostly from Napton and the nearby area. However this closed in 1973 and now the site is a large brownfield site with small industrial uses on part of the site.<sup>123/124</sup></p> <p>Heritage Assets within Napton are limited to several Listed Buildings, with no Scheduled Monuments or Conservation Areas present within the settlement.</p>
Landscape	<p>Napton is approximately 13km north of the Cotswolds AONB<sup>125</sup>, with no significant affects likely, and is within the Northamptonshire Uplands, characterised by gently rolling limestone hills, open field systems with ridge and furrows and several major rivers which flow out of the area<sup>126</sup>. The settlement is also in the Ironstone Hill Fringe Special Landscape Area, a rolling landscape including occasional prominent ironstone hills, ridges and slopes which forms the transition between the Northamptonshire Ironstone Hills and the Feldon Vale<sup>127</sup>.</p>
Biodiversity and Geodiversity	<p>There are no internationally designated biodiversity sites, in the local area, and therefore no likely significant negative effects. Napton Hill Quarry SSSI, designated for its Upper Pliensbachian rocks<sup>128</sup>, is in the west of the settlement. There are no identified condition threats for the site, and therefore the SSSI will not be affected by any of the site options. Calcutt Locks Meadows SSSI, designated for its Neutral Grassland Priority Habitat<sup>129</sup>, is located approximately 1km north of Napton<sup>130</sup>, and is therefore unlikely to be effected by any of the site options. To the north and east of Napton there are several blocks of Semi-Improved Grassland, and</p>

<sup>123</sup> Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire

<sup>124</sup> Napton-on-the-Hill parish plan (updated May2011)

<sup>125</sup> DEFRA (2016) Magic Map

<sup>126</sup> Natural England (2014) National Character Area Profile: Northamptonshire Uplands

<sup>127</sup> White Consultants (2012) Stratford-on-Avon District Special Landscape Areas Study

<sup>128</sup> <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1002121>

<sup>129</sup> <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1000932>

<sup>130</sup> DEFRA (2016) Magic Map

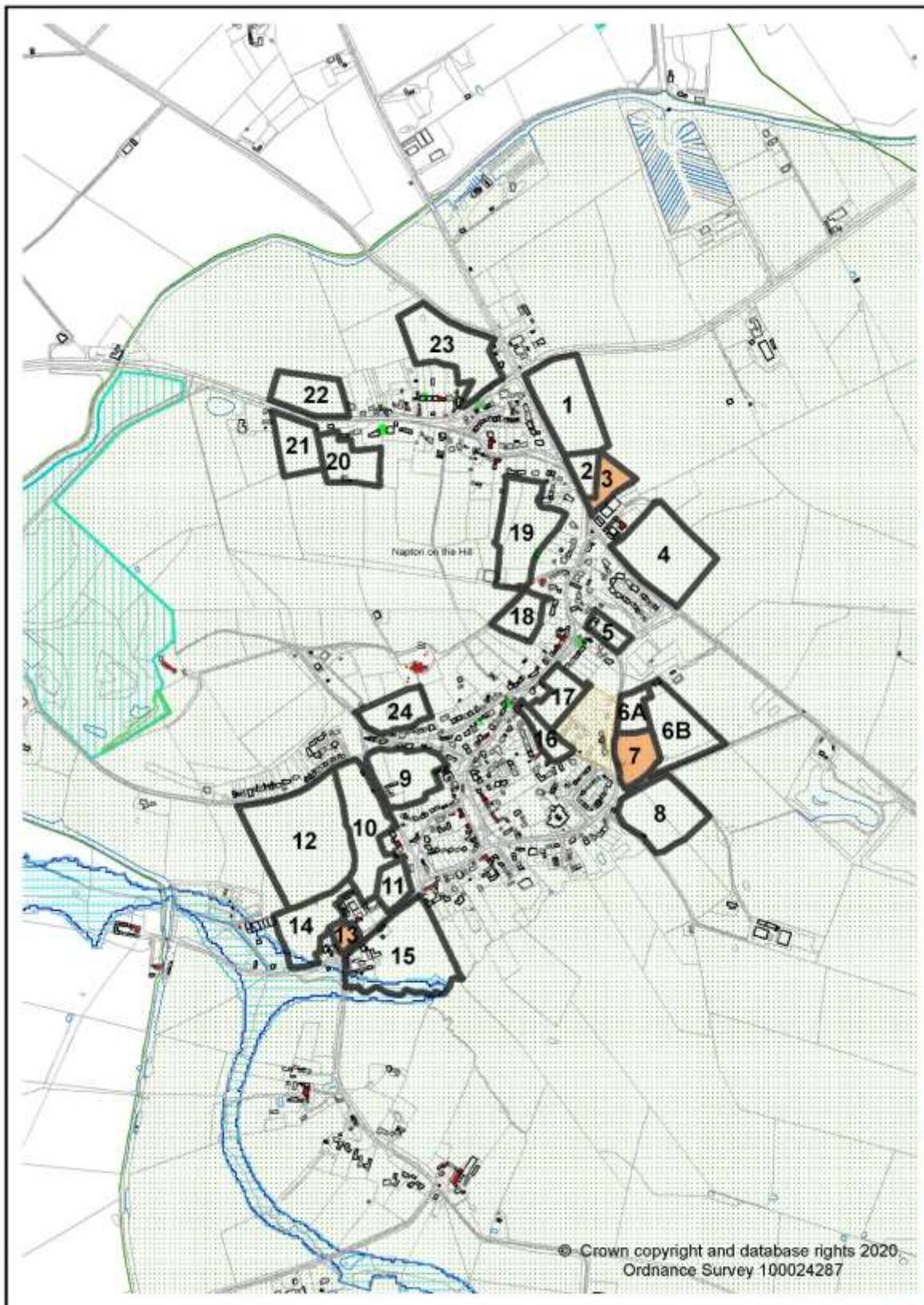
	some small blocks of Deciduous Woodland in the west of Napton. Napton Industrial Estate Regionally Important Geological Site is in the west of Napton <sup>131</sup> , and is unlikely to be effected by any of the site options.
Flooding	An area of flood risk lies to the south of the settlement.
Climate Change –Traffic	The settlement has good access to the A425 which borders the settlement to the north. There are no known congestion issues within the settlement.
Climate Change – Green Infrastructure	Public Open Space (POS) in the settlement includes a children’s play area located adjacent to the school, land associated with the village hall and a skateboard park. The village benefits from a Sports Club which includes a football pitch and a cricket pitch, plus two flood-lit multi-purpose games courts marked out for tennis, basketball and football. There is also a range of Green Infrastructure including a good network of footpaths providing access to the open countryside, the Oxford Canal which is located north and west of the village and has an accompanying footpath, a fishing lake and a SSSI.
Natural Resources	The settlement and most surrounding land is within a Mineral Safeguarding Area. The land around the settlement does not contain any best and most versatile agricultural land.
Air, Soil and Water pollution	Napton is located within a surface water safeguarded zone <sup>132</sup> , designated for pesticides, with the potential for minor negative effects for all site options.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	Napton-on-the-Hill is served by the 664/665 route to and from Leamington Spa approximately every 2 hours Monday-Saturday until the late afternoon/early evening. Most of these services also stop in Southam, Long Itchington and Harbury.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be ‘not applicable’ in the SA of site options by settlement.
Settlement Identity	None of the site options are likely to have effects on the setting of the settlement as they are located on the periphery of the existing built form of the village, largely following the existing settlement pattern. There is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village’s existing leisure and recreational facilities and amenities and green infrastructure network.
Economy and Employment	Neutral effects on employment as no employment land is being proposed.

<sup>131</sup> <http://maps.warwickshire.gov.uk/greeninfrastructure/>

<sup>132</sup> Environment Agency (2016) <http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=drinkingwater&layerGroups=default&lang=e&ep=map&scale=10&x=425883.64583333336&y=252788.39583333326#x=425757&y=252795&lg=2,5,10,&scale=8>

## Site Assessments

The 3 sites under consideration in Napton-on-the-Hill are identified in amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Napton-on-the-Hill



## Settlement: Napton-on-the-Hill

### SA Objectives

	SA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment	
Site: NAP.03 – East of Butt Hill (south) Dwellings: 6	-?	--?	0	0	0	+	- +	0 -	0	-	N/A	+	+	+	+	0
Site: NAP.07 – North of Dog Lane Dwellings: 12	-?	-?	0	0	-?	+	- +	0 -	0	-	N/A	+	+	+	+	0
Site: NAP.13 – North of New Street (west) Dwellings: 6	--	?	0	0	-?	+	- +	0 -	0	-	N/A	+	+	+	+	0

## Site NAP.03 – East of Butt Hill (south), Napton-on-the-Hill

### Site Overview

Has a gross area of 0.4ha; with a net developable area of 0.2ha and a capacity for approximately 6 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-High landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate against adverse impacts.</li> <li>-Located within a mineral safeguarding area</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-Grade II listed farmhouse located approximately 60 metres southeast of site. Currently large, modern agricultural buildings located between site and listed building. Site clearly part of historic agricultural rural setting for farmhouse and development in this location would have some impact on this setting.</li> <li>-HER suggests ridge and furrow exists in this location. Site visit proved that any ridge and furrow in this location has been entirely lost to modern ploughing and farming methods.</li> <li>-Within a surface water drinking water safeguard zone</li> <li>-Within 400m of the nearest bus stop but over 800m from the nearest services/facilities (Napton Post Office).</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not located within a designated flood zone.</li> <li>-Has access via Butt Hill which connects to the A425 a short distance to the north, and it is considered that suitable mitigation is possible to minimise any adverse effects.</li> <li>-Not located within or adjacent to an Air Quality Management Zone (AQMA) and nor will the site option increase traffic within an AQMA.</li> <li>-Does not involve the creation or loss of any employment land.</li> <li>-Will not provide any affordable housing.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will not result in the loss of green infrastructure or public open space. A footpath runs through the site which should be incorporated into any development proposals.</li> <li>-Does not contain any best or most versatile agricultural land.</li> <li>-Largely follows the existing settlement pattern and will not result in the coalescence with neighbouring settlements.</li> <li>-Will provide a modest contribution to the supply of housing and will not create any conflicting neighbouring land uses.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site NAP.07 – North of Dog Lane, Napton-on-the-Hill

### Site Overview

Has a gross area of 0.7ha; with a net developable area of 0.4ha and a capacity for approximately 12 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-Located within a mineral safeguarding area
<b>Minor Negative Effects</b>	-HER indicates this site forms part of the possible extent of the medieval settlement. Site visit showed several mounds and hollows across the centre part of the field, indicating the possibility of below ground archaeological deposits. Any potential loss of or harm to existing artefacts could be mitigated through suitable archaeological evaluation. -High landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate against adverse impacts. -Within a surface water drinking water safeguard zone. -The County Highway Authority has concerns about the provision of an acceptable access to the site. -Over 400m from the nearest bus stop and within 800m of the nearest services/facilities.
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. -Not located within a designated flood zone. -Not located within or adjacent to an Air Quality Management Zone (AQMA) and nor will the site option increase traffic within an AQMA. -Does not involve the creation or loss of any employment land.
<b>Minor Positive Effects</b>	-Will not result in the loss of green infrastructure or public open space. -Does not contain any best or most versatile agricultural land. -Largely follows the existing settlement pattern and will not result in the coalescence with neighbouring settlements. -Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing, and will not create any conflicting neighbouring land uses.
<b>Major Positive Effects</b>	None identified.

## Site NAP.13 – North of New Street (west), Napton-on-the-Hill

### Site Overview

Has a gross area of 0.3ha; with a net developable area of 0.2ha and a capacity for approximately 6 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Harm to the historic agricultural ‘curtilage’ associated with the Grade II listed farmhouse on the site.</li> <li>-Listed farmhouse and other dwellings/structures on north side of Folly Lane are all set back from the road up until the junction with the road to head south to Chapel Green. Dwellings on this land would bring the building form forward to the roadside, appearing incongruous in the street scene. Pushing the building line back into the site would not leave any space for any dwellings, so no mitigation possible.</li> <li>-Site full of earthworks, possible associated with archaeological deposits associated with extent of medieval village – would be lost to development.</li> <li>-Development in this location would be harmful to the setting of the Grade II listed dwelling and boundary wall, located directly opposite the site, with a separation distance of only 10 metres.</li> <li>-Cumulatively, these impacts equate to substantial harm.</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-Within a surface water drinking water safeguard zone.</li> <li>-The County Highway Authority has concerns about the provision of an acceptable access to the site.</li> <li>-Over 400m from the nearest bus stop but within 400m of the nearest services/facilities.</li> <li>-A proportion of the site is within or adjacent to a mineral safeguarding area</li> </ul>
<b>Uncertain Effects</b>	<ul style="list-style-type: none"> <li>-Has not been formally assessed against landscape sensitivity to housing development, however it is surrounding by land that has been considered to have a high/medium impact.</li> </ul>
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not located within a designated flood zone.</li> <li>-Not located within or adjacent to an Air Quality Management Zone (AQMA) and nor will the site option increase traffic within an AQMA.</li> <li>-Does not involve the creation or loss of any employment land.</li> <li>-Will not provide any affordable housing.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will not result in the loss of green infrastructure or public open space.</li> <li>-Does not contain any best or most versatile agricultural land.</li> <li>-Largely follows the existing settlement pattern and will not result in the coalescence with neighbouring settlements.</li> <li>-Will provide a modest contribution to the supply of housing and will not create any conflicting neighbouring land uses.</li> </ul>
<b>Major Positive Effects</b>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>

## Newbold-on-Stour

### Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	Newbold-on-Stour is a small village linear in fashion located approximately 6 miles to the Southeast of Stratford-upon-Avon. The village is very small in size as is not covered by a conservation area. There are a total of 13 listed buildings within the settlement area mostly situated within the core of the village. There are also a total of 41 heritage sites within the village settlement area, the most notable of which is that of a mediaeval chapel at Newbold-on-Stour. This couples with a nearby Deserted medieval village at lower Ettington and the post-medieval neighbouring Ettington Deer Park show the area has been in occupation for some time. <sup>133</sup>
Landscape	The settlement is 4km from the Cotswolds AONB <sup>134</sup> , with no significant effect on the designation. The River Stour skirts the eastern edge of the village. The Feldon Parkland Special Landscape Area lies to the north and east of the settlement and site NEWB.01 lies within this SLA.
Biodiversity and Geodiversity	Grade 2 agricultural land is located to the west and south of the village. There are no nationally significant ecological or geological features on the edge of the settlement.
Flooding	The flood zone associated with the River Stour skirts the eastern of the settlement.
Climate Change –Traffic	There are no known congestion issues within the settlement.
Climate Change – Green Infrastructure	Public Open Space in Newbold-on-Stour is limited to a small children’s play facility and a sports field behind the village hall. Green Infrastructure in the settlement includes 2 no. allotment gardens, rural footpaths providing access to the open countryside, amenity greenspace and the River Stour to the east of the village.
Natural Resources	The settlement is within a Mineral Safeguarding Area. Parcels of land to the west and south of the settlement are of best and most versatile agricultural land (Grade 2).
Air, Soil and Water pollution	The village is not an Air Quality Management Area. There are no known issues of soil contamination within the settlement. The village is not within a Drinking Water Safeguard Zone (ground or surface water) but is within a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	Newbold-on-Stour is served on an hourly basis until early evening Monday – Saturday by the 50 service (Stratford – Alderminster – Newbold-on-Stour – Tredington – Shipston-on-Stour), with some services continuing to Long Compton and Chipping Norton).
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be ‘not applicable’ in the SA of site options by settlement.
Settlement Identity	None of the site options are likely to have effects on the setting of the settlement as they are located on the periphery of the existing built form of the village, largely following the existing settlement pattern. There is no risk of coalescence with neighbouring settlements.

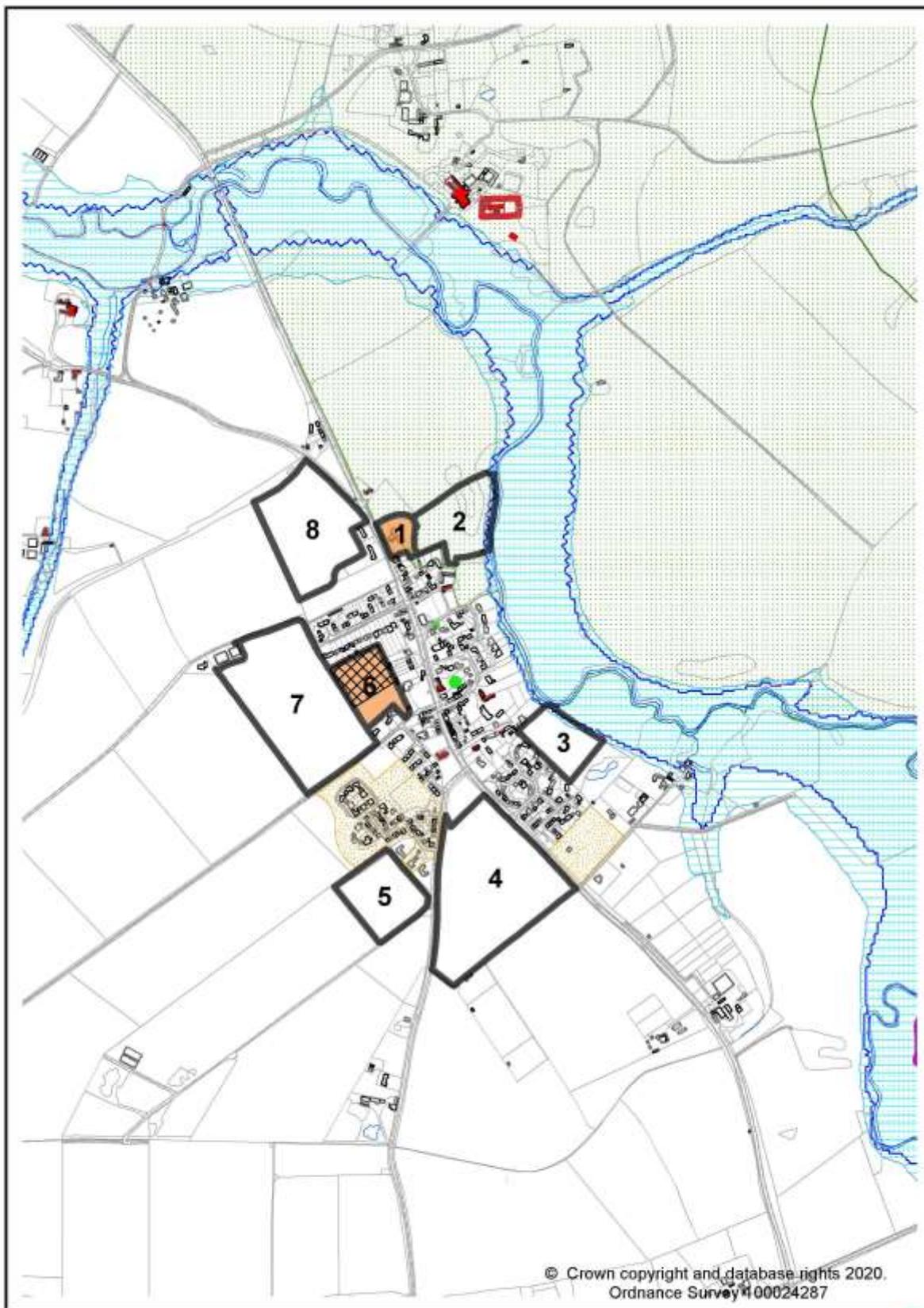
<sup>133</sup> Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire

<sup>134</sup> Magic Map (2017)

Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village's existing green infrastructure network, whilst it is acknowledged there is a lack of formal leisure and recreational facilities in the settlement.
Economy and Employment	Neutral effects on employment as no employment land is being proposed.

## Site Assessments

The 2 sites under consideration in Newbold-on-Stour are identified in amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Newbold-on-Stour



**Settlement: Newbold-on-Stour**

**SA Objectives**

	SA Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment			
Site: NEWB.01 – East of Stratford Road Dwellings: 8	-?	?	0	0	0	+	- - ?	0	0	0	+	N/A	+	+	+	+	0	
Site: NEWB.06 – North of Moss Lane (east) Dwellings: 20	-?	-?	0	0	0	+	- - ?	0	0	0	+	N/A	+	+	+	+	+	0

## Site NEWB.01 – East of Stratford Road, Newbold-on-Stour

### Site Overview

Has a gross area of 0.5ha; with a net developable area of 0.3ha and a capacity for approximately 8 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-Located within a mineral safeguarding area
<b>Minor Negative Effects</b>	-The Grade II Listed Building (South Lodge) is located approximately 60 metres from the site. Any development in this location could potentially compromise the setting of this heritage asset and mitigation measures would be needed to ensure any harm was minimised. -Partially within best and most versatile agricultural land. Some uncertainty at this stage of assessment as development could avoid these areas of the site, preventing the loss of agricultural land.
<b>Uncertain Effects</b>	-The site has not been formally assessed against the landscape sensitivity of housing development on the site.
<b>Neutral Effects</b>	-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. -Not located within a designated flood zone. -Has access via the A3400 Stratford Road, and it is considered that suitable mitigation is possible to minimise any adverse effects. -Not located within an Air Quality Management Zone -Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone -Does not involve the creation or loss of employment land.
<b>Minor Positive Effects</b>	-Will not result in the loss of public open space or green infrastructure. -Within 400m of the nearest bus stops, which provide regular services to Stratford-upon-Avon, Chipping Norton and Shipston-on-Stour. The site is also within 400m of the nearest services/facilities, which include a Post Office and a pub. -Follows the existing settlement pattern, which is a linear design along the A3400 with the River Stour bordering the settlement to the east. Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing, and will not create any conflicting neighbouring land uses.
<b>Major Positive Effects</b>	None identified.

## Site NEWB.06 – North of Moss Lane (east), Newbold-on-Stour

### Site Overview

Has a gross area of 1.4ha; with a net developable area of 0.8ha and a capacity for approximately 20 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
Major Negative Effects	-Located within a mineral safeguarding area
Minor Negative Effects	<p>-HER records suggest that ridge and furrow is present on this site. However, there was no ridge and furrow visible at the time of the site visit. The field is currently being used as a paddock and more recent uses appear to have eradicated any ridge and furrow that may have once existed on the site.</p> <p>-The Church of St David is in close proximity to the site and is a grade II Listed building. The church cannot be seen from the majority of the site and development is unlikely to impact on the setting of the church itself.</p> <p>-There are two other Listed Buildings in close proximity to the site. However, due to intervening land uses and existing structures, it is not considered that development in this location would detrimentally harm the setting of these listed structures.</p> <p>-Cumulatively, any harm to heritage assets would be 'less than substantial'.</p> <p>-Medium landscape sensitivity to housing development, however at this stage of assessment there is uncertainty as there may be potential to mitigate adverse impacts.</p> <p>-Partially within best and most versatile agricultural land. Some uncertainty at this stage of assessment as development could avoid these areas of the site, preventing the loss of agricultural land.</p>
Uncertain Effects	
Neutral Effects	<p>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</p> <p>-Has frontage to a small access road which could be adapted to provide suitable access. It is considered that suitable mitigation is possible to minimise any adverse effects.</p> <p>-Not located within an Air Quality Management Zone</p> <p>-Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone</p> <p>-Does not involve the creation or loss of employment land.</p>
Minor Positive Effects	<p>-Will not result in the loss of public open space or green infrastructure.</p> <p>-Within 400m of the nearest bus stops, which provide regular services to Stratford-upon-Avon, Chipping Norton and Shipston-on-Stour. The site is also within 400m of the nearest services/facilities, which include a Post Office and a pub.</p> <p>-Follows the existing settlement pattern, which is a linear design along the A3400 with the River Stour bordering the settlement to the east.</p> <p>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing, and will not create any conflicting neighbouring land uses.</p>
Major Positive Effects	None identified.

# Oxhill

## Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	<p>The village of Oxhill is located approximately just over 9 miles southeast of Stratford-upon-Avon and is situated within an area known as the Vale of Red Horse. The Vale of Red Horse is a rural area within the district with the Fosse Way running through it and is traditionally known as a rich corn growing area. The Village is noted first of all in written history in the 1086 Domesday survey. The settlement includes a conservation area that covers a large portion of the eastern side of the village, within which all 22 of the villages listed buildings are situated in. The settlement is nucleated and appears to have grown around the Grade I listed Church of St. Lawrence.</p> <p>A further 52 heritage assets lie within the settlement and surrounding area, the historic core of the settlement is often deemed the most relevant of these, and this is evidence of a deserted medieval village of Old Strupp, this lies directly to the south of the existing village. Also there is suggested evidence of earlier occupation within the Roman period and possible settlement to the north of the settlement. So the settlement seems to have a rich history of occupation possibly linked to it being situated in an area known for rich crop growing capabilities.<sup>135/136</sup></p>
Landscape	The site options are approx. 3km from the Cotswolds AONB <sup>137</sup> , with no negative effects on the designation. The site options are not within a Special Landscape Area, but are within the Dunsmore and Feldon National Character Area, characterised by a rural, agricultural landscape crossed by small rivers and tributaries <sup>138</sup> .
Biodiversity and Geodiversity	The site options are not located within or adjacent to any internationally or nationally designated biodiversity sites, with no major negative effects. The nearest SSSI to the site options are approx. 4.5km to the north <sup>139</sup> , with no effects likely.
Flooding	A flood zone lies to the east and north of the settlement.
Climate Change –Traffic	1.7km to the north of Oxhill is the A422 which can be accessed from the settlement, and provides access to Stratford-upon-Avon. There are no identified congestion issues within Oxhill <sup>140</sup> .
Climate Change – Green Infrastructure	Public Open Space (POS) and Green Infrastructure in Oxhill is limited. There are no play areas or playing pitches within the settlement. There are a number of public footpaths providing access to the open countryside.
Natural Resources	The settlement is not included within a Mineral Safeguarding Area. The land around the settlement does not include any best and most versatile agricultural land.
Air, Soil and Water pollution	The village is not an Air Quality Management Area. There are no known issues of soil contamination within the settlement. The village is not within a Drinking Water Safeguard Zone (ground or surface water) but is within a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.

<sup>135</sup> Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire

<sup>136</sup> Oxhill Parish Plan (2014)

<sup>137</sup> DEFRA (2017) Magic Map

<sup>138</sup> Natural England (2014) National Character Area Profile: Severn & Avon Vales

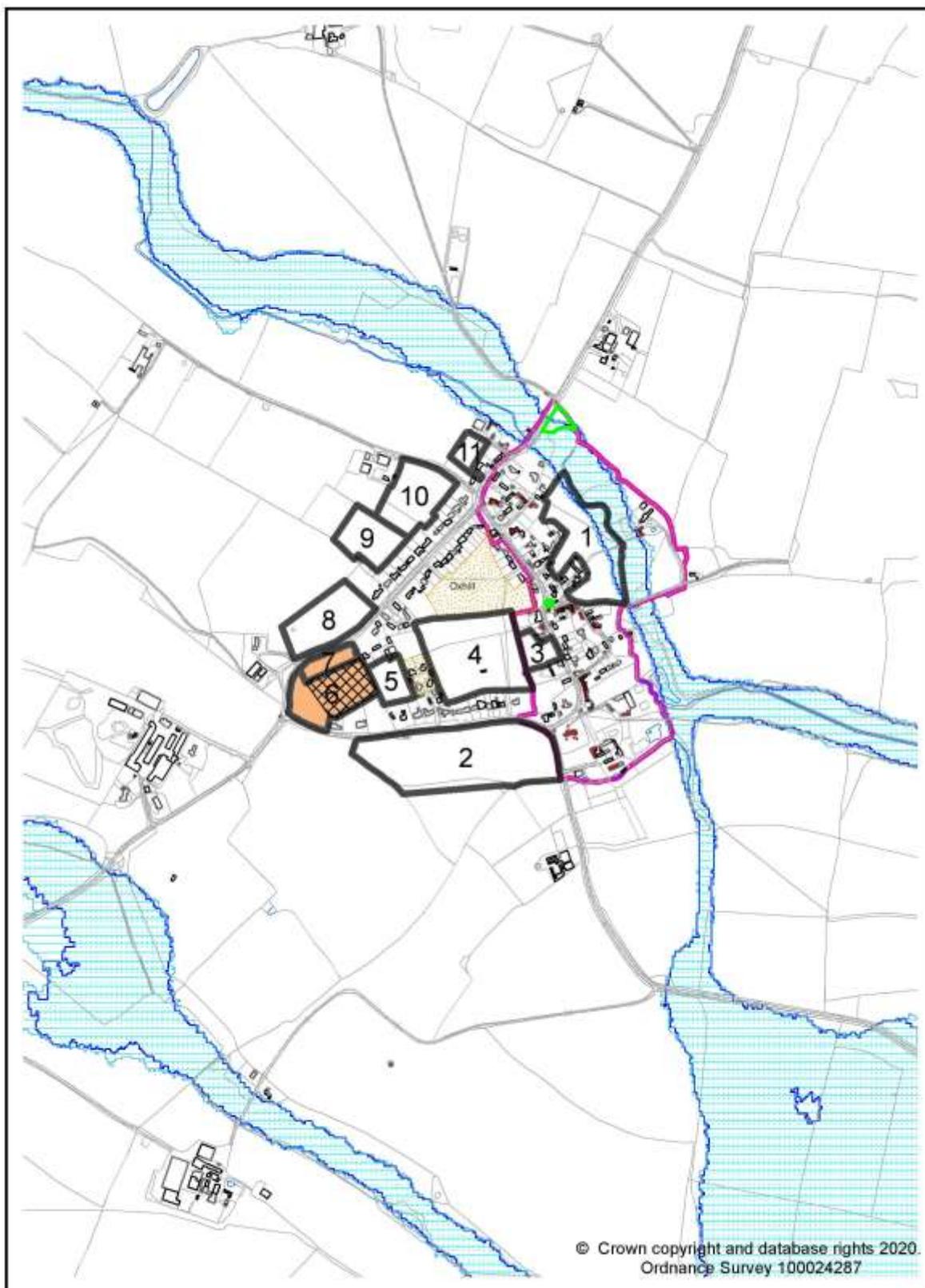
<sup>139</sup> DEFRA (2017) Magic Map

<sup>140</sup> Warwickshire County Council (2011) Warwickshire Local Transport Plan

Accessibility & Transport	Oxhill lies on the route of the 7 service between Stratford-upon-Avon and Banbury (Stratford-upon-Avon – Ettington – Kineton – Oxhill – Tysoe – Banbury). This service runs every three to four hours Monday – Saturday until early evening.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be ‘not applicable’ in the SA of site options by settlement.
Settlement Identity	The site options are not likely to have effects on the setting of the settlement as they lay within the existing pattern of Oxhill, which is bordered to the south by Green Lane and to the west by Whatcote Road. The site option will not extend beyond these roads. There is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at the site option to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village’s existing green infrastructure network, whilst it is acknowledged there is currently no formal leisure and recreational facilities in the settlement.
Economy and Employment	Neutral effects on employment as no employment land is being proposed.

## Site Assessments

The 2 sites under consideration in Oxhill are identified in amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Oxhill



**Settlement: Oxhill**

**SA Objectives**

	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment		
Site: OXH.06 – North of Green Lane (west) Dwellings: 13	0	-?	0	0	-	+	0 +	0 0	0	0	::	N/A	+	+	+	+	0
Site: OXH.07 – South of Whatcote Road Dwellings: 5	0	-?	0	0	-	+	0 +	0 0	0	0	::	N/A	+	+	0	+	0

## Site OXH.06 – North of Green Lane (west), Oxhill

### Site Overview

Has a gross area of 1.4ha; with a net developable area of 0.5ha and a capacity for approximately 13 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-Located approximately 500m from the bus stop and are not within walking distance to local services/facilities, and therefore local residents will use private vehicles to access services/facilities in nearby settlements.
<b>Minor Negative Effects</b>	-Medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be potential to mitigate against adverse impacts. -The County Highway Authority has concerns about the provision of an acceptable access to the site.
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	-No designated or non-designated heritage assets within or near the site. -Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. -Not within a designated flood zone. -Not within a mineral safeguarding area. -Not within or adjacent to an Air Quality Management Zone. -Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone -Does not involve the creation or loss of employment land.
<b>Minor Positive Effects</b>	-Will not result in the loss of public open space or green infrastructure. -Does not contain any best and most versatile agricultural land. -Follows the existing settlement pattern. -Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing, and will not create any conflicting neighbouring land uses.
<b>Major Positive Effects</b>	None identified.

## Site OXH.07 – South of Whatcote Road, Oxhill

### Site Overview

Has a gross area of 0.4ha; with a net developable area of 0.2ha and a capacity for approximately 5 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-Located approximately 500m from the bus stop and are not within walking distance to local services/facilities, and therefore local residents will use private vehicles to access services/facilities in nearby settlements.
<b>Minor Negative Effects</b>	-Medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be potential to mitigate against adverse impacts. -The County Highway Authority has concerns about the provision of an acceptable access to the site.
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	-No designated or non-designated heritage assets within or near the site. -Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. -Not within a designated flood zone. -Not within a mineral safeguarding area. -Not within or adjacent to an Air Quality Management Zone -Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone -Does not involve the creation or loss of employment land. -Will not provide any affordable housing.
<b>Minor Positive Effects</b>	-Will not result in the loss of public open space or green infrastructure. -Does not contain any best and most versatile agricultural land. -Follows the existing settlement pattern. -Will provide a modest contribution to the supply of housing and will not create any conflicting neighbouring land uses.
<b>Major Positive Effects</b>	None identified.

## Pillerton Priors

### Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	<p>Pillerton Priors is a village located approximately 7 miles southeast of Stratford-upon-Avon and one mile from its sister village of Pillerton Hersey. Both are referenced as pre-conquest manors in the Domesday Survey of 1086. Historic maps show a nucleated settlement pattern, but development since the beginning of the 20<sup>th</sup> century has expanded the village principally in the northern part.<sup>141</sup></p> <p>Within the settlement there is no conservation area, no scheduled monuments and no registered parks and gardens; however, there are five Grade II listed buildings, all located within the village's historic core</p>
Landscape	<p>The western part of the Parish lies within the Feldon Parklands Special Landscape Area (SLA). The key qualities of the SLA include large scale rolling topography, small scale water courses and a nucleated pattern of small estate villages.<sup>142</sup> The settlement is located within the Dunsmore and Feldon National Character Area, characterised by a rural, agricultural landscape crossed by small rivers and tributaries.<sup>143</sup></p> <p>Land to the north and west of the village is considered to have a high/medium landscape sensitivity to housing development. The zone of pastoral landscape south of the settlement is judged to be of high landscape sensitivity, however a parcel situated to the immediate south and south-east of the settlement is of medium landscape sensitivity to housing development. All parcels surrounding the settlement were adjudged to have a high sensitivity to commercial development.<sup>144</sup></p>
Biodiversity and Geodiversity	<p>There are no SSSIs in the area or internationally designated biodiversity sites. Road verges to the north west of Pillerton Priors have been identified as a Local Wildlife Site due to their species-rich grassland. Pillerton Priors Meadows to the north end of the settlement and Whiteheads Coppice to the west have been identified as potential Local Wildlife Sites.<sup>145</sup></p>
Flooding	<p>Flooding is not an issue for this settlement.</p>
Climate Change –Traffic	<p>There are no known congestion issues within Pillerton Priors.</p>
Climate Change – Green Infrastructure	<p>Pillerton Priors contains an area of park/garden Public Open Space (POS) associated with the Village Hall. In terms of green infrastructure, there are a number of public footpaths providing access to the open countryside.</p>
Natural Resources	<p>The settlement is not within a Mineral Safeguarding Area. None of the land surrounding the settlement is categorised as best and most versatile agricultural land.</p>
Air, Soil and Water pollution	<p>The village is not an Air Quality Management Area and there are no known issues with soil contamination. The village is not within a Drinking Water Safeguard Zone (ground or surface water), but is within a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.</p>
Waste	<p>Development within the town would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.</p>
Accessibility & Transport	<p>Only temporary Coronavirus timetables currently available. To be updated once normal timetable is available.</p>

<sup>141</sup> Historic Environment Assessment of Local Service Villages (AOC Archaeology, 2012), p.187

<sup>142</sup> Special Landscape Areas Study (White Consultants, 2012), p.28

<sup>143</sup> Natural England (2014) National Character Area Profile: 96: Dunsmore and Feldon

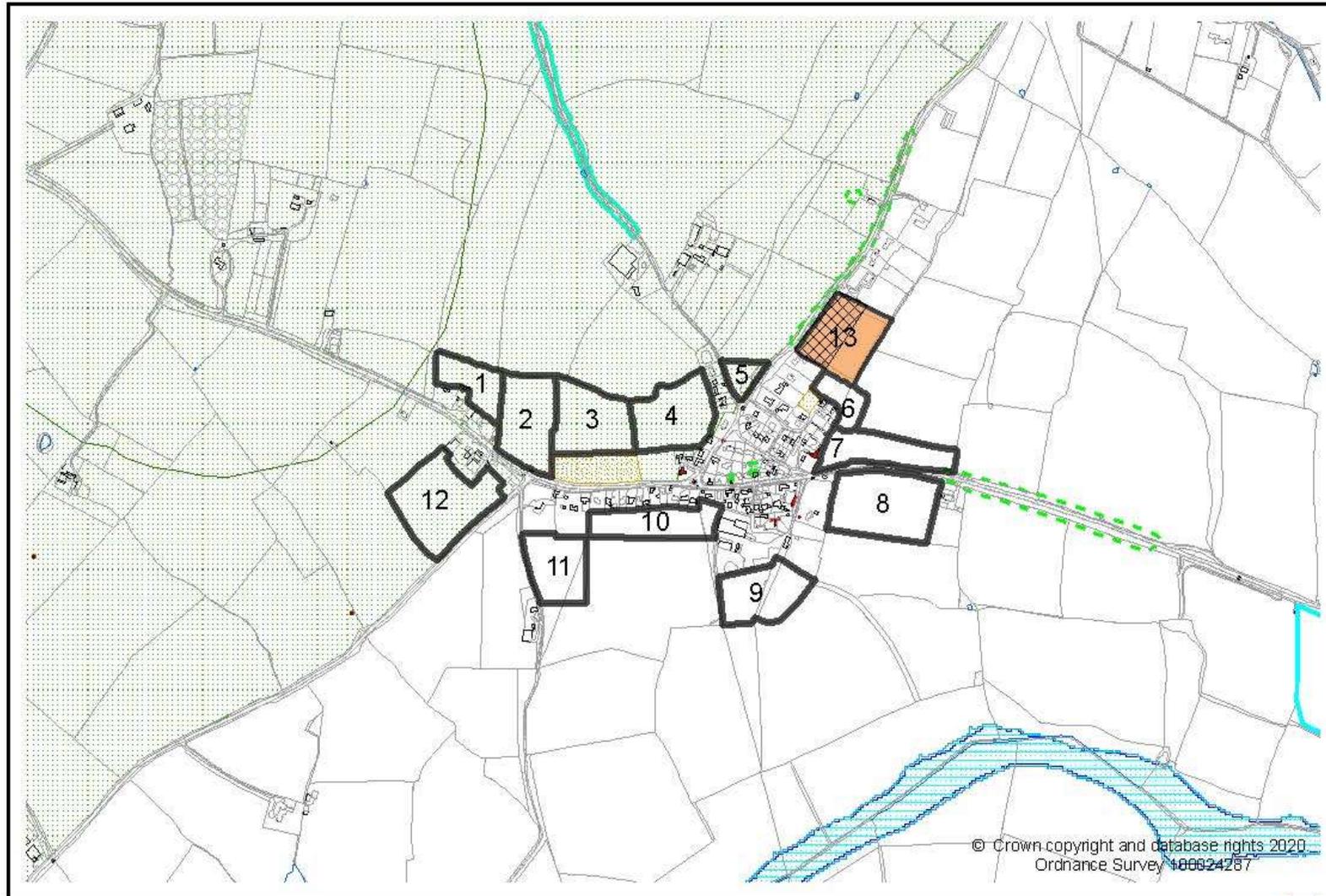
<sup>144</sup> Landscape Sensitivity Assessment of Local Service Villages (White Consultants, 2012)

<sup>145</sup> Ecological & Geological Study of Local Service Villages (Warwickshire County Council, 2012)

Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be 'not applicable' in the SA of site options by settlement.
Settlement Identity	The site option is not likely to have effects on the setting of the settlement as they lay within the existing pattern of Pillerton Priors. There is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village's existing green infrastructure network via public footpaths.
Economy and Employment	Neutral effects on employment as no employment land is being proposed.

## Site Assessments

The site under consideration in Pillerton Priors is identified in amber on the map below and has been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Pillerton Priors

**Settlement: Pillerton Priors**

**SA Objectives**

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment
Site: PILL.013 – East of Kineton Road Dwellings: 13	0	--?	0	0	-	+	0 +	0 0	0	-	N/A	+	+ +	+	0

## Site PILL.13 – East of Kineton Road, Pillerton Priors

### Site Overview

Has a gross area of 1.5ha; with a net developable area of 0.5ha and a capacity for approximately 13 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-High/Medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate adverse impacts.
<b>Minor Negative Effects</b>	-The County Highway Authority has concerns about the provision of an acceptable access to the site. Within 400m of the nearest bus stop, but over 800m from the closest services/facilities, which are located in the neighbouring settlement of Ettington.
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	-No designated or non-designated heritage assets within or near the site -Not within designated flood zone 2 or 3 with a neutral effect. -Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. -Not located within a mineral safeguarding area -Not located within an Air Quality Management Area -Not within a Surface Water Safeguard Zone, Groundwater Source Protection Zone or a Surface Water Drinking Water Protection Area.
<b>Minor Positive Effects</b>	-Site option would provide a modest supply of housing overall and a modest supply of affordable housing. -Does not contain any best and most versatile agricultural land. -Site option will not result in the loss of public open space or green infrastructure. -No conflicting neighbouring land uses. -Largely follows the existing settlement pattern
<b>Major Positive Effects</b>	None identified.

## Priors Marston

### Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	<p>Priors Marston is a village located in a parish of the same name, the village itself is linear in shape and approximately 17 miles east of Stratford-upon-Avon. The majority of the village is covered by a conservation area, with all 37 except 1 of the settlements listed buildings being inside the conservation area. There are a total of 23 heritage assets that are within the area most relevant are evidence of deserted and shrunken mediaeval villages to the north of the settlement.</p> <p>The area appears to have been supported by agriculture with the land from around 1602 being let out by The Spencer family to tenants. Then in 1837 a census showed that 30% of the village were employed in the village in agriculture with further locals being employed in various other rural jobs related to agriculture.<sup>146/147</sup></p>
Landscape	<p>The SDC Landscape Sensitivity Study identifies land to the eastern edge of the village as being of high sensitivity to housing development and land to the south, west and north of the village as high/medium sensitivity. The settlement is not located close to the Cotswolds AONB so options will not affect the designated landscape. The village is located within the 'Ironstone Hill' Special Landscape Area (SLA), which is categorised as a rolling landscape including occasional prominent ironstone hills, ridges and slopes which forms the transition between the Northamptonshire Ironstone Hills and the Feldon Vale. The village is situated within the Northamptonshire Uplands National Character Area – an area of gently rolling limestone hills and valleys where land is in mixed agricultural use, mostly pasture and arable. There are no internationally designated biodiversity sites or SSSIs in the settlement or the surrounding landscape, and therefore no major significant effects.</p>
Biodiversity and Geodiversity	<p>The only high quality (Grade 2) agricultural land on the periphery of the village is to the east. There are no nationally significant ecological or geological features on the edge of the settlement.</p>
Flooding	<p>An area of flood risk lies to the south of the settlement.</p>
Climate Change –Traffic	<p>There are no known congestion issues within the settlement.</p>
Climate Change – Green Infrastructure	<p>Public Open Space is limited within the settlement. There are no children's play areas or informal recreation areas. There is a sports ground on the southern edge of the village, which comprises a football pitch, cricket pitch and 2 no. all-weather tennis courts. Green infrastructure is also limited to public footpaths providing access to the open countryside.</p>
Natural Resources	<p>The east of the settlement is included within a Mineral Safeguarding Area. Some areas of land to the east of the settlement contain best and most versatile agricultural land.</p>
Air, Soil and Water pollution	<p>The village is not an Air Quality Management Area. There are no known issues of soil contamination within the settlement. The village is not within a Drinking Water Safeguard Zone (ground water) but is within a Drinking Water Safeguard Zone (surface water) and a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.</p>
Waste	<p>Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.</p>
Accessibility & Transport	<p>There are no services to and from Priors Marston except for a single outward and inward journey on Thursdays only on a route covering Napton-on-the Hill and Rugby.</p>

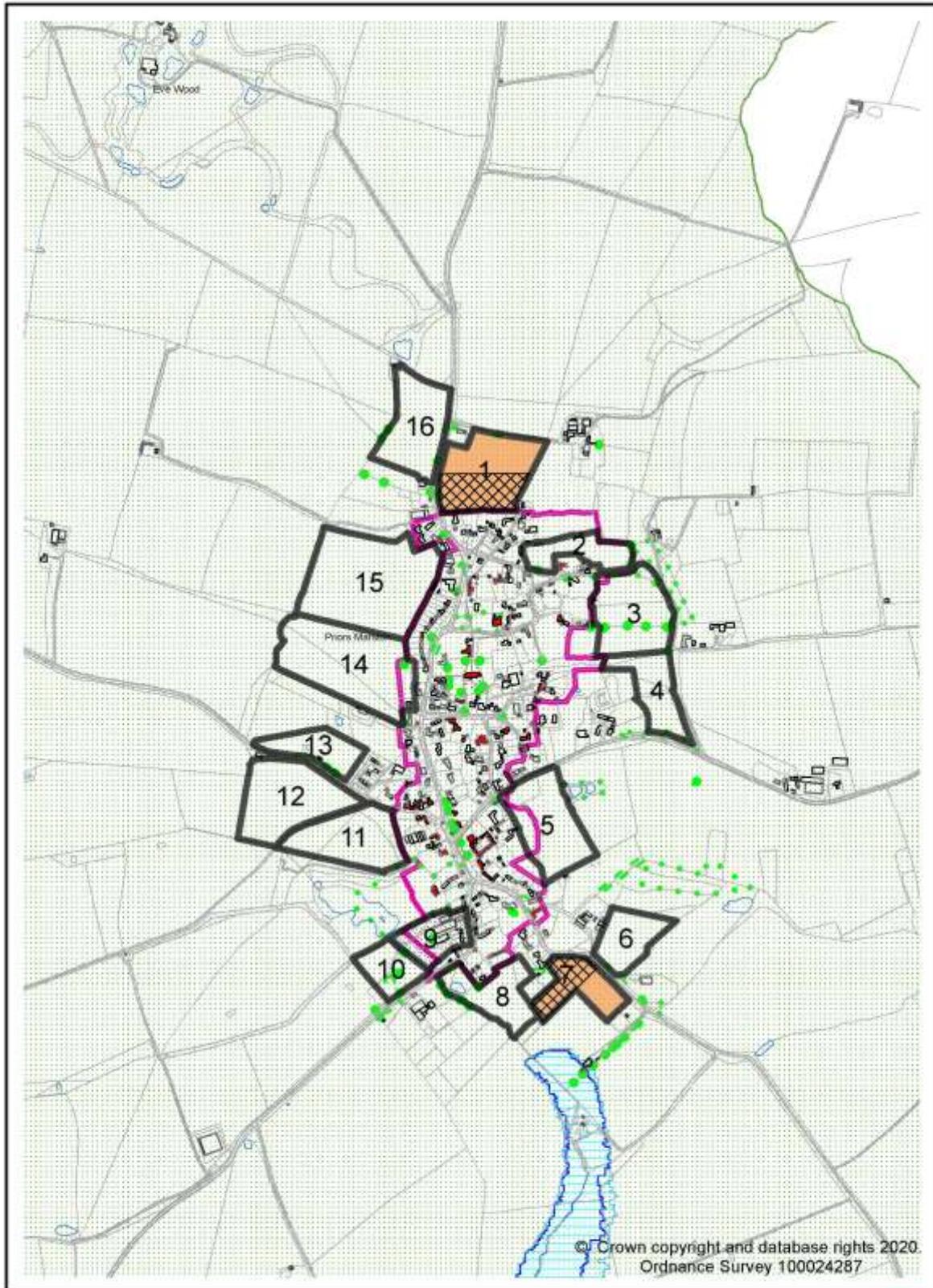
<sup>146</sup> Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire

<sup>147</sup> Priors Marston Parish Plan ( 2005)

Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be 'not applicable' in the SA of site options by settlement.
Settlement Identity	None of the site options are likely to have effects on the setting of the settlement as they are located on the periphery of the existing built form of the village, largely following the existing settlement pattern and the established road network. There is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village's existing green infrastructure network and existing leisure and recreation facilities, although it is acknowledged there is a lack of informal play areas within the settlement.
Economy and Employment	Neutral effects on employment as no employment land is being proposed.

## Site Assessments

The 2 sites under consideration in Priors Marston are identified in amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Priors Marston



Settlement: Priors Marston																		
	SA Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment			
Site: PM.01 – East of Shuckburgh Road Dwellings: 20	-?	--?	0	0	.	+	-	+	0	.	0	.	N/A	+	+	+	.	0
Site: PM.07 – South of Byfield Road Dwellings: 10	-?	--?	0	0	0	+	0	+	0	.	0	+	N/A	+	+	+	+	0

## Site PM.01 – East of Shuckburgh Road, Prior Marston

### Site Overview

Has a gross area of 2.0ha; with a net developable area of 0.8ha and a capacity for approximately 20 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-High/medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate adverse impacts.
<b>Minor Negative Effects</b>	-The southern edge of the site is commensurate with the northern edge of the Conservation Area. Any development in this location would have an impact on the existing rural edge to the village and would have some impact on the setting of the Conservation Area. The site has sufficient space to provide possible mitigation measures. Any potential harm to the heritage asset would be 'less than substantial'. -Located close to farm buildings and as such there may be some element of conflicting neighbouring land uses. -The County Highway Authority has concerns about the provision of an acceptable access to the site. -Within a Surface Water Drinking Water Safeguard Zone -Within 400m of local services but within 800m of a bus stop. -A proportion of the site is within or adjacent to a mineral safeguarding area
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	-Not within or adjacent to an Air Quality Management Area (AQMA). -Not within a designated flood zone. -Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. -Does not involve the creation or loss of any employment land.
<b>Minor Positive Effects</b>	-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing. -Will not result in the loss of public open space or green infrastructure. -Does not contain any best and most versatile agricultural land. -Largely follows the existing settlement pattern.
<b>Major Positive Effects</b>	None identified.

## Site PM.07 – South of Byfield Road, Priors Marston

### Site Overview

Has a gross area of 1.2ha; with a net developable area of 0.4ha and a capacity for approximately 10 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-High/medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate adverse impacts.
<b>Minor Negative Effects</b>	-The nearest Listed Building is located approximately 100 metres from the site. No historic connection between the listed building and the site in question. Distance and orientation suggest very little, if any harm on the setting of the listed building. -Conservation area 75 metres from site at closest point, with intervening land uses, mature vegetation and buildings. Any potential impact of development on the setting of the Conservation Area would be minimal at worst. -HER suggests there is ridge and furrow throughout the site and aerial images appear to also show feint lines indicating signs of possible earthworks. The site visit was inconclusive, due to long grass growing on entire field. Parcel of land only small remnant of larger field which was divided. Remainder now local sports pitches. Loss of any remaining ridge and furrow in this location due to overall scale and condition would be classed as 'less than substantial' harm. -Within a Surface Water Drinking Water Safeguard Zone
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	-Not within or adjacent to an Air Quality Management Area (AQMA). -Not within a designated flood zone. -Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. -There is an existing field gate vehicular access to the site off Byfield Road, and it is considered that suitable mitigation is possible to minimise any adverse effects. -Not within a mineral safeguarding area. -Does not involve the creation or loss of any employment land.
<b>Minor Positive Effects</b>	-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing. -Will not result in the loss of public open space or green infrastructure. -Does not contain any best and most versatile agricultural land. -Would not result in any conflicting neighbouring land uses. -Broadly follows the existing settlement pattern. -Within 400m of a bus stop and within 400m of local facilities.
<b>Major Positive Effects</b>	None identified.

# Quinton

## Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	<p>Quinton is formed of both Upper and Lower Quinton two villages placed next to each other, they are both located approximately 5 miles Southwest of Stratford-upon-Avon. The area like many others is first mentioned within the 1086 Domesday survey 1086, however the area is thought to have heritage that dates possibly further back than this would suggest. Aerial photography has shown evidence of cropmarks located in a field to the west of the two villages. It has never been confirmed and only suspected this is even older evidence of habitation.</p> <p>The areas do not contain a conservation area in either Upper or Lower Quinton. However there are a number of listed buildings, the majority of which are clustered to the east of Lower Quinton with a few situated in Upper Quinton. These again vary vastly from the Grade I listed Church of St. Swithin which is medieval in nature to a post medieval manor house<sup>148</sup></p> <p>Quinton has a number of Listed Buildings, however there is no Conservation Area within the settlement<sup>149</sup>. Approximately 700m to the south of Quinton is a Scheduled Monument (Multivallate hillfort on Meon Hill), and approximately 2km to the east there are 2 additional Scheduled Monuments (Medieval Settlement and Moated Site)<sup>150</sup>.</p>
Landscape	<p>Quinton is partially located within the Cotswolds AONB. The settlement is within the Severn and Avon Vales National Character Area which is characterised by a generally open landscape, with several distinct vales. The M5 passes through the centre of the NCA, and the NCA contains a SPA and has ecological importance due to habitats such as lowland meadows and floodplains<sup>151</sup>.</p>
Biodiversity and Geodiversity	<p>There are no internationally designated biodiversity sites in the local area<sup>152</sup>, and therefore no significant negative effects. The nearest SSSI to the site option is 7km to the east, and therefore no negative effects are likely<sup>153</sup>. Within the settlement there are small blocks of Traditional orchards and Deciduous Woodland Priority Habitat<sup>154</sup>. There are no designated Local Wildlife Sites in the settlement, but several potential Local Wildlife Sites.</p>
Flooding	<p>There is no flood risk to the village.</p>
Climate Change –Traffic	<p>There are no identified congestion issues within the settlement<sup>155</sup>,</p>
Climate Change – Green Infrastructure	<p>Public Open Space (POS) in Quinton includes a playing field with marked out football pitch, a children’s play area and a village green. Green Infrastructure (GI) in the settlement is limited, but includes an area of allotment gardens and a number of public footpaths providing access to the surrounding open countryside.</p>
Natural Resources	<p>The settlement is not included within a Mineral Safeguarding Area. The land around the settlement does not contain any best and most versatile agricultural land.</p>

<sup>148</sup> Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire

<sup>149</sup> Stratford Council GIS layers

<sup>150</sup> Stratford Council GIS layers- Measured from the closest site edge to the Heritage Asset using GIS

<sup>151</sup> Natural England (2014) National Character Area Profile: Severn & Avon Vales

<sup>152</sup> DEFRA (2017) Magic Map

<sup>153</sup> Ibid.

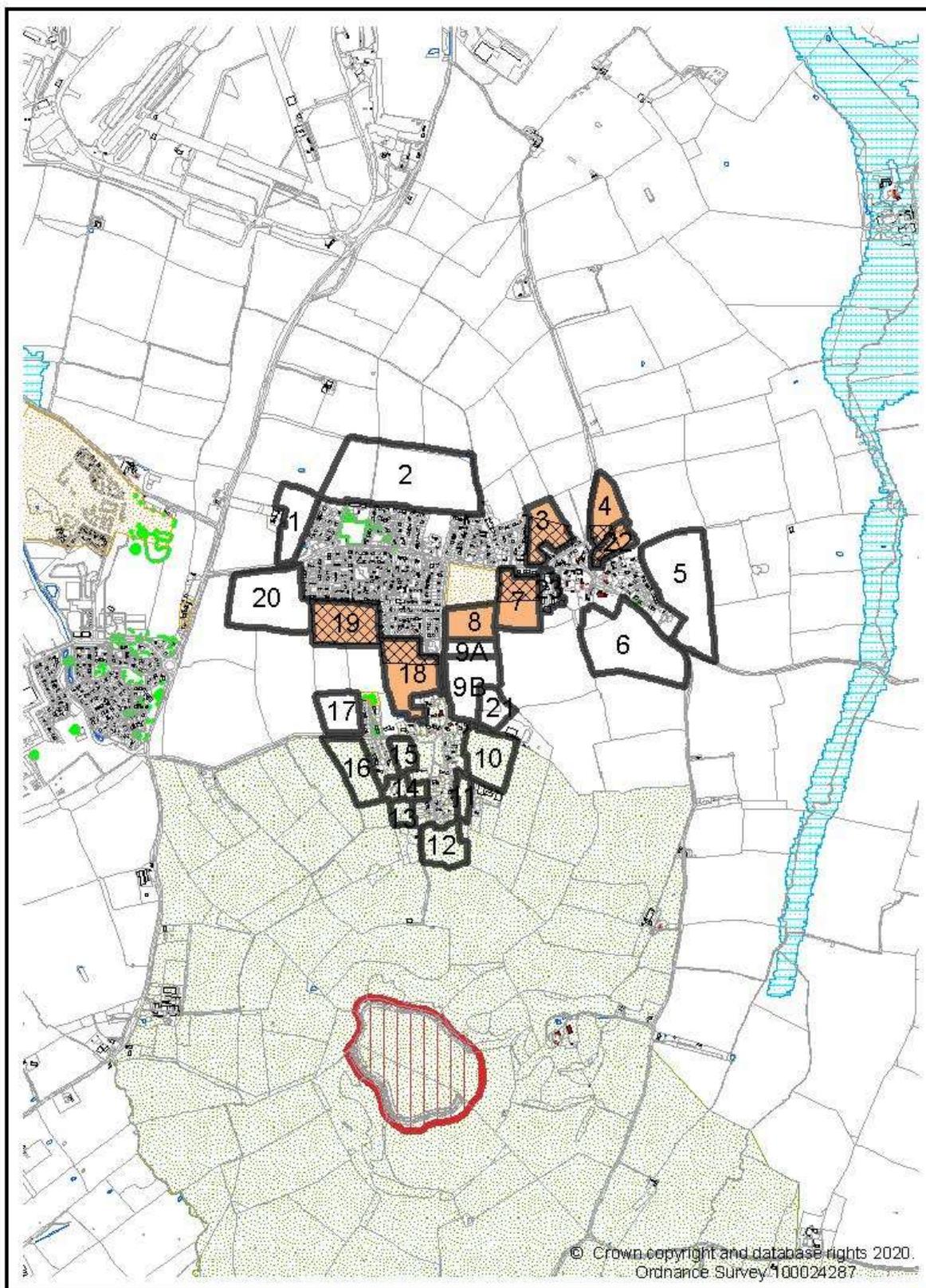
<sup>154</sup> Ibid.

<sup>155</sup> Warwickshire County Council (2011) Warwickshire Local Transport Plan

Air, Soil and Water pollution	The village is not an Air Quality Management Area. There are no known issues of soil contamination within the settlement. The village is not within a Drinking Water Safeguard Zone (ground or surface water) but is within a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	The 1, 2 and 3 routes together serve Lower Quinton every half hour Monday – Saturday until early evening. These routes all serve Stratford-upon-Avon, Clifford Chambers and Meon Vale.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be ‘not applicable’ in the SA of site options by settlement.
Settlement Identity	None of the site options are likely to have effects on the setting of the settlement as they are located on the periphery of the existing built form of the village, largely following the existing linear settlement pattern. There is a risk of coalescence between Lower and Upper Quinton in relation to certain sites.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village’s existing leisure and recreational facilities and amenities and green infrastructure network.
Economy and Employment	Neutral effects on employment as no employment land is being proposed.

## Site Assessments

The 7 sites under consideration in Quinton are identified in amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Quinton



**Settlement: Quinton**

	SA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment	
Site: QUIN.03 – North of Main Road (east) Dwellings: 30	--	--?	0	0	-	++	0 +	0 0	0	+	N/A	+	+	+	0	
Site: QUIN.04 – East of Back Lane (north) Dwellings: 12	-?	--?	0	0	-	+	0 +	0 0	0	+	N/A	+	+	+	-	0
Site: QUIN.07 – South of Main Road (middle) Dwellings: 36	--	--?	0	0	-	+	0 +	0 0	0	+	N/A	+	+	+	-	0
Site: QUIN.08 – East of Goose Lane (north) Dwellings: 30	0	-?	0	0	-	+	0 +	0 0	0	+	N/A	+	+	+	+	0
Site: QUIN.18 – West of Goose Lane Dwellings: 24	0	-?	0	0	-	+	0 +	0 0	0	+	N/A	+	+	+	+	0
Site: QUIN.19 – South of The Fordway Dwellings: 90	0	-?	0	0	-	+	0 +	0 0	0	+	N/A	+	+	+	+	0
Site: QUIN.22 – East of Back Lane (south) Dwellings: 15	-?	--?	0	0	-	+	0 +	0 0	0	+	N/A	+	+	+	+	0

## Site QUIN.03 – North of Main Road (east), Quinton

### Site Overview

Has a gross area of 2.0ha; with a net developable area of 1.0ha and a capacity for approximately 30 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Well preserved ridge and furrow present, any development would cause significant harm to this non-designated heritage asset through its loss.</li> <li>-Development in this location would remove the rural 'buffer' between the historic core of the settlement to the southeast and the 20th century village extension to the west. The retention of this field forms a crucial rural setting to the historic centre of the village and the listed buildings located within it. Development in this location would destroy this essential setting (links to QUIN.07).</li> <li>-Cumulatively, harm to heritage assets would be substantial.</li> <li>-High/medium landscape sensitivity to housing development, however there is uncertainty at this stage of assessment as there may be some potential to mitigate negative impacts.</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-The County Highway Authority has concerns over the capacity of the Campden Road corridor and junctions within Stratford-upon-Avon given the level of committed development south of the town.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Not within a designated flood zone.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not included within a mineral safeguarding area.</li> <li>-Does not involve the creation or loss of employment land.</li> <li>-Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Largely follows the existing settlement boundary.</li> <li>-Would not create any conflicting neighbouring land uses.</li> <li>-Within 400m of a bus stop and within 400m of limited local facilities.</li> </ul>
<b>Major Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will not result in the loss of public open space or green infrastructure. The site lies adjacent to a recreation ground and as such development on this site has the potential to improve access to it.</li> </ul>

## Site QUIN.04 – East of Back Lane (north), Quinton

### Site Overview

Has a gross area of 1.7ha; with a net developable area of 0.4ha and a capacity for approximately 12 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-High/medium landscape sensitivity to development, however there is uncertainty at this stage of assessment as there may be some potential to mitigate negative impacts.
<b>Minor Negative Effects</b>	-HER suggests there is ridge and furrow throughout the site and aerial images appear to also show feint lines indicating signs of possible earthworks. The site visit confirmed that ridge and furrow was present but was not of particularly good quality. The field is being used for grazing of animals. Only a small part of the field forms the site being evaluated. The loss of ridge and furrow, given the size of the site and overall condition would be classed as 'less than substantial' harm. -The County Highway Authority has concerns over the capacity of the Campden Road corridor and junctions within Stratford-upon-Avon given the level of committed development south of the town. -Lies adjacent to farm buildings and as such this may create an element of conflicting neighbouring land uses which could adversely affect residents health and well being.
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	-Not within or adjacent to an Air Quality Management Area (AQMA). -Not within a designated flood zone. -Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. -Not included within a mineral safeguarding area. -Does not involve the creation or loss of employment land. -Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone.
<b>Minor Positive Effects</b>	-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing. -Will not result in the loss of public open space or green infrastructure. -Does not contain any best and most versatile agricultural land. -Largely follows the existing settlement boundary. -Within 400m of a bus stop and within 400m of limited local facilities.
<b>Major Positive Effects</b>	None identified.

## Site QUIN.07 – South of Main Road (middle), Quinton

### Site Overview

Has a gross area of 2.7ha; with a net developable area of 1.2ha and a capacity for approximately 36 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Well preserved ridge and furrow present, any development would cause significant harm to this heritage asset, through its loss.</li> <li>-Development would remove the rural 'buffer' between the historic core of the settlement to the east and the 20th century village extension to the west. The retention of this field forms a crucial rural setting to the historic centre of the village and the listed buildings located within it. Development in this location would destroy this essential setting (links to QUIN.03).</li> <li>-Cumulatively, harm to heritage assets would be substantial.</li> <li>-High/medium landscape sensitivity to development, however there is uncertainty at this stage of assessment as there may be some potential to mitigate negative impacts.</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-The County Highway Authority has concerns over the capacity of the Campden Road corridor and junctions within Stratford-upon-Avon given the level of committed development south of the town.</li> <li>-Located adjacent to a number of agricultural buildings and as such may create an element of conflicting neighbouring land use which may adversely impact upon residents health and wellbeing.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Not within a designated flood zone.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not included within a mineral safeguarding area.</li> <li>-Does not involve the creation or loss of employment land.</li> <li>-Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Largely follows the existing settlement boundary.</li> <li>-Within 400m of a bus stop and within 400m of limited local facilities.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site QUIN.08 – East of Goose Lane (north), Quinton

### Site Overview

Has a gross area of 1.5ha; with a net developable area of 1.0ha and a capacity for approximately 30 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	None identified.
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-The County Highway Authority has concerns over the capacity of the Campden Road corridor and junctions within Stratford-upon-Avon given the level of committed development south of the town.</li> <li>-Located 300m to the north of the AONB and has a medium landscape sensitivity, however there is some uncertainty at this stage of assessment as landscape mitigation may be achievable.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Meon Hill Scheduled Monument lies 1.3km south of the site. Whilst there are views to the site from the Monument, development of this site would not cause any harm to the setting of the heritage asset.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not within a designated flood zone.</li> <li>-Not within a mineral safeguarding area.</li> <li>-Not in or adjacent to an AQMA.</li> <li>-Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone.</li> <li>-Does not involve the creation or loss of any employment land.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Within 400m of the nearest bus stop and nearest services/facilities.</li> <li>-The settlement pattern is largely based on the main road which runs through the centre of the settlement from east to west, with development to the north and south of the road. The location of the site to the south of the main road largely follows the existing settlement pattern.</li> <li>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing, and will not create any conflicting neighbouring land uses.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site QUIN.18 – West of Goose Lane, Quinton

### Site Overview

Has a gross area of 3.5ha; with a net developable area of 0.8ha and a capacity for approximately 24 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	None identified.
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-Medium landscape sensitivity to housing development, however there is uncertainty at this stage of assessment as there may be some potential to mitigate negative impacts.</li> <li>-The County Highway Authority has concerns over the capacity of the Campden Road corridor and junctions within Stratford-upon-Avon given the level of committed development south of the town.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Meon Hill Scheduled Monument lies 1.3km south of the site. Whilst there are views to the site from the Monument, development of this site would not cause any harm to the setting of the heritage asset.</li> <li>-Not within designated flood zone 2 or 3 with a neutral effect.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not located within a mineral safeguarding area</li> <li>-Not located within an Air Quality Management Area</li> <li>-Not within a Surface Water Safeguard Zone, Groundwater Source Protection Zone or a Surface Water Drinking Water Protection Area.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Site option would provide a modest supply of housing overall and a modest supply of affordable housing.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Site option will not result in the loss of public open space or green infrastructure.</li> <li>-No conflicting neighbouring land uses.</li> <li>-Largely follows the existing settlement pattern</li> <li>-Within 400m of the nearest bus stop and nearest services/facilities.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site QUIN.19 – South of The Fordway, Quinton

### Site Overview

Has a gross area of 5.5ha; with a net developable area of 3.0ha and a capacity for approximately 90 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	None identified.
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-Medium landscape sensitivity to housing development, however there is uncertainty at this stage of assessment as there may be some potential to mitigate negative impacts.</li> <li>-The County Highway Authority has concerns over the capacity of the Campden Road corridor and junctions within Stratford-upon-Avon given the level of committed development south of the town.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Meon Hill Scheduled Monument lies 1.3km south of the site. Whilst there are views to the site from the Monument, development of this site would not cause any harm to the setting of the heritage asset.</li> <li>-Not within designated flood zone 2 or 3 with a neutral effect.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not located within a mineral safeguarding area</li> <li>-Not located within an Air Quality Management Area</li> <li>-Not within a Surface Water Safeguard Zone, Groundwater Source Protection Zone or a Surface Water Drinking Water Protection Area.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Site option will not result in the loss of public open space or green infrastructure.</li> <li>-No conflicting neighbouring land uses.</li> <li>-Largely follows the existing settlement pattern</li> <li>-Within 400m of the nearest bus stop and nearest services/facilities.</li> </ul>
<b>Major Positive Effects</b>	<ul style="list-style-type: none"> <li>-Site option will provide a significant contribution to the supply of housing overall and a significant contribution to the supply of affordable housing.</li> </ul>

## Site QUIN.22 – East of Back Lane (south), Quinton

### Site Overview

Has a gross area of 0.8ha; with a net developable area of 0.5ha and a capacity for approximately 15 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-High/medium landscape sensitivity to development, however there is uncertainty at this stage of assessment as there may be some potential to mitigate negative impacts.
<b>Minor Negative Effects</b>	-The site is a farm complex with a number of large, modern agricultural buildings dispersed throughout the site, with a Grade II listed barn on the road frontage. The careful re-development of this site could be designed to incorporate sufficient mitigation measures to ensure the agricultural history and setting of this listed barn be conserved to the extent that any harm would be less than substantial. -The County Highway Authority has concerns over the capacity of the Campden Road corridor and junctions within Stratford-upon-Avon given the level of committed development south of the town.
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	-Not within or adjacent to an Air Quality Management Area (AQMA). -Not within a designated flood zone. -Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. -Not included within a mineral safeguarding area. -Does not involve the creation or loss of employment land. -Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone.
<b>Minor Positive Effects</b>	-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing. -Does not contain any best and most versatile agricultural land. -Will not result in the loss of public open space or green infrastructure. -Largely follows the existing settlement boundary. -Would not create any conflicting neighbouring land uses. -Within 400m of a bus stop and within 400m of limited local facilities.
<b>Major Positive Effects</b>	None identified.

# Salford Priors

## Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	<p>Salford Priors is a small village located within a parish of the same name and is approximately 8 miles southwest of Stratford-upon-Avon. First written recordings of the settlement can be traced back to 714 as it was a ford crossing the river Arrow on the Salt Way from Droitwich to Hillborough. There is a conservation area that covers the core of the village, there are a total of 14 listed buildings all except 2 are situated within the conservation area. A total of 58 heritage assets within the area lead to the assumption that occupation of this site occurred long before 714 with substantial prehistoric and Romano-British evidence having been found to the north and northwest of the settlement.</p> <p>Using Records it appears that the area has been farmed by a handful of land owning families with agriculture being the primary employment. Also the nearby river provided fish and eel farming opportunities in the area. Historical writings have told of several unsuccessful mineral mining attempts and a cottage industry in glove making until around 1870, there after it appears the sole employment was agriculture. 1866 saw a section of the Alcester Evesham line Railway come to Salford this opened opportunity's to move produce further afield, this line was permanently closed in 1964.<sup>156/157</sup></p> <p>Heritage assets within Salford Priors include Listed Buildings and a Conservation Area. There is also a Scheduled Monument approximately 650m north of Salford Priors<sup>158</sup>. The Conservation Area encompasses a large area of the settlement, and all of the Listed Buildings are within the Conservation Area. There are 31 listed buildings within the parish, most of which lie within the Conservation Area along the Evesham and Station Roads in Salford Priors village and Abbot's Salford.</p>
Landscape	<p>The site options are approximately 13km north of the Cotswolds AONB, and therefore will not have an effect on the designation<sup>159</sup>. The settlement is within the Severn and Avon Vales National Character Area which is characterised by a generally open landscape, with several distinct vales. The M5 passes through the centre of the NCA, and the NCA contains a SPA and has ecological importance due to habitats such as lowland meadows and floodplains<sup>160</sup>. The landscape is dominated by the lower valley of the River Avon. It is low lying open agricultural landscape with sparse woodland.</p>
Biodiversity and Geodiversity	<p>There are no internationally designated biodiversity sites in the local area<sup>161</sup>, and therefore no significant negative effects. The nearest SSSI to the settlement is approximately 2km away<sup>162</sup>, and therefore no negative effects likely. The nearest Local Nature Reserve is approximately 1.5km to the south, and therefore no negative effects likely.</p>
Flooding	<p>There are areas of flood risk within and to the south and east of the settlement, from the River Avon and its tributaries.</p>
Climate Change –Traffic	<p>Salford Priors has a junction with the A46, which is easily accessible from all site options. There are no known congestion issues within Salford Priors.</p>

<sup>156</sup> Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire

<sup>157</sup> Salford Priors Neighbourhood Development Plan (July 2017)

<sup>158</sup> Stratford Council GIS layers

<sup>159</sup> DEFRA (2017) Magic Map

<sup>160</sup> Natural England (2014) National Character Area Profile: Severn & Avon Vales

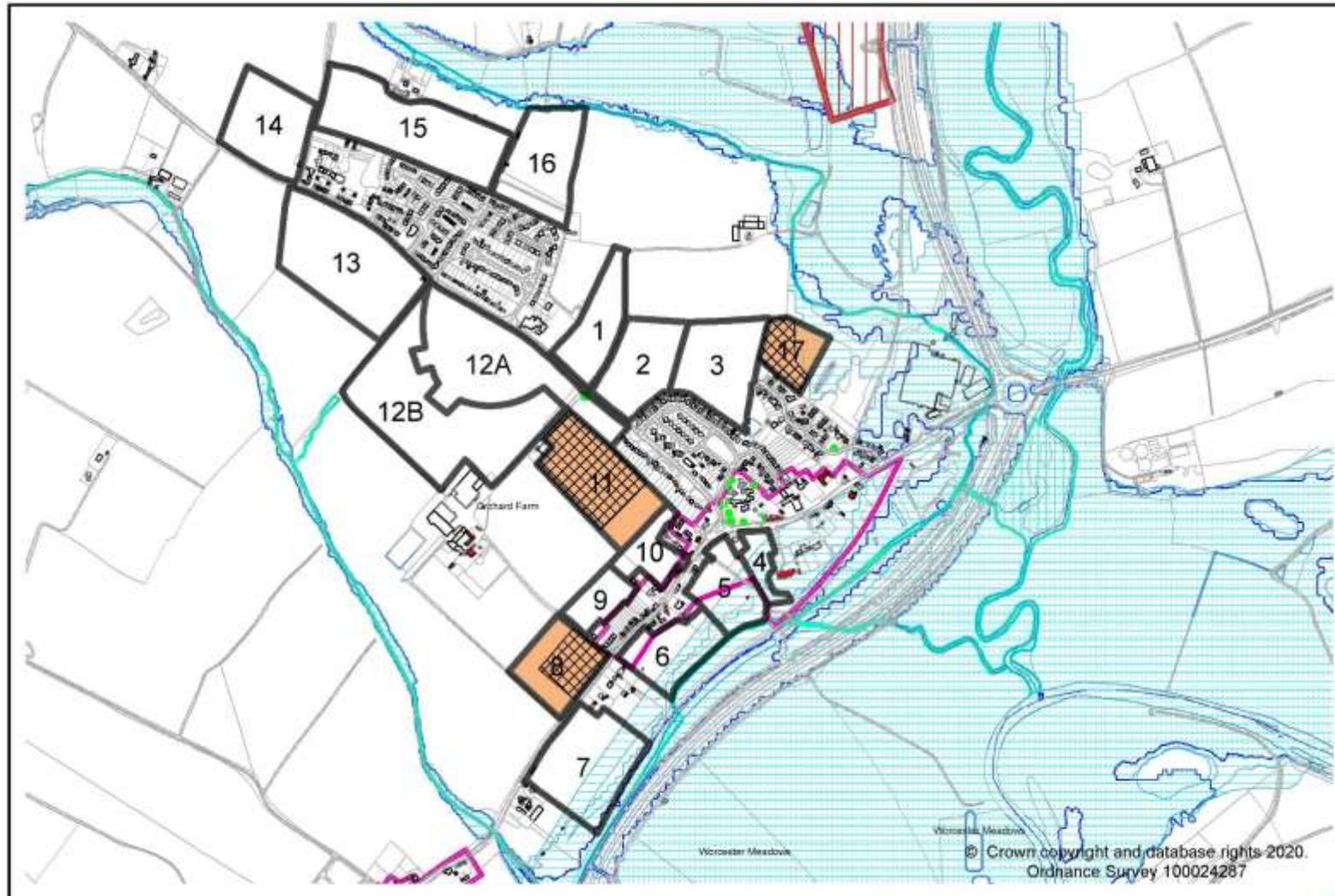
<sup>161</sup> DEFRA (2017) Magic Map

<sup>162</sup> Ibid.

Climate Change – Green Infrastructure	Public Open Space (POS) in Salford Priors includes a playing field and a separate play area with children’s play equipment. Green Infrastructure (GI) is limited to a number of public footpaths providing access to the open countryside.
Natural Resources	The settlement is included within a Mineral Safeguarding Area. Large areas of land around the settlement contain best and most versatile agricultural land (Grades 2 and 3A).
Air, Soil and Water pollution	The village is not an Air Quality Management Area. There are no known issues of soil contamination within the settlement. The village is not within a Drinking Water Safeguard Zone (ground or surface water) but is within a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	Salford Priors forms part of the route of the X18 service between Coventry and Evesham (Coventry – Leamington – Warwick – Stratford-upon-Avon – Welford-on-Avon, Bidford-on-Avon – Salford Priors – Evesham). Buses arrive every half hour Monday – Saturday until early evening and every two hours on Sundays.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be ‘not applicable’ in the SA of site options by settlement.
Settlement Identity	None of the site options are likely to have effects on the setting of the settlement as they are located on the periphery of the existing built form of the village, largely following the existing settlement pattern. There is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village’s existing leisure and recreational facilities and amenities and green infrastructure network.
Economy and Employment	Neutral effects on employment as no employment land is being proposed.

## Site Assessments

The 3 sites under consideration in Salford Priors are identified in amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Salford Priors



Settlement: Salford Priors																		
	SA Objectives																	
	1	2	3	4	5	6	7		8		9	10	11	12	13		14	15
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals	Natural Resources - Agriculture	Pollution – Air Quality	Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity	Affordable Housing Capacity	Communities & Health	Economy & Employment
Site: SALF.08 – West of Evesham Road (south) Dwellings: 24	-?	-?	0	0	0	+	-	-	0	0	0	-	N/A	+	+	+	+	0
Site: SALF.11 – South of School Road (east) Dwellings: 60	-?	-?	0	0	0	+	-	-	0	0	0	+	N/A	+	+	+	+	0
Site: SALF.17 – North of Bomford Way Dwellings: 24	0	--?	0	-	0	+	-	-	0	0	0	+	N/A	+	+	+	-	0

## Site SALF.08 – West of Evesham Road (south), Salford Priors

### Site Overview

Has a gross area of 2.0ha; with a net developable area of 0.8ha and a capacity for approximately 24 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Within a mineral safeguarding area.</li> <li>-Contains best and most versatile agricultural land.</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-The Grade II listed Orchards Farmhouse lies approximately 300 metres to the northwest of the site. Established hedgerow and trees border the residential curtilage of the farmhouse. Whilst development of this site would be eroding an element of the agricultural land historically associated with the farm and the listed farmhouse, the proposed site has sufficient space to allow the incorporation of a suitable landscaping buffer to mitigate any harm to the setting of the heritage asset sufficient to equate to 'less than substantial'.</li> <li>-The site lies on the southwest edge of the village with the edge of the existing built form also being the alignment of the Conservation Area. Dwellings directly opposite this site are located adjacent to, but outside the Conservation Area boundary. Development in this location would mirror this arrangement. Whilst development of this site would cause some harm to the setting of the Conservation Area, mitigation measures would be possible within the site to 'soften' and reduce harm to the extent harm would be less than substantial.</li> <li>-Medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate adverse impacts.</li> <li>-Within 800m of a bus stop and local facilities</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Subject to a speed survey, visibility splays and a minimum carriageway width of 5m the site would have safe access onto Evesham Road.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not within a designated flood zone.</li> <li>-Does not involve the creation or loss of employment land.</li> <li>-Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Largely follows the existing settlement pattern.</li> <li>-Would not create any conflicting neighbouring land uses.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site SALF.11 – South of School Road (east), Salford Priors

### Site Overview

Has a gross area of 3.3ha; with a net developable area of 2.0ha and a capacity for approximately 60 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
Major Negative Effects	<ul style="list-style-type: none"> <li>-Within a mineral safeguarding area.</li> <li>-Contains best and most versatile agricultural land.</li> </ul>
Minor Negative Effects	<ul style="list-style-type: none"> <li>-The Grade II listed Orchards Farmhouse lies approximately 250 metres to the southwest of the site. Established hedgerow and trees border the residential curtilage of the farmhouse. Whilst development of this site would be eroding an element of the agricultural land historically associated with the farm and the listed farmhouse, the proposed site has sufficient space to allow the incorporation of a suitable landscaping buffer to mitigate any harm to the setting of the heritage asset sufficient to equate to 'less than substantial'.</li> <li>-The part of the site earmarked for possible development lies approximately 80 metres from the edge of the Conservation Area. Whilst development of this site would cause some harm to the setting of the Conservation Area, mitigation measures would be possible within the site to 'soften' and reduce harm to the extent harm would be less than substantial.</li> <li>-Crop marks have been registered on the HER as a non-designated heritage asset. Any potential loss of or harm to existing artefacts could be mitigated through suitable archaeological evaluation.</li> <li>-Medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate adverse impacts.</li> </ul>
Uncertain Effects	
Neutral Effects	<ul style="list-style-type: none"> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not within a designated flood zone.</li> <li>-Has access via School Road, and it is considered that suitable mitigation is possible to mitigate any adverse effects.</li> <li>-Not within or adjacent to an Air Quality Management Zone (AQMA)</li> <li>-Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone.</li> <li>-Does not involve the creation or loss of any employment land.</li> </ul>
Minor Positive Effects	<ul style="list-style-type: none"> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Within 400m of the nearest bus stop and both the pub and the local school.</li> <li>-The settlement pattern is defined by the A46 which borders the village to the east and south, with major development along the 3 main roads: Station Road, Evesham Road and School Road. The site option follows this development pattern.</li> <li>-Will not result in any conflicting neighbouring uses.</li> <li>-Within 400m of a bus stop and local facilities.</li> <li>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> </ul>
Major Positive Effects	None identified.

## Site SALF.17 – North of Bomford Way, Salford Priors

### Site Overview

Has a gross area of 1.3ha; with a net developable area of 0.8ha and a capacity for approximately 24 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Within a mineral safeguarding area.</li> <li>-High landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate adverse impacts.</li> <li>-Contains best and most versatile agricultural land.</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-Part of the site lies within flood zone 2.</li> <li>-Located close to existing industrial uses and as such there may be an element of conflicting neighbouring land use which may adversely impact upon residents health and well-being.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-No heritage assets nearby that would be affected by the development of the site.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Does not involve the creation or loss of employment land.</li> <li>-Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone.</li> <li>-Whilst the site currently has no access from the surrounding road network, satisfactory vehicular access could be gained from the recently completed development to the south of the site.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Largely follows the existing settlement pattern.</li> <li>-Within 400m of a bus stop and local facilities.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Shipston-on-Stour

### Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	<p>The town lies around 10 miles South of Stratford-upon-Avon in the Stour Valley and at the northern end of the Cotswolds. The town of Shipston-on-Stour itself is believed to have dated back to the 10<sup>th</sup> century. The origin of the name Shipston is from the Anglo Saxon Scepwaeistune meaning Sheep-wash-Town, because of having once been an important sheep market. Later as well as this the Town also made a name for itself becoming an important stopping point for Stagecoaches. Many of these former inns used as stopping places are still within the town area on the highstreets.</p> <p>However due to a decrease in the demand for local wool the local economy was effected however in 1836 a branch line running from the Stratford and Moreton Tramway was opened, this helped to improve to local trade and economy.</p> <p>The town itself has a large conservation area which covers large portions of the east of the settlement including the High Street, Telegraph Street and mill street. The conservation area holds a large portion of the Towns 83 listed buildings. These buildings vary in Grade listing and include a range of uses such as old coaching inns, to the majority of Sheep street as well as various houses. <sup>163/164</sup></p> <p>Heritage assets within Shipston include a Conservation Area and Listed Buildings. The settlement does not contain any Scheduled Monuments, Registered Parks &amp; Gardens or any known archaeological features. The settlements Conservation Area is located in the east of the settlement, with the central point being the crossroads of the BR035 and the A3400. Most of the Listed Buildings in the town are located along Ship Street and the High Street in the Conservation Area.</p> <p>The town is home to a rich historic environment, including a wealth of Medieval and Georgian buildings, which mirrors the settlement's historic importance as a regionally important sheep and wool market town. The heritage of the town is reflected in the designation of an extensive Conservation Area and the presence of numerous listed buildings from a range of periods.</p> <p>The Conservation Area and historic character of the town is an important local feature which offers distinctiveness to the town centre.</p>
Landscape	<p>Shipston is located approximately 3km to the west of the Cotswolds AONB<sup>165</sup>, with no effects likely. The settlement is within the Dunsmore and Feldon National Character Area, characterised by a rural, agricultural landscape crossed by small rivers and tributaries<sup>166</sup>.</p> <p>Just to the south of Shipston lies the Cotswolds Area of Outstanding Natural Beauty and the town is one of the gateways to it. The protection and enhancement of the landscape of this important asset is a priority for the local community. The rising land to the west of Shipston, incorporating Hanson Hill and Waddon Hill, forms a prominent backcloth to the town which is apparent from along the Stour Valley and further to the east. To the north, landscape constraints and the sloping ground rule out major expansion. In terms of sensitivity to residential development, there are areas located to the northwest, north and east which are of high landscape sensitivity and high/medium landscape sensitivity. Land parcels to the west and south west have the least sensitivity to residential development. Therefore, with appropriate mitigation, small parcels of housing development could be accommodated in this area.</p>

<sup>163</sup> Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire

<sup>164</sup> Shipston-on-Stour Neighbourhood Development Plan (October 2018)

<sup>165</sup> DEFRA (2016) Magic Map

<sup>166</sup> Natural England (2014) National Character Area Profile: Severn & Avon Vales

Biodiversity and Geodiversity	There are no internationally designated biodiversity sites in the settlement or the surrounding landscape, and therefore no major significant effects. Midsummer Meadow is the closest SSSI to the settlement and is approximately 1km to the west, and is designated for its neutral grassland <sup>167</sup> , with no likely affects from any site options. Nationally designated Priority Habitat in the settlement is limited to small blocks of Traditional Orchards in the west and areas of Floodplain Grazing Marsh and Wood Pasture and Parkland to the south. Local Wildlife Sites in the settlement include the River Stour LWS bordering to the east, and 2 LWSs to the west,
Flooding	The topography and riverside setting result in a large upstream catchment, with some steep slopes and clay soils in the valley. Heavy rainfall means rapid runoff, a lot of water quickly accumulates, and the river rises rapidly and floods. The centre of the town was very badly affected by the 2007 flood event. As a result of this the Environment Agency is undertaking further modelling to determine the most effective way of reducing the risk of a similar situation occurring. On the eastern side of the town, the floodplain of the River Stour is an overriding constraint to development.
Climate Change –Traffic	There are no known congestion issues in Shipston-on-Stour.
Climate Change – Green Infrastructure	Shipston-on-Stour contains 3.44ha of parks, gardens and amenity greenspace, which is currently considered to be a significant under provision of Public Open Space (POS) for the current population <sup>168</sup> . POS in the settlement includes children play facilities and amenity green space. The settlement also benefits from a Rugby Club, Sports Club/recreation ground with football pitch, cricket pitch, bowling green, all-weather tennis courts and equipped children’s play area. Green Infrastructure (GI) in Shipston includes the River Stour which has accompanying footpaths linking the town with other settlements and the open countryside <sup>169</sup> , two national cycle routes and two long distance footpaths pass through the settlement and two allotment sites.
Natural Resources	The east of the settlement is within a Mineral Safeguarding Area. Some areas of land to the east of the settlement contain best and most versatile agricultural land.
Air, Soil and Water pollution	Upsizing of the waste water infrastructure network would be required to accommodate future growth within the town. This however is not considered a significant constraint to future development. The settlement is not an Air Quality Management Area. There are no known issues of soil contamination within the settlement. The town is not within a Drinking Water Safeguard Zone (ground or surface water) but is within a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	Shipston has the widest local catchment of all the District’s main rural centres due to its distance from larger towns. As a result, a considerable number of rural communities in the southern part of the District look to the town for shops and services. While their dependency on Shipston has reduced in recent decades due to the use of the private car and the provision of large food stores and other attractions elsewhere, the town retains a valuable role as a service centre. The 50 service from Chipping Norton to Stratford serves Shipston-on-Stour hourly from Monday to Saturday. This service also provides a link to Alderminster. On Sundays only the X50 service from Birmingham to Chipping Norton (through Henley, Wootton Waven, Stratford-upon-Avon, Shipston-on-Stour and Long Compton runs every three hours. The 3A service from Stratford-upon-Avon to Banbury also passes through Stratford every two to three hours between Monday and Friday on school days, with fewer

<sup>167</sup> <https://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1014744>

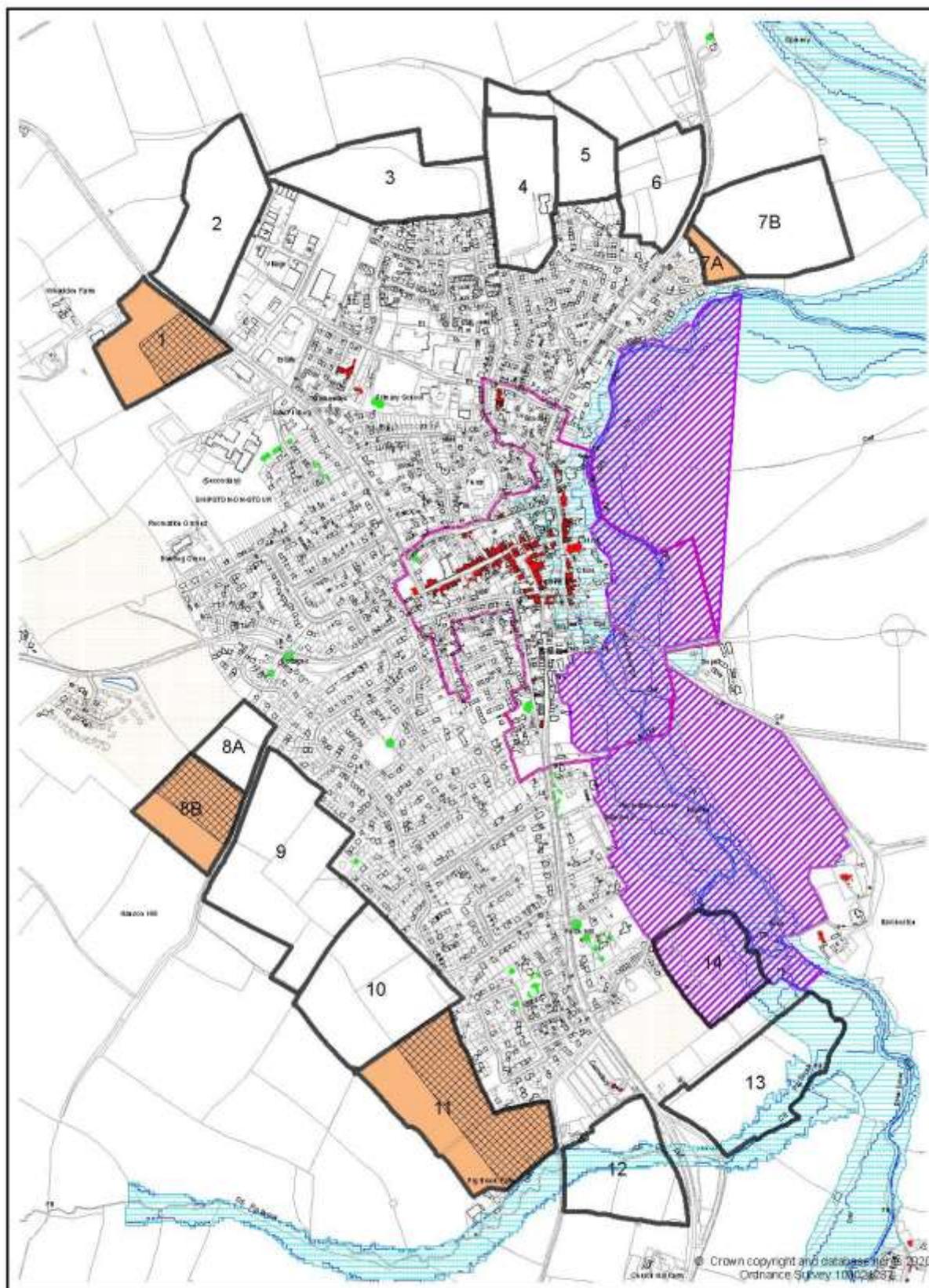
<sup>168</sup> UE Associates (2011) Green Infrastructure Study for the Stratford-on-Avon District

<sup>169</sup> UE Associates (2011) Green Infrastructure Study for the Stratford-on-Avon District

	<p>services on Saturdays and in the school holidays. This route also serves Alderminster and Lower Brailes, and some services pass through Ilmington.</p> <p>There have been two cycle routes implemented recently from Shipston-on-Stour to Moreton-in-Marsh and to Southam.</p>
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be 'not applicable' in the SA of site options by settlement.
Settlement Identity	None of the site options are likely to have effects on the setting of the settlement as they are located on the periphery of the existing built form of the town, on the lower slopes of Hanson Hill to the west of the settlement, largely following the existing settlement pattern, closely associated with recent development in the town. There is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village's existing leisure and recreational facilities and amenities and green infrastructure network.
Economy and Employment	The town has a long-established Industrial Estate at Tilemans Lane. There would be a neutral effect on employment as no additional employment land is being proposed.

## Site Assessments

The 4 sites under consideration in Shipston-on-Stour are identified in amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Shipston-on-Stour



## Settlement: Shipston-on-Stour

### SA Objectives

	SA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment	
Site: SHIP.01 – South of Darlingscote Road Dwellings: 45	-?	--?	0	0	0	+	0 +	0 0	0	-	N/A	+	+	+	-	0
Site: SHIP.07A – East of Stratford Road (south) Dwellings: 12	-?	--?	0	0	0	+	- +	0 0	0	-	N/A	+	+	+	+	0
Site: SHIP.08B – South of Oldbutt Road (rear) Dwellings: 54	-?	-?	0	0	0	+	0 +	0 0	0	-	N/A	+	+	+	+	0
Site: SHIP.11 – West of Shoulderway Lane Dwellings: 90	-?	-?	0	0	0	+	0 +	0 0	0	:-	N/A	+	+	+	+	0

## Site SHIP.01 – South of Darlingscote Road, Shipston-on-Stour

### Site Overview

Has a gross area of 4.0ha; with a net developable area of 1.5ha and a capacity for approximately 45 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-High landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate adverse impacts.
<b>Minor Negative Effects</b>	-HER records indicate ridge and furrow is present on site. However, more recent land uses have radically reduced the earthworks in large parts of the site, with only 'remnant' features visible in the field, toward the outer edges. Due to the quality and quantity of the heritage 'feature' having been compromised, any loss due to development on this site would be classed as 'less than substantial'. -No other designated or non-designated Heritage Assets would be affected. -Located adjacent to a number of potentially conflicting uses including farm buildings, and industrial/commercial estate and a leisure centre which may adversely impact upon residents health and well-being. -Within 800m of a bus stop and local facilities
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	-Not within or adjacent to an Air Quality Management Area (AQMA). -Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. -Not located within a designated flood zone. -Not within a mineral safeguarding area. -Does not involve the creation or loss of employment land. -Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone. -Vehicular access to the site could be achieved from Darlingscote Road.
<b>Minor Positive Effects</b>	-Does not contain any best and most versatile agricultural land. -Does not involve the loss of public open space or green infrastructure. -Provides a modest contribution to the supply of housing overall and a modest supply of affordable housing. -Largely follows the existing settlement pattern.
<b>Major Positive Effects</b>	None identified.

## Site SHIP.07A – East of Stratford Road (south), Shipston-on-Stour

### Site Overview

Has a gross area of 0.5ha; with a net developable area of 0.4ha and a capacity for approximately 12 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
Major Negative Effects	<ul style="list-style-type: none"> <li>-High/medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate adverse impacts.</li> <li>-Located within a mineral safeguarding area</li> </ul>
Minor Negative Effects	<ul style="list-style-type: none"> <li>-HER records indicate ridge and furrow is present on site. However, the site visit indicated that the land had/had been used as a paddock and as such, any evidence of ridge and furrow had been extinguished. Any remnant features would be of poor quality and due to the site being very small, the loss of any remnant feature of this non-designated heritage asset would be classified as 'less than substantial'.</li> <li>-No other designated or non-designated Heritage Assets would be affected.</li> <li>-Within 800m of a bus stop and local facilities.</li> </ul>
Uncertain Effects	
Neutral Effects	<ul style="list-style-type: none"> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Not located within a designated flood zone.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Does not involve the creation or loss of employment land.</li> <li>-Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone.</li> </ul>
Minor Positive Effects	<ul style="list-style-type: none"> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Provides a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Would not result in the loss of public open space or green infrastructure.</li> <li>-Follows the existing settlement pattern.</li> <li>-Will not create any conflicting neighbouring land uses.</li> </ul>
Major Positive Effects	None identified.

## Site SHIP.08B – South of Oldbutt Road, Shipston-on-Stour

### Site Overview

Has a gross area of 3.0ha; with a net developable area of 1.8ha and a capacity for approximately 54 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-HER records indicate ridge and furrow to be present on site. However, whilst aerial images indicate a 'ghost image' of the ridge and furrow, modern ploughing in this field has destroyed any above ground earthworks associated with this non-designated heritage asset.</li> <li>-No other designated or non-designated Heritage Assets would be affected.</li> <li>-Medium landscape sensitivity to housing development however there is some uncertainty at this stage of assessment as there may be some potential to mitigate against adverse impacts.</li> <li>-Within 800m of a bus stop and local facilities</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not within designated flood zone 2 or 3 with a neutral effect.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Access would need to be provided through existing development fronting Campden Road.</li> <li>-Not located within a mineral safeguarding area</li> <li>-Not located within an Air Quality Management Area</li> <li>-Not within a Surface Water Safeguard Zone, Groundwater Source Protection Zone or a Surface Water Drinking Water Protection Area.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Site option will not result in the loss of public open space or green infrastructure.</li> <li>-No conflicting neighbouring land uses.</li> <li>-Largely follows the existing settlement pattern</li> </ul>
<b>Major Positive Effects</b>	<ul style="list-style-type: none"> <li>-Site option will provide a significant contribution to the supply of housing overall and a significant supply of affordable housing.</li> </ul>

## Site SHIP.11 – West of Shoulderway Lane, Shipston-on-Stour

### Site Overview

Has a gross area of 6.5ha; with a net developable area of 3.0ha and a capacity for approximately 90 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-Located over 400m from the closest bus stop and over 800m from the closest services/facilities.
<b>Minor Negative Effects</b>	-HER records indicate ridge and furrow is present on site and aerial images suggest above ground earthworks remain. However, the site visit did not indicate ridge and furrow existed (at least on areas viewable from public vantage points). This suggests that any surviving ridge and furrow is not good quality and may have been severely damaged or removed by modern farming practices. Due to these reasons, any harm through the loss of any remaining ridge and furrow in this location would be classified as 'less than substantial'. -The site is close to a pair of cemetery chapels which are grade II Listed. However, there are allotments between the site and the chapels. Due to the separation distance, it is likely that development would cause 'less than substantial' harm to the setting of these listed buildings, given that there would be potential for mitigation through an appropriate landscaping scheme. -Medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate adverse impacts.
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. -Not located within a designated flood zone. -Has access to Shoulderway Lane which connects to the A3400 a short distance to the north, and it is considered that suitable mitigation is possible to mitigate any adverse impacts. -Not within a mineral safeguarding area. -Not located within an Air Quality Management Area (AQMA) -Not within a Ground Water Drinking Water Safeguard Zone or a Surface Water Drinking Water Safeguard Zone. -Does not involve the creation or loss of any employment land.
<b>Minor Positive Effects</b>	-Will not result in the loss of public open space or green infrastructure. -Does not contain any best and most versatile agricultural land. -Will not have an effect on the setting of the settlement, it largely follows the settlement pattern, located on the western edge of the existing settlement and existing housing development. -Will not create any conflicting neighbouring land uses.
<b>Major Positive Effects</b>	-Will provide a significant contribution to the supply of housing overall and a significant supply of affordable housing.

## Southam

### Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	<p>Southam is a small market town within a parish of the same name and is located approximately 15 mile northeast of Stratford-upon-Avon. The first written evidence of Southam is in 998 in which it is recorded as a Royal Manor. The town has a conservation area that covers the core of the settlement. There are a total of 49 listed buildings within Southam mostly concentrated within the core of the settlement. Southam was part of the Coventry prior when it was founded in 1043 up until the dissolution of the monasteries.</p> <p>The town was a very successful market town and in the medieval eras even minted its own local currency to provide a lower value everyday currency. The mint was then used during the civil war by Charles I to make new coins in order to pay the troops. This building still stands in the town and is now a public house. Later during the Stagecoach era Southam became an important stop on route between Oxford and Coventry some of these coaching inns still stand today, however few buildings remain from pre 1741 as a large fire destroyed large parts of the town. In more modern times Southam has been linked with quarrying like many other settlements within the area as until recently a cement works and associated quarry were located approximately 1 mile north of the settlement. In modern times Southam is also associated with the Computer Games industry with one of Europe's largest privately owned games company being based there.<sup>170/171/172/173</sup></p> <p>Southam does not contain any Scheduled Monuments, Registered Parks &amp; Gardens or known archaeological assets. Southam includes a Conservation Area, located in the centre of the town, and a number of Listed Buildings which are largely located within the Conservation Area. There are a number of archaeological features that need to be taken into account, including some of the best surviving ridge and furrow in the area. There is also an extensive Conservation Area covering the central part of the town and the open space to the west of the town centre.</p>
Landscape	<p>Southam is located 12km north of the Cotswolds AONB, and will therefore not affect the designation, and is located in the Feldon Character Area, a predominantly rural landscape with an open character<sup>174</sup>.</p> <p>The Landscape Sensitivity Study identifies much of the area to the east of the bypass as being of medium value in terms of impact from housing development. Land on the southern edge of the town is of similar value. The sloping and elevated land relating to the Stowe Valley on the west side of the town is particularly sensitive in landscape terms and would impinge on what remains of the open aspect of this part of the town's setting. Due to this importance to the form and character of the town, it is designated as an Area of Restraint. The Landscape Sensitivity Study identifies the entire western flank of the town as high/medium value, although small parcels may be suitable for development.</p>
Biodiversity and Geodiversity	<p>There are no internationally designated biodiversity sites in the settlement or the surrounding landscape; Ufton Fields Local Nature Reserve &amp; SSSI (LNR) and Long Itchington &amp; Ufton Woods SSSI are 3.5km to the west, and therefore no major significant effects are</p>

<sup>170</sup> britishlistedbuildings.co.uk

<sup>171</sup> Stratford-on-Avon District Council website Southam Conservation Area Map

<sup>172</sup> www.southamtoday.org.uk

<sup>173</sup> Southam Parish Plan (March 2017)

<sup>174</sup> <https://www.stratford.gov.uk/files/sealsodocs/455/SDC429MAY99.pdf>

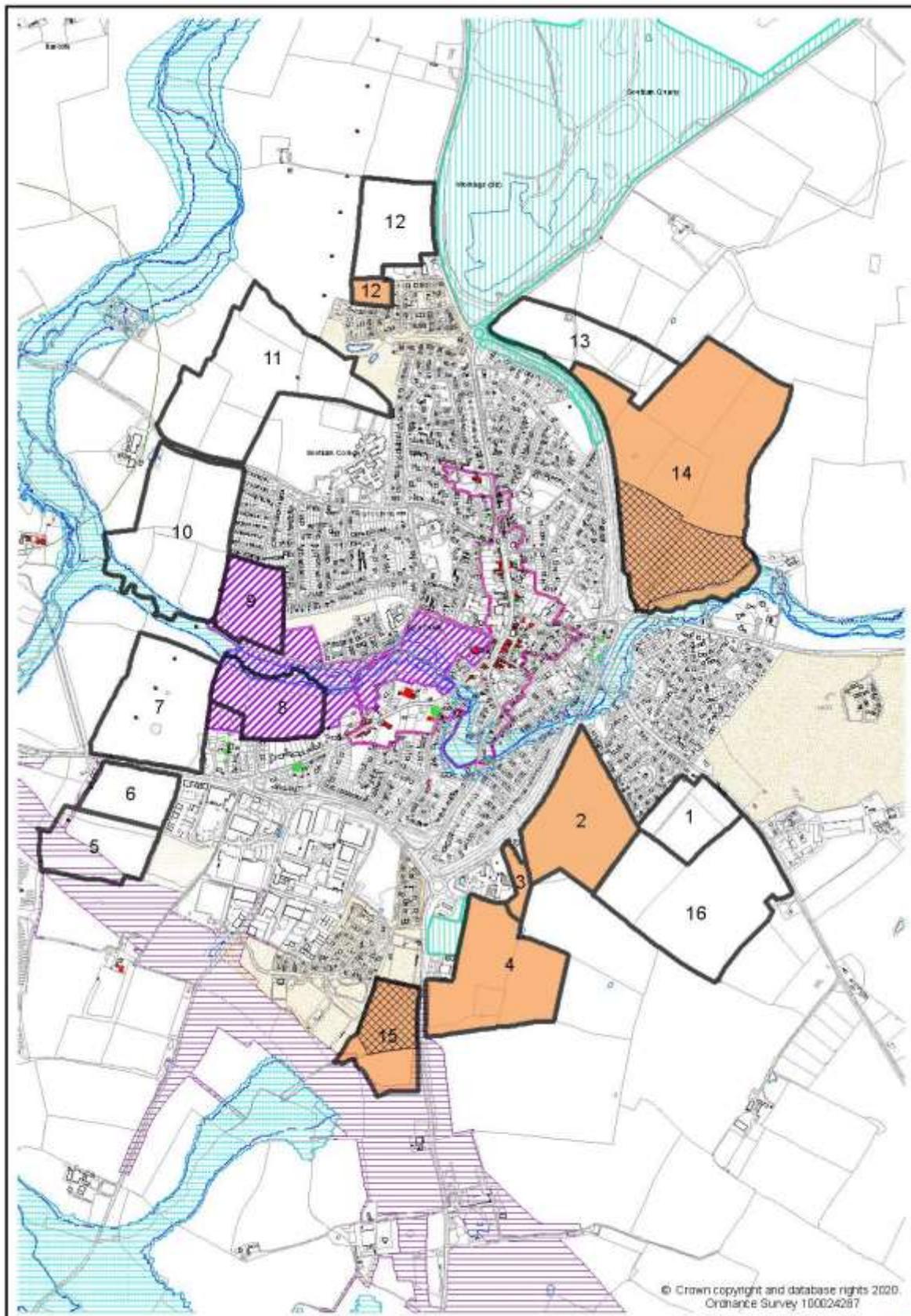
	likely. Nationally designated Priority Habitat in Southam includes a small area of Lowland Meadows in the south of the town, and areas of Deciduous Woodland and Woodpasture & Parkland to the west. None of the land on the periphery of Southam is of high agricultural value. The cutting sides of the bypass at its northern end, and the quarry associated with Southern Cement Works, are designated as Regionally Important Geological Sites (RIGS).
Flooding	The River Stowe valley through Southam to its confluence with River Itchen lies within flood zone 3a.
Climate Change –Traffic	There are no known congestion issues within Southam. The A423 bypass provides significant benefits by diverting through traffic between Banbury and Coventry away from the town centre and residential neighbourhoods. However, it is a significant constraint to integrating communities to the east of the road with the rest of the town.
Climate Change – Green Infrastructure	Southam contains 6.82ha of parks, gardens and amenity greenspace, with public open space (POS) including Southam Recreation Ground, Old School Field, a skate circuit and children’s play areas. Southam has a range of sporting facilities, including football pitches, a cricket pitches, rugby pitches and tennis courts <sup>175</sup> . Green Infrastructure (GI) in Southam includes allotments, national cycle route and public rights of ways.
Natural Resources	The majority of the settlement and surrounding land lies within a Mineral Safeguarding Area. The land around the settlement does not contain any best and most versatile agricultural land.
Air, Soil and Water pollution	Further large scale development proposals in the town will be dependent on additional capacity being provided at the Itchen Bank Wastewater Treatment Works. The settlement is not an Air Quality Management Area. There are no known issues of soil contamination within the settlement. Southam is not within a Drinking Water Safeguard Zone (ground water) but is within a Drinking Water Safeguard Zone (surface water) and a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	Southam is one of the largest rural centres in the District and is the focal point of shops, services and jobs for a sizable rural catchment. The town centre retains a range of shops, commercial activities such as banks, local services and facilities and pubs. Other services in the town include primary and secondary schools, a leisure centre, library, medical centres, police station and post office. The town functions as a service centre for much of the eastern part of the District. A large number of rural communities look to the town for their everyday needs. Some of these are quite sizeable, such as Harbury, Long Itchington, Napton and Stockton. Southam college strengthens the town’s role due to its extensive catchment which includes neighbouring parts of Rugby Borough. The 63 service from Rugby to Leamington serves Southam hourly between Monday and Saturday, and every two hours on Sundays. This service also serves Stockton. The 64, 664 and 665 services provide another regular service to Leamington, and also provide a link to Stockton, Long Itchington and Bishops Itchington. The 64 service operates late on Fridays and Saturdays, and every 2 hours on Sundays.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be ‘not applicable’ in the SA of site options by settlement.
Settlement Identity	None of the site options are likely to have effects on the setting of the settlement as they will largely follow the pattern of recent developments at Southam, extending to the east of A423 Southam By-pass along its alignment, wrapping round to Banbury Road to the south. There is no risk of coalescence with neighbouring settlements.

<sup>175</sup> UE Associates (2011) Green Infrastructure Study for the Stratford-on-Avon District

Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village's existing leisure and recreational facilities and amenities and green infrastructure network.
Economy and Employment	There is a well-established employment area on Kineton Road that provides a range of jobs, which has seen significant expansion in recent years. It now comprises a traditional industrial estate and the more recent Holywell Business Park. A large food store was opened there in 2010. Neutral effects on employment as no employment land is being proposed.

## Site Assessments

The 6 sites under consideration in Southam are identified in amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Southam

**Settlement: Southam**

**SA Objectives**

	SA Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment
Site: SOU.02 – East of Bypass Dwellings: 240	0	-?	0	0	-	+	- +	0 -	0	+	N/A	+	+ +	+	0
Site: SOU.03 – East of Galanos House Dwellings: 21	-?	-?	0	0	-	+	- +	0 -	0	-	N/A	+	+ +	+	0
Site: SOU.04 – East of Banbury Road Dwellings: 240	-?	-?	-?	0	0	+	- +	0 -	0	-	N/A	+	+ +	+	0
Site: SOU.12A – Greenacres, West of Coventry Road Dwellings: 15	-?	0	0	0	0	+	- +	0 -	0	+	N/A	+	+ +	+	0
Site: SOU.14 – North of Daventry Road Dwellings: 210	-?	--?	-?	-?	-	+	- +	0 -	0	+	N/A	+	+ +	+	0
Site: SOU.15 – West of Banbury Road Dwellings: 75	-?	-?	0	0	0	+	- +	0 -	0	-	N/A	-	+ +	+	0

## Site SOU.02 – East of Bypass, Southam

### Site Overview

Has a gross area of 9.0ha; with a net developable area of 8.0ha and a capacity for approximately 240 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-Located within a mineral safeguarding area
<b>Minor Negative Effects</b>	-Medium landscape sensitivity to housing development, however there is some uncertainty as there may be potential to mitigate against adverse impacts. -Within a Surface Water Drinking Water Safeguard Zone. -The site does not currently have an acceptable vehicular access. County Highway Authority have confirmed that access to this site would require the construction of a roundabout on to the A423 Southam By-Pass in order to be acceptable.
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	-No designated or non-designated heritage assets within or near the site. -Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. -Not located within a designated flood zone. -Not within or adjacent to an Air Quality Management Area (AQMA). -Does not involve the creation or loss of any employment land.
<b>Minor Positive Effects</b>	-Would not result in the loss of public open space or green infrastructure. A footpath runs through part of the site and should be incorporated into any proposed development. -Does not contain any best and most versatile agricultural land. -The current pattern of the settlement is defined by the A423 which borders the settlement to the east. However there is already development on the eastern side of the road, with the site option extending the settlement to the east. There is no risk of coalescence with neighbouring settlement. -Will not result on any conflicting neighbouring land uses. -Within 400m of a bus stop and within 400m of local facilities.
<b>Major Positive Effects</b>	The site option will provide a significant contribution to the supply of housing overall and a significant supply of affordable housing.

## Site SOU.03 – East of Galanos House, Southam

### Site Overview

Has a gross area of 1.0ha; with a net developable area of 0.7ha and a capacity for approximately 21 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-Located within a mineral safeguarding area
<b>Minor Negative Effects</b>	<p>-There are no designated or non-designated heritage assets recorded on the HER for this site. However, aerial images appear to indicate ridge and furrow across the site, which may be a remnant of a wider historic agricultural landscape, since the aerial images of the locality appear to show 'ghost images' of similar 'lines' in the adjacent fields that do not have any above-ground earthworks showing due to modern agricultural farming methods. A site visit to prove the existence of any ridge and furrow was not possible due to the land being in private ownership. Given the small scale of the site and the fact that any remaining ridge and furrow is a small remnant of the non-designated heritage asset, it is considered the loss of this ridge and furrow would be classified as 'less than substantial' harm.</p> <p>-No other designated or non-designated Heritage Assets would be affected.</p> <p>-Medium landscape sensitivity to housing development, however there is some uncertainty as there may be potential to mitigate against adverse impacts.</p> <p>-Within a Surface Water Drinking Water Safeguard Zone</p> <p>-Within 800m of local facilities and a bus stop.</p> <p>-County Highway Highway have confirmed they would not allow access on to the A423 Southam by-pass from this site – access would need to be achieved through site SOU.02, which itself would require a roundabout on to the A423 to be acceptable to County Highways.</p>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<p>-Not within or adjacent to an Air Quality Management Area (AQMA).-</p> <p>-Not located within a designated flood zone.</p> <p>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</p> <p>-Does not involve the creation or loss of employment land.</p>
<b>Minor Positive Effects</b>	<p>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</p> <p>-Would not result in the loss of public open space or green infrastructure.</p> <p>-Does not contain any best and most versatile agricultural land.</p> <p>-The current pattern of the settlement is defined by the A423 which borders the settlement to the east. However there is already development on the eastern side of the road, with the site option extending the settlement to the east. There is no risk of coalescence with neighbouring settlement.</p> <p>-Will not create any conflicting neighbouring land uses.</p>
<b>Major Positive Effects</b>	None identified.

## Site SOU.04 – East of Banbury Road, Southam

### Site Overview

Has a gross area of 11.0ha; with a net developable area of 8.0ha and a capacity for approximately 240 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
Major Negative Effects	-Located within a mineral safeguarding area
Minor Negative Effects	<p>-There are no designated heritage assets recorded on the HER for this site. However, there is one very small part of the site noted on the HER as being ridge and furrow. Aerial images are inconclusive – the area appears to be scrub and no clear earthworks are apparent. If ridge and furrow remains, it is a very small remnant of a wider historic agricultural landscape, since the aerial images of the locality appear to show ‘ghost images’ of similar ‘lines’ in the adjacent fields that do not have any above-ground earthworks showing due to modern agricultural farming methods. A site visit to prove the existence of any ridge and furrow was not possible due to the land being in private ownership. Given the small scale of the site and the fact that any remaining ridge and furrow is a small remnant of the non-designated heritage asset, it is considered the loss of this ridge and furrow would be classified as ‘less than substantial’ harm.</p> <p>-No other designated or non-designated Heritage Assets would be affected.</p> <p>-Medium landscape sensitivity to housing development, however there is some uncertainty as there may be potential to mitigate against adverse impacts.</p> <p>-Within a Surface Water Drinking Water Safeguard Zone</p> <p>-Within 800m of local facilities and a bus stop.</p> <p>-Part of the western edge of the site borders a Local Wildlife Site and as such there may be negative effects upon the designation. There is uncertainty at this stage of assessment as to whether suitable mitigation is possible.</p>
Uncertain Effects	
Neutral Effects	<p>-Not located within a designated flood zone.</p> <p>-Has good access to the road network being adjacent to the A423 and access could be achieved through the Galanos House arm of the roundabout junction. It is considered that suitable mitigation is possible to minimise any adverse effects.</p> <p>-Not within or adjacent to an Air Quality Management Area (AQMA).</p> <p>-Does not involve the creation or loss of any employment land.</p>
Minor Positive Effects	<p>-Will not result in the loss of public open space or green infrastructure.</p> <p>-Does not contain any best and most versatile agricultural land.</p> <p>-The current pattern of the settlement is defined by the A423 which borders the settlement to the east. However there is already development on the eastern side of the road, with the site option extending the settlement to the east. There is no risk of coalescence with neighbouring settlement.</p> <p>-Will not result on any conflicting neighbouring land uses.</p>
Major Positive Effects	-Will provide a significant contribution to the supply of housing overall and a significant supply of affordable housing.

## Site SOU.12A – Greenacres, west of Coventry Road, Southam

### Site Overview

Has a gross area of 1.0ha; with a net developable area of 0.5ha and a capacity for approximately 15 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
Major Negative Effects	-Located within a mineral safeguarding area
Minor Negative Effects	<p>-There are no designated heritage assets recorded on the HER for this site.</p> <p>-The HER suggests there is ridge and furrow on the site. However, the parcel of land is being used as a paddock, has had a storage barn erected in recent years and has planning permission for a dwelling. The site is a very small remnant of wider historical agricultural practices in the locality. There are very feint undulations across the site, but are now almost imperceptible. Due to the poor quality and small area of ridge and furrow, it is considered the loss of this non-designated heritage asset would be classified as 'less than substantial' harm.</p> <p>-No other designated or non-designated Heritage Assets would be affected.</p> <p>-Within a Surface Water Drinking Water Safeguard Zone</p> <p>-Within 800m of local facilities and a bus stop.</p> <p>-Part of the western edge of the site borders a Local Wildlife Site and as such there may be negative effects upon the designation. There is uncertainty at this stage of assessment as to whether suitable mitigation is possible.</p>
Uncertain Effects	
Neutral Effects	<p>-Landscape sensitivity minimised due to recent housing development to south and east.</p> <p>-Not located within a designated flood zone.</p> <p>-Has good access to the road network being adjacent to the A423.</p> <p>-Not within or adjacent to an Air Quality Management Area (AQMA).</p> <p>-Does not involve the creation or loss of any employment land.</p>
Minor Positive Effects	<p>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</p> <p>-Will not result in the loss of public open space or green infrastructure.</p> <p>-Does not contain any best and most versatile agricultural land.</p> <p>-The current pattern of the settlement is defined by the A423 which borders the settlement to the east. However there is already development on the eastern side of the road, with the site option extending the settlement to the east. There is no risk of coalescence with neighbouring settlement.</p> <p>-Will not result on any conflicting neighbouring land uses.</p> <p>-Within 400m of a bus stop and within 400m of local facilities.</p>
Major Positive Effects	None identified

## Site SOU.14 – North of Daventry Road, Southam

### Site Overview

Has a gross area of 30.0ha; with a net developable area of 7.0ha and a capacity for approximately 210 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-High/medium landscape sensitivity to housing development, however there is some uncertainty as there may be potential to mitigate against adverse impacts.</li> <li>-Located within a mineral safeguarding area</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-There are no designated heritage assets recorded on the HER for this site.</li> <li>-However, the HER does record two areas of ridge and furrow within this wider site. Aerial images also appear to indicate ridge and furrow across these two land parcels, which are more than likely remnants of the wider historic agricultural landscape, since the aerial images of the locality appear to show ‘ghost images’ of similar ‘lines’ in the adjacent fields that do not have any above-ground earthworks showing due to modern agricultural ploughing methods. A site visit to prove the existence of any ridge and furrow was not possible due to the land being in private ownership. Development of this site would remove one of the remaining two fields indicating the existence of ridge and furrow to the northeast of Southam, since the remainder of the wider agricultural landscape has been ploughed over utilising modern farming methods. It is considered that the harm associated with the loss of this area of ridge and furrow would be classified as ‘less than substantial’.</li> <li>-No other designated or non-designated Heritage Assets would be affected.</li> <li>-The southern edge of the site lies within flood zones 2 and 3, however this is a relatively small area and at this stage of assessment it is uncertain as to whether development would be able to avoid and/or mitigate this area of risk.</li> <li>-Part of the western edge of the site borders a Local Wildlife Site and as such there may be negative effects upon the designation. There is uncertainty at this stage of assessment as to whether suitable mitigation is possible.</li> <li>-Within a Surface Water Drinking Water Safeguard Zone.</li> <li>-The site does not currently have an acceptable vehicular access. County Highway Authority have confirmed that access to this site would require the construction of a roundabout on to the A423 Southam By-Pass in order to be acceptable.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Not located within a designated flood zone.</li> <li>-Does not involve the creation or loss of employment land.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Would not result in the loss of public open space or green infrastructure. A footpath runs through part of the site and should be incorporated into any proposed development.</li> <li>-The current pattern of the settlement is defined by the A423 which borders the settlement to the east. However there is already development on the eastern side of the road, with the site option extending the settlement to the east. There is no risk of coalescence with neighbouring settlement.</li> </ul>

	-Will not create any conflicting neighbouring land uses. -Within 400m of a bus stop and within 400m of local facilities
Major Positive Effects	-Will provide a significant contribution to the supply of housing overall and a significant supply of affordable housing.

## Site SOU.15 – West of Banbury Road, Southam

### Site Overview

Has a gross area of 4.0ha; with a net developable area of 2.5ha and a capacity for approximately 75 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
Major Negative Effects	-Located within a mineral safeguarding area
Minor Negative Effects	-There are no designated heritage assets recorded on the HER for this site. -The HER suggests there may be an iron-age/Romano-British roundhouse and ditches on part of the site in question. Any potential loss of or harm to existing artefacts could be mitigated through suitable archaeological evaluation. -No other designated or non-designated Heritage Assets would be affected -Medium landscape sensitivity to housing development, however there is some uncertainty as there may be potential to mitigate against adverse impacts. -Slightly isolated from the existing built up element of the settlement. -Within a Surface Water Drinking Water Safeguard Zone -Within 800m of local facilities and a bus stop.
Uncertain Effects	
Neutral Effects	-Not within or adjacent to an Air Quality Management Area (AQMA). -Not located within a designated flood zone. -Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. -Does not involve the creation or loss of employment land. -Satisfactory access to the site could be obtained from Banbury Road.
Minor Positive Effects	-Does not contain any best and most versatile agricultural land. -The existing site includes football pitches associated with Southam United Football Club. As part of any development of this site the existing sports provision will be relocated to an adjacent site. As such there is no overall loss of or public open space or green infrastructure. -Will not create any conflicting neighbouring land uses.
Major Positive Effects	-Will provide a significant contribution to the supply of housing overall and a significant supply of affordable housing.

# Stockton

## Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	<p>Stockton is a small village located approximately 15 miles to the northeast of Stratford-upon-Avon. First mention of the village historically can be found in 1272, the exact meaning of the name is unsure but it has been narrowed down to meaning a fenced enclosed space or a dwelling place. The village today has a total of 10 listed buildings and around 40 heritage assets within the area which vary in nature.</p> <p>The village itself is well known locally for its involvement historically with the cement making industry. With quarrying bring carried out for lime extraction that's used as mortar in the brick and cement industry with Lime works being first recorded in the area about 1770. This because big business for the local area with more quarry's being opened in the 1800's. Because of this it lead to expansion in the village with facilities such as a shop, working men's club, village hall. The opening of the nearby Warwick to Napton canal, built around 1800 really enabled the area to thrive within its industry, so the area has a very rich heritage in this particular industry which shaped the way the village looks today.<sup>176/177</sup></p> <p>Heritage assets in the settlement are limited to a small number of Listed Buildings largely located in the east of the village<sup>178</sup>. The nearest Listed Building to the site option is approximately 300m to the north, with additional Listed Buildings approximately 380m to the east<sup>179</sup>.</p>
Landscape	The settlement is approximately 15km north of the Cotswolds AONB <sup>180</sup> , and therefore the site options will not have an effect on the designation.
Biodiversity and Geodiversity	There are no internationally designated biodiversity sites in the local area <sup>181</sup> , and therefore no significant negative effects. Directly to the north of Stockton is Stockton Railway Cutting & Quarry SSSI, designated for the presence of Calcareous Grassland, and is one of the three most important sites in Warwickshire for butterflies (29 species recorded) <sup>182</sup> . The railway cutting is also a Local Nature Reserve (LNR). There is no Priority Habitat within the developed areas of the settlement, however to the north there are areas of Deciduous Woodland and Lowland Calcareous Grassland, to the west there are areas of Deciduous Woodland, and a further distance to the east a small area of Semi-improved Grassland. The site option will not result in the loss of Priority Habitat. There are 2 Local Wildlife Sites (LWS) in the local area,
Flooding	Flooding is not an issue for the settlement.
Climate Change –Traffic	There are no known congestion issues within Stockton.
Climate Change – Green Infrastructure	Public Open Space (POS) in Stockton includes a playing field and recreation ground, with children's play facilities, which are directly adjacent to the site option. There is also a sports ground with football pitches and a multi-use hard court. Green Infrastructure (GI) in the settlement includes an allotment garden, public footpaths providing access to the open countryside and designated biodiversity sites.

<sup>176</sup> Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire

<sup>177</sup> Stockton Parish Plan (June 2006)

<sup>178</sup> Stratford Council GIS layers

<sup>179</sup> Stratford Council GIS layers- Measured from the closest site edge to the Heritage Asset using GIS

<sup>180</sup> DEFRA (2017) Magic Map

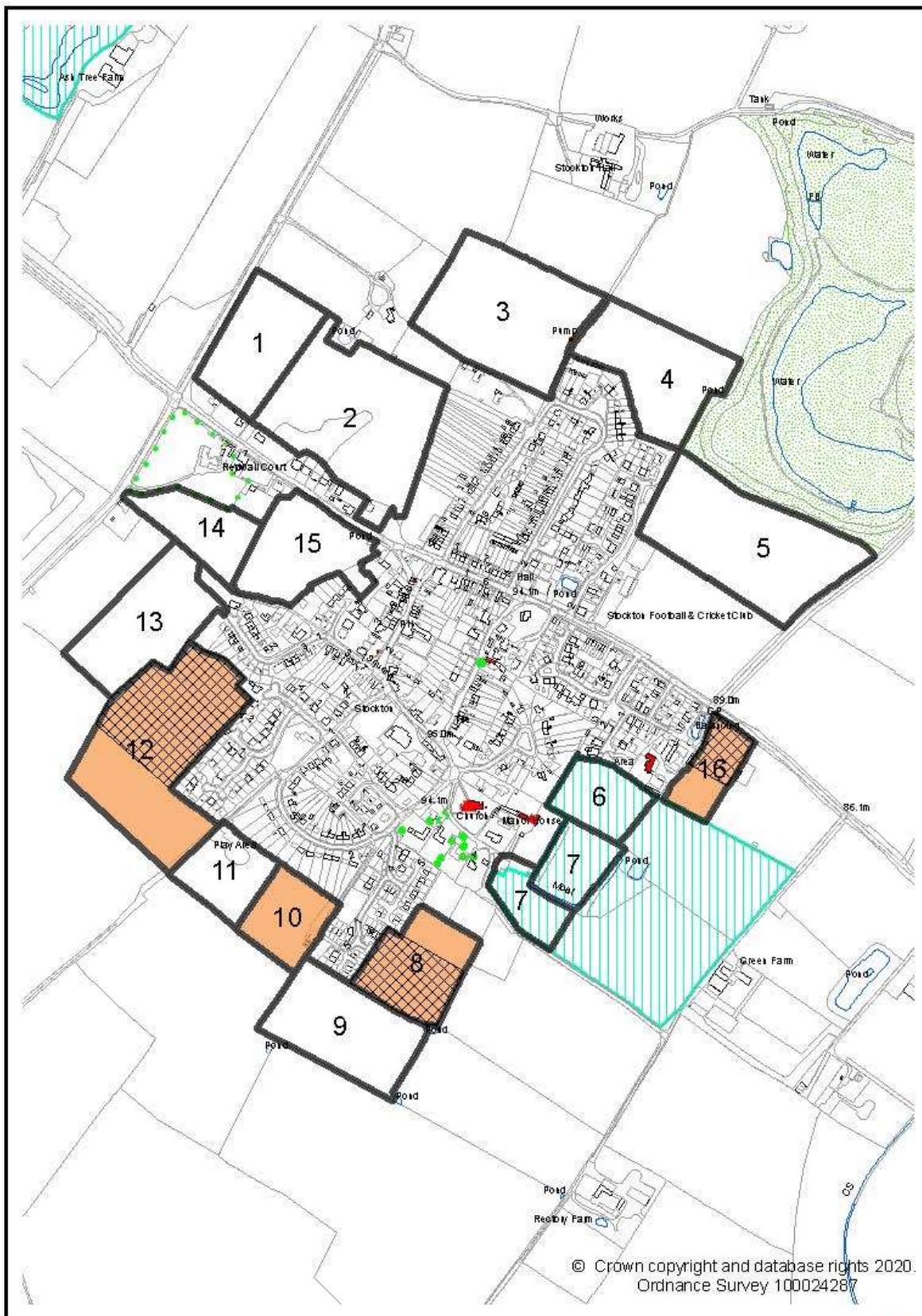
<sup>181</sup> DEFRA (2017) Magic Map

<sup>182</sup> <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1002324>

Natural Resources	The settlement is within a Mineral Safeguarding Area. The land around the settlement does not contain any best and most versatile agricultural land.
Air, Soil and Water pollution	The village is not an Air Quality Management Area. There are no known issues of soil contamination within the settlement. The village is not within a Drinking Water Safeguard Zone (ground water) but is within a Drinking Water Safeguard Zone (surface water) and a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	Stockton is served by the 63 bus (Rugby – Stockton – Southam - Ufton – Leamington) every hour Monday – Saturday until early evening and every 2 hours on Sundays.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be ‘not applicable’ in the SA of site options by settlement.
Settlement Identity	None of the site options are likely to have effects on the setting of the settlement as they are located on the periphery of the existing built form of the village, largely following the existing settlement pattern. There is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village’s existing leisure and recreational facilities and amenities and green infrastructure network.
Economy and Employment	Neutral effects on employment as no employment land is being proposed.

## Site Assessments

The 4 sites under consideration in Stockton are identified in amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Stockton

**Settlement: Stockton**

**SA Objectives**

	SA Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment			
Site: STOC.08 – East of Jubille Fields Dwellings: 24	-?	--?	0	0	0	+	-	+	0	-	0	+	N/A	+	+	+	-	0
Site: STOC.10 – West of Jubille Fields Dwellings: 15	-?	--?	0	0	0	.	-	+	0	-	0	+	N/A	+	+	+	-	0
Site: STOC.12 – North of Sycamore Close Dwellings: 60	-?	--?	0	0	0	++	-	+	0	-	0	+	N/A	+	+	+	-	0
Site: STOC.16 – South of Napton Road (east) Dwellings: 18	-?	--?	-?	0	0	+	-	+	0	-	0	+	N/A	+	+	+	+	0

## Site STOC.08 – East of Jubilee Fields, Stockton

### Site Overview

Has a gross area of 1.4ha; with a net developable area of 0.8ha and a capacity for approximately 24 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-High/medium sensitivity to housing development, however there is uncertainty at this stage of assessment as there may be potential to mitigate potential impacts.</li> <li>-Located within a mineral safeguarding area</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-There are no designated heritage assets recorded on the HER for this site.</li> <li>-The HER suggests there may be iron-age ditches and enclosures on part of the site in question. Any potential loss of or harm to existing artefacts could be mitigated through suitable archaeological evaluation.</li> <li>-No other designated or non-designated Heritage Assets would be affected.</li> <li>-Approximately 500m to the west of the site is a working cement quarry, which has the potential for negative health impacts on future residents including noise and light pollution.</li> <li>-Within a Surface Water Drinking Water Safeguard Zone.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Not within a designated flood zone.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Access could be provided by extending the existing turning head adjacent to no. 5 Jubilee Fields into the development site. It is considered that suitable mitigation is possible to minimise any adverse effects.</li> <li>-Does not involve the creation or loss of any employment land.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Within 400m of a bus stop and within 400m of local facilities.</li> <li>-Follows the existing settlement pattern.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site STOC.10 – West of Jubilee Fields, Stockton

### Site Overview

Has a gross area of 1.0ha; with a net developable area of 0.5ha and a capacity for approximately 15 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-High/medium sensitivity to housing development, however there is uncertainty at this stage of assessment as there may be potential to mitigate potential impacts.</li> <li>-Located within a mineral safeguarding area</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-There are no designated heritage assets recorded on the HER for this site.</li> <li>-The HER suggests there is ridge and furrow on the site. Aerial images also suggest the existence of agricultural earthworks. However, the site visit showed that due to the land having been used for recreational purposes for many years, the reality is that the ridge and furrow is imperceptible and no longer remains as an 'historic feature'. Therefore, development of this site would not cause any further harm or loss of a heritage asset.</li> <li>-No other designated or non-designated Heritage Assets would be affected.</li> <li>-Approximately 500m to the west of the site is a working cement quarry, which has the potential for negative health impacts on future residents including noise and light pollution.</li> <li>-Will result in the loss of a recreation ground of 1hectare.</li> <li>-Within a Surface Water Drinking Water Safeguard Zone.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Not within a designated flood zone.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Access into the development site could potentially be achieved from the private road off Jubilee Fields, and it is considered that suitable mitigation is possible to minimise any adverse effects.</li> <li>-Does not involve the creation or loss of any employment land.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Follows the existing settlement pattern.</li> <li>-Within 400m of a bus stop and within 400m of local facilities.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site STOC.12 – North of Sycamore Close, Stockton

### Site Overview

Has a gross area of 3.0ha; with a net developable area of 2.0ha and a capacity for approximately 60 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-High/medium sensitivity to housing development, however there is uncertainty at this stage of assessment as there may be potential to mitigate potential impacts.</li> <li>-Located within a mineral safeguarding area</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-There are no designated heritage assets recorded on the HER for this site.</li> <li>-The HER suggests there may be Roman era ditches on part of the site in question. Any potential loss of or harm to existing artefacts could be mitigated through suitable archaeological evaluation.</li> <li>-No other designated or non-designated Heritage Assets would be affected.</li> <li>-Within a Surface Water Drinking Water Safeguard Zone.</li> <li>-Approximately 500m to the west of the site is a working cement quarry, which has the potential for negative health impacts on future residents including noise and light pollution.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not within a designated flood zone.</li> <li>-Access could be provided by extending the existing turning head adjacent to no. 4 Sycamore Close into the development site, and it is considered that suitable mitigation is possible to minimise any adverse effects.</li> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Does not involve the creation or loss of any employment land.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Within 400m of a bus stop and within 400m of local facilities .</li> <li>-Follows the existing settlement pattern.</li> <li>-Provides a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> </ul>
<b>Major Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will not result in the loss of green infrastructure or public open space. The site is located adjacent to an existing recreation ground and as such the proposed development has the potential to improve access to it.</li> </ul>

## Site STOC.16 – South of Napton Road (east), Stockton

### Site Overview

Has a gross area of 0.8ha; with a net developable area of 0.6ha and a capacity for approximately 18 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
Major Negative Effects	<ul style="list-style-type: none"> <li>-High/medium sensitivity to housing development, however there is uncertainty at this stage of assessment as there may be potential to mitigate potential impacts.</li> <li>-Located within a mineral safeguarding area</li> </ul>
Minor Negative Effects	<ul style="list-style-type: none"> <li>-The site is a small paddock which forms part of the wider historic rural context for the Grade II listed Grange Farmhouse, located immediately to the west of the site in question. Given development to north and west of the farmhouse, the rural outlook to the east becomes more critical to preserve the historical context and setting for the heritage asset. There is sufficient room within the site to reduce the developable area and retain the southern half of the site as open paddock. Therefore, harm to the heritage asset would be less than substantial.</li> <li>-No other designated or non-designated Heritage Assets would be affected.</li> <li>-Lies adjacent to a Local Wildlife Site with the potential for negative effects. At this stage of assessment there is uncertainty as to whether suitable mitigation would be possible.</li> <li>-Within a Surface Water Drinking Water Safeguard Zone.</li> </ul>
Uncertain Effects	
Neutral Effects	<ul style="list-style-type: none"> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-The Highway Authority would have no objection to development in principle, although further work is likely to be required in terms of providing a safe access.</li> <li>-Not within a designated flood zone.</li> <li>-Does not involve the creation or loss of any employment land.</li> </ul>
Minor Positive Effects	<ul style="list-style-type: none"> <li>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Follows the existing settlement pattern.</li> <li>-Will not create any conflicting neighbouring land uses.</li> <li>-Within 400m of a bus stop and within 400m of local facilities.</li> </ul>
Major Positive Effects	None identified.

## Stratford-upon-Avon

### Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	Stratford-upon-Avon had a range of heritage assets, including a large Conservation Area, a number of Listed Buildings and a Scheduled Monument. Stratford Conservation Area is characterised by the medieval heart of the town, the open area along the river and the large number of listed buildings. In the west of Stratford is Shottery Conservation Area, once a separate small village but now part of Stratford-upon-Avon. Shottery Conservation Area is characterised by informal clusters of buildings separated by areas of open land. There are a number of listed buildings within this conservation area, including the Grade 1 Anne Hathaway's Cottage and associated registered Garden. <sup>183/184</sup>
Landscape	The town is located over 7.5km from the Cotswolds Area of Outstanding Natural Beauty <sup>185</sup> , and therefore development is not likely to have any significant 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>186</sup> . The Landscape Sensitivity Study identifies land at Clopton on the north-east edge of the town, Bordon Hill to the west and the Avon valley as being of high sensitivity to housing development. The landscape south of the A46 Northern bypass and that abutting the south-eastern edge of the urban area is generally less sensitive to development in comparison.
Biodiversity and Geodiversity	There are no internationally designated biodiversity sites in the local area, and therefore no likely significant effects. There is one SSSI in Stratford-upon-Avon, which is Racecourse Meadow in the south of the town, designated for its neutral grassland that is currently in an unfavourable and declining condition <sup>187</sup> . Nationally designated Priority Habitat is largely located on the outskirts of the town, with small blocks of Deciduous Woodland to the north, east, and west, a large area of Wood Pasture & Parkland to the north and a small area in the centre. The Welcombe Hills to the north of the town are a Local Nature Reserve and there are several Local Wildlife Sites in Stratford-upon-Avon.
Flooding	Flood risk is a major constraint to development, with an extensive swathe of land along the Avon valley lying within Flood Zone 3a which has a high probability of flooding. There are further localised areas prone to flooding, particularly in relation to Shottery Brook on the western side of the town.
Climate Change –Traffic	The road network is under heavy pressure and is reaching capacity thresholds in places, particularly during the morning and afternoon peaks and on certain days during the year such as Bank Holidays, when queuing and delays on routes into the town centre are considerable. Traffic causes adverse environmental impacts on various parts of the town due to noise, air quality and visual intrusion.
Climate Change – Green Infrastructure	Stratford-upon-Avon has 27.51ha of parks, gardens and amenity green spaces, which is considered to be a slight under provision for the current residential population <sup>188</sup> . Public Open Space (POS) in Stratford includes Stratford Recreation Ground, Bancroft Gardens, 14 children's play areas and several amenity green space areas. Green Infrastructure (GI) in Stratford includes the River Avon and its

<sup>183</sup> Stratford-on-Avon District Council (1992) Stratford-upon-Avon Conservation Area.

<sup>184</sup> Stratford-on-Avon District Council (1992) Shottery Conservation Area

<sup>185</sup> DEFRA (2016) Magic Map

<sup>186</sup> Natural England (2014) National Character Area Profile: Severn & Avon Vales

<sup>187</sup> <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s2000249>

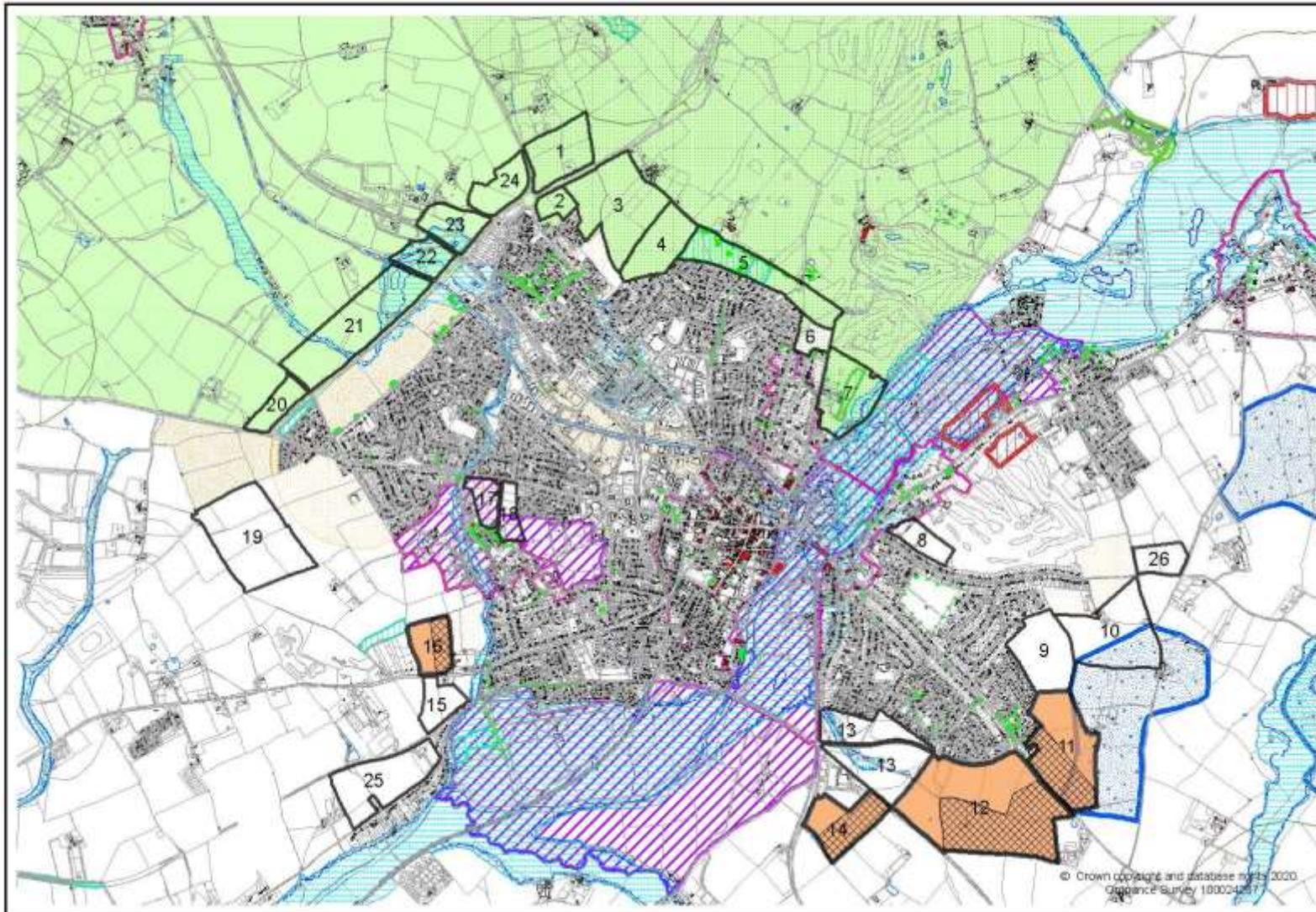
<sup>188</sup> UE Associates (2011) Green Infrastructure Study for the Stratford-on-Avon District

	associated footpaths, National Cycle Network Route 5 which passes through the town, several rural footpaths as part of the PRoW network, allotment sites and parks and gardens.
Natural Resources	Most of the town is within a Mineral Safeguarding Area, although some areas to the north and west of the town lie outside this area. There are some areas of land around the town which contain best and most versatile agricultural land.
Air, Soil and Water pollution	Stratford-upon-Avon does contain an AQMA, which encompasses the whole of the town and is designated for the emissions of Nitrogen Dioxide <sup>189</sup> . The drainage system, including the Milcote Wastewater Treatment Works has some spare capacity. There are no known issues of soil contamination within the settlement. The village is not within a Drinking Water Safeguard Zone (ground or surface water) but is within a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	Stratford-upon-Avon has an hourly bus service to Redditch (via Alcester) until early evening Monday to Saturday. The route between Coventry and Evesham (via Leamington, Warwick, Stratford and Bidford-on-Avon) stops in Stratford approximately every half hour from Monday to Saturday during daytime, and then more irregularly into the evening. There is an additional hourly service between Stratford and Leamington running through Wellesbourne until early evening on Saturdays, Mondays-Thursdays and until late on Fridays. During daytime on weekdays there are hourly services to Long Marston (via Welford), to Chipping Norton (via Shipston-on-Stour) and to Henley (via Wootton Wawen), with a journey also running every two hours to Snitterfield via Wilmcote. Services on most routes are considerably reduced on Sundays. A Park & Ride service runs up to every fifteen minutes until early evening Monday-Saturday between Stratford Parkway Station, Bishopton and Stratford Town Centre. A number of coach operators also run services from the Riverside car and coach park near the Leisure Centre on Bridgeway. There are two railway stations serving the town; one on the edge of the town centre and Stratford Parkway approximately one mile from the centre. West Midlands Rail runs services every 20 to 30 minutes to Birmingham during peak hours and every hour during off-peak hours. Chiltern Railways run services to London Marylebone approximately every 1½ to 2 hours with the majority requiring a change at Leamington and taking more than 2 hours.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be 'not applicable' in the SA of site options by settlement.
Settlement Identity	None of the proposed site options are likely to have a negative effect on the setting of the settlement. The green belt borders the town to the north; however, no site options are in this area.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities. All site options have a dwelling capacity of over 50. However there are major issues in education provision, with both the primary and secondary provision having little, if any, additional capacity.
Community Health, Safety and Wellbeing	All the site options have the potential for minor positive effects for SA Objectives on community and health that will be cumulative in the longer term if all site options are progressed.
Economy and Employment	None of the site options are proposing employment land, and no site options have conflicting neighbouring land uses.

<sup>189</sup> [https://uk-air.defra.gov.uk/aqma/details?aqma\\_id=292](https://uk-air.defra.gov.uk/aqma/details?aqma_id=292)

## Site Assessments

The 4 sites under consideration in Stratford-upon-Avon are identified in amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Stratford-upon-Avon

**Settlement: Stratford-upon-Avon**

**SA Objectives**

	SA Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment			
Site: STR.11 – East of Banbury Road Dwellings: 280	-?	--?	0	0	.	+	.	.	.	0	0	+	N/A	+	+	+	+	0
Site: STR.12 – West of Banbury Road Dwellings: 385	0	--?	0	0	.	+	.	.	.	0	0	+	N/A	+	+	+	+	0
Site: STR.14 – East of Shipston Road Dwellings: 210	0	--?	0	0	.	+	.	.	.	0	0	+	N/A	.	+	+	+	0
Site: STR.16 – North of Evesham Road Dwellings: 88	-?	--?	-?	0	.	+	.	.	.	0	0	+	N/A	+	+	+	+	0

## Site STR.11 – East of Banbury Road, Stratford-upon-Avon

### Site Overview

Has a gross area of 18.0ha; with a net developable area of 8.0ha and a capacity for approximately 280 dwellings based on a density of 35 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-High/medium landscape sensitivity to housing development. However, there is some uncertainty at this stage of assessment as there may be some potential to mitigate adverse impacts.</li> <li>-Within a mineral safeguarding area.</li> <li>-Wholly contains best and most versatile agricultural land.</li> <li>-Has the potential to significantly increase traffic within an Air Quality Management Area (AQMA).</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-Cropmarks in north-west of site suggest there are remains of a site of undated origin. The site has archaeological potential and good evidence for prehistoric/Romano-British settlement. Any potential loss of or harm to existing artefacts could be mitigated through suitable archaeological evaluation.</li> <li>-No other designated or non-designated Heritage Assets would be affected.</li> <li>-Development of this scale would require multiple points of access to provide safe and efficient movement of vehicular traffic. This would be via the Banbury Road but would also result in alterations to the existing roundabout on the A4390. County Highway Authority has also raised concerns regarding the capacity of the highway network at junctions within the vicinity of the site.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not in a designated flood zone.</li> <li>-Not in a Ground Water Drinking Water Safeguard Area or Surface Water Drinking Water Safeguard Area.</li> <li>-Not proposing employment land.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Within 400m of the closest bus stop, however over 800m from the train station.</li> <li>-Within 800m of the nearest service/facility.</li> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Has access to the A422, which provides access to the A4390 and Stratford town centre.</li> <li>-Follows the existing settlement boundary</li> <li>-Will not create any conflicting neighbouring land uses.</li> </ul>
<b>Major Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will provide a significant contribution to the supply of housing and a significant supply of affordable housing.</li> </ul>

## Site STR.12 – West of Banbury Road, Stratford-upon-Avon

### Site Overview

Has a gross area of 28.0ha; with a net developable area of 11.0ha and a capacity for approximately 385 dwellings based on a density of 35 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Within a mineral safeguarding area.</li> <li>-Wholly contains best and most versatile agricultural land.</li> <li>-Largely medium landscape sensitivity, with a small area of the site classified as high/medium sensitivity. However, there is uncertainty at this stage of assessment as there may be potential to mitigate adverse impacts.</li> <li>-Has the potential to significantly increase traffic within an Air Quality Management Area (AQMA).</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-Development of this scale would require multiple points of access to provide safe and efficient movement of vehicular traffic. This would be via the Banbury Road but would also result in alterations to the existing roundabout on the A4390. County Highway Authority has also raised concerns regarding the capacity of the highway network at junctions within the vicinity of the site.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-No designated or non-designated heritage assets within or near the site.</li> <li>-Not in a designated flood zone.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Will not result in the loss of any GI or POS for the settlement.</li> <li>-Not in a Ground Water Drinking Water Safeguard Area or Surface Water Drinking Water Safeguard Area.</li> <li>-Not proposing employment land.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Within 400m of the closest bus stop, however over 800m from the train station.</li> <li>-Has access to both the A4390 and the A422 which provides access to Stratford town centre.</li> <li>-Will not result in the loss of public open space or green infrastructure. A footpath runs through the site which should be incorporated into any proposed development.</li> <li>-Follows the existing settlement pattern.</li> <li>-Will not create any conflicting neighbouring land uses.</li> </ul>
<b>Major Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will make a significant contribution to the supply of housing and a significant supply of affordable housing.</li> <li>-Within 400m of the nearest service/facility.</li> </ul>

## Site STR.14 – East of Shipston Road, Stratford-upon-Avon

### Site Overview

Has a gross area of 11.0ha; with a net developable area of 6.0ha and a capacity for approximately 210 dwellings based on a density of 35 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Within a mineral safeguarding area.</li> <li>-The majority of the site contains best and most versatile agricultural land.</li> <li>-Has the potential to significantly increase traffic within an Air Quality Management Area (AQMA).</li> <li>-High/medium landscape sensitivity to housing development. However, there is some uncertainty at this stage of assessment as there may be some potential to mitigate adverse impacts.</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-Slightly isolated from the existing residential development.</li> <li>-A development of this size would require multiple points of access to provide safe and efficient movement to and from the site for vehicular traffic. County Highway Authority considers that the main access would have to be in the form of a roundabout junction and also raised concerns regarding the capacity of the highway network at junctions within the vicinity of the site..</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Will not result in the creation or loss of employment land.</li> <li>-The Grade II listed Springfield Bridge is located approximately 150 metres to the southwest of the site in question. Due to the low hedgerows alongside the A3400, there would be possible glimpsed views of the site from the highway when passing the bridge, but not when using the bridge. There would be no views of the bridge from the site. Given the separation distance, and lack of indivisibility, the development of the site would not have a harmful impact on the setting of the listed structure.</li> <li>-No other designated or non-designated Heritage Assets would be affected.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not in a designated flood zone.</li> <li>-Not in a Ground Water Drinking Water Safeguard Area or Surface Water Drinking Water Safeguard Area</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Lies adjacent to a commercial retail park however this is relatively small in scale and it is not considered likely that development on this site would create conflicting neighbouring land uses.</li> <li>-Within 400m of a bus stop and 400m of local facilities.</li> </ul>
<b>Major Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will provide a significant contribution to the supply of housing and a significant supply of affordable housing.</li> </ul>

## Site STR.16 – North of Evesham Road, Stratford-upon-Avon

### Site Overview

Has a gross area of 4.4ha; with a net developable area of 2.5ha and a capacity for approximately 88 dwellings based on a density of 35 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
Major Negative Effects	<ul style="list-style-type: none"> <li>-The southern part of the site has a high landscape sensitivity to housing, with the northern part having a high/medium sensitivity. However there is uncertainty at this stage of assessment as there may be potential to mitigate adverse impacts.</li> <li>- Has the potential to significantly increase traffic within an Air Quality Management Area (AQMA).</li> </ul>
Minor Negative Effects	<ul style="list-style-type: none"> <li>-The HER indicates that the site most likely contains the significant well-preserved below ground remains of a Romano-British settlement. An archaeological evaluation of the site could help understand its archaeological potential if it were to be developed. Any potential loss of or harm to existing artefacts could be mitigated through suitable archaeological evaluation.</li> <li>-No other designated or non-designated Heritage Assets would be affected.</li> <li>-Adjacent to Bordon Hill Old Rifle Range Local Wildlife Site, with the potential for negative effects on the site. At this stage of assessment it is uncertain whether any suitable mitigation would be possible.</li> <li>-Whilst it is considered that suitable access could be provided to the site, there are concerns about the potential impact of the development on Evesham Place, which already has operational capacity constraints. As such further modelling work would be required to assess the full impacts.</li> <li>-Partially located in best and most versatile agricultural land.</li> <li>-A proportion of the site is within or adjacent to a mineral safeguarding area</li> <li>-Over 800m from the closest services/facilities.</li> </ul>
Uncertain Effects	
Neutral Effects	<ul style="list-style-type: none"> <li>-Not in a designated flood zone.</li> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Not proposing employment land.</li> <li>-Not in a Ground Water Drinking Water Safeguard Area or Surface Water Drinking Water Safeguard Area.</li> <li>-The site does not have an existing site access. However, County Highway Authority has confirmed that acceptable access arrangements could be provided from the B439.</li> </ul>
Minor Positive Effects	<ul style="list-style-type: none"> <li>-Within 400m of the closest bus stop, however over 800m from the train station.</li> <li>-Has access to the B439 which provides access to Stratford town centre.</li> <li>-Largely follows the existing settlement pattern.</li> <li>-Will not create any conflicting neighbouring land uses.</li> </ul>
Major Positive Effects	<ul style="list-style-type: none"> <li>-Will provide a significant contribution to the supply of housing and a significant supply of affordable housing.</li> </ul>

# Studley

## Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	<p>Studley is a large village situated within the District of Stratford-upon-Avon and is located approximately 9.3 miles northwest. There is recording of Studley in the Domesday survey of 1086 and was recorded as a moor belong to that of William son of Courbucion the sheriff of Warwickshire. Although there are no remains there is knowledge and evidence of castles being situated at various sites around the settlement. With an 11<sup>th</sup> century castle having been built to the north of the parish churches and the new castle in Studley was erected in 1834 and areas were kept in the Norman stylings with the rest being gothic in appearance. In 1150 Studley Priory was built on the western bank of the River Arrow it was home to the brotherhood and survived until the Dissolution of the Monasteries, evidence can still be seen today in small fragments the building as a whole is no longer full intact.</p> <p>Studley as a settlement grew exponentially mostly due to its role within the needle industry. It grew from a small cottage industry in the late 17<sup>th</sup> century to a substantial industry within Studley. It was during the 19<sup>th</sup> century that it was at its height in the area with steam powered mills being built to enable needles to be produced. Today a building called the Griffin Inn is all that stands of the famous Michael Morrall's needle works. Studley does not have a conservation area in place over the build-up area and has a total of 26 listed buildings in the area predominantly concentrated within the heart of the settlement.<sup>190 /191</sup></p> <p>The settlement's heritage assets are limited to a small number of Listed Buildings. There is a Scheduled Monument (Studley Old Castle) approximately 400m to the east of Studley<sup>192</sup>, however the settlement does not have a Conservation Area, any Registered Parks &amp; Gardens or any known Archaeological Features.</p>
Landscape	<p>Studley is located approximately 20km north of the Cotswolds AONB<sup>193</sup>, with no significant affects likely, and is in the Arden National Character Area, which is comprised of farmland and former wood pasture with a diverse field pattern, and is known to be geologically diverse<sup>194</sup>. The settlement is also located in the Arden Special Landscape Area, designated for the varied topography, woodlands, large country house and parklands, and small scale intimate river valleys<sup>195</sup>.</p> <p>The Landscape around Studley is very attractive. This is confirmed by the Landscape Sensitivity Study which identifies all the land around the village as being of high or high/medium sensitivity to the impact of development. It concludes that only specific small parcels of land might be suitable for housing development. Rough Hill and Wirehill Woods to the north west of the village are designated as a Site of Special Scientific Interest.</p> <p>The character and quality of the landscape and the strongly defined physical edges to the village are the main factors in assessing the scope for future development on the edges of Studley.</p>
Biodiversity and Geodiversity	<p>There are no internationally designated biodiversity sites in the local area, and therefore no likely significant effects. Rough Hill &amp; Wirehill Woods SSSI is located a short distance to the west of the site options, designated for its woodland and ground flora, which are in a favourable condition<sup>196</sup>. Nationally designated Priority Habitat in and around Studley includes Floodplain Grazing Marsh to</p>

<sup>190</sup> Studley Parish Plan (February 2017)

<sup>191</sup> [www.studleyparishcouncil.org.uk](http://www.studleyparishcouncil.org.uk)

<sup>192</sup> Stratford Council GIS layers

<sup>193</sup> DEFRA (2016) Magic Map

<sup>194</sup> Natural England (2014) National Character Area Profile: Severn & Avon Vales

<sup>195</sup> White Consultants for Stratford-on-Avon District Council (2012) Special Landscape Areas Study

<sup>196</sup> <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1002487>

	the east along the banks of the River Arrow, and a large area of Deciduous Woodland to the west around the SSSI, with smaller individual blocks of Deciduous Woodland also located to the north. To the east of the settlement is the River Arrow Regionally Important Geological Site (RIGS) <sup>197</sup> , designated for its erosional features and fluvial deposits <sup>198</sup> , however none of the site options will have any effect on the RIGS.
Flooding	A localised area to the east of Birmingham Road and Castle Road is affected by flood risk.
Climate Change –Traffic	There are known congestion issues in Studley, specifically the A435 <sup>199</sup> in the east of the town, however none of the site options are likely to result in significant increase in traffic along this road due their location in the west of Studley. The A435 passes through the heart of the village and carries in the order of 20,000 vehicles per day, resulting in a major impact on the local environment and on people using the village centre. Traffic problems have long been acknowledged, but a bypass scheme was dropped from the national road programme and the road has since been de-trunked.
Climate Change – Green Infrastructure	Studley has around 5.53ha of parks, gardens and amenity greenspace, which is a slight under provision for the current population <sup>200</sup> . Public Open Space (POS) in Studley includes Studley Common to the north and a children’s play facility. Studley benefits from a sports club which includes 2 no. football pitches, all-weather tennis courts and a bowling green. There is a golf practice facility off Brickyard Lane, along with a further recreation ground with marked-out football pitches. Green Infrastructure in the settlement includes the River Arrow and its accompanying riverside footpaths, which provides access to Arrow Valley Park to the north; National Cycle Network Route 5 which passes through the settlement and two allotment sites.
Natural Resources	The majority of the settlement and surrounding land is within a Mineral Safeguarding Area. There are some small areas of land around the settlement which contain best and most versatile agricultural land.
Air, Soil and Water pollution	Studley does contain an Air Quality Management Area (AQMA), which is located in the east of the settlement along the A435, and has been designated due to high levels of Nitrogen dioxide <sup>201</sup> . An Air Quality Management Area was declared in 2006 which covers the village centre. There are no known issues of soil contamination within the settlement. The village is not within a Drinking Water Safeguard Zone (ground or surface water) but is within a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	The village is bounded by the line of the A435 Alcester Road to the east and the A448 Bromsgrove Road to the south-west. Studley supports a reasonable range of retail services for its size, including three supermarkets, butchers and chemist. However, a number of outlets have closed in recent years and there has been a trend towards cafes and takeaways opening up. The village has a primary and secondary school and various community facilities. It has several active sports clubs and recently obtained a skatepark. The well-equipped modern village hall was opened in 2003. The extent of Studley’s role as a service centre is limited because Redditch is close by. Despite this, the village has an important role in meeting day to day needs. Smaller communities close to Studley also look to its shops and services as they are accessible and convenient. The High School bolsters this role, particularly as its catchment extends into adjacent parts of Redditch. The X19 bus service to Redditch from Stratford-upon-Avon (via Alcester) stops in Studley Alcester every hour until early evening during Monday to Saturday. This service also runs every two hours on Sundays. The 247 Redditch to Evesham service passes

<sup>197</sup> <http://maps.warwickshire.gov.uk/greeninfrastructure/>

<sup>198</sup> UE Associates (2011) Green Infrastructure Study for the Stratford-on-Avon District

<sup>199</sup> UE Associates (2011) Green Infrastructure Study for the Stratford-on-Avon District

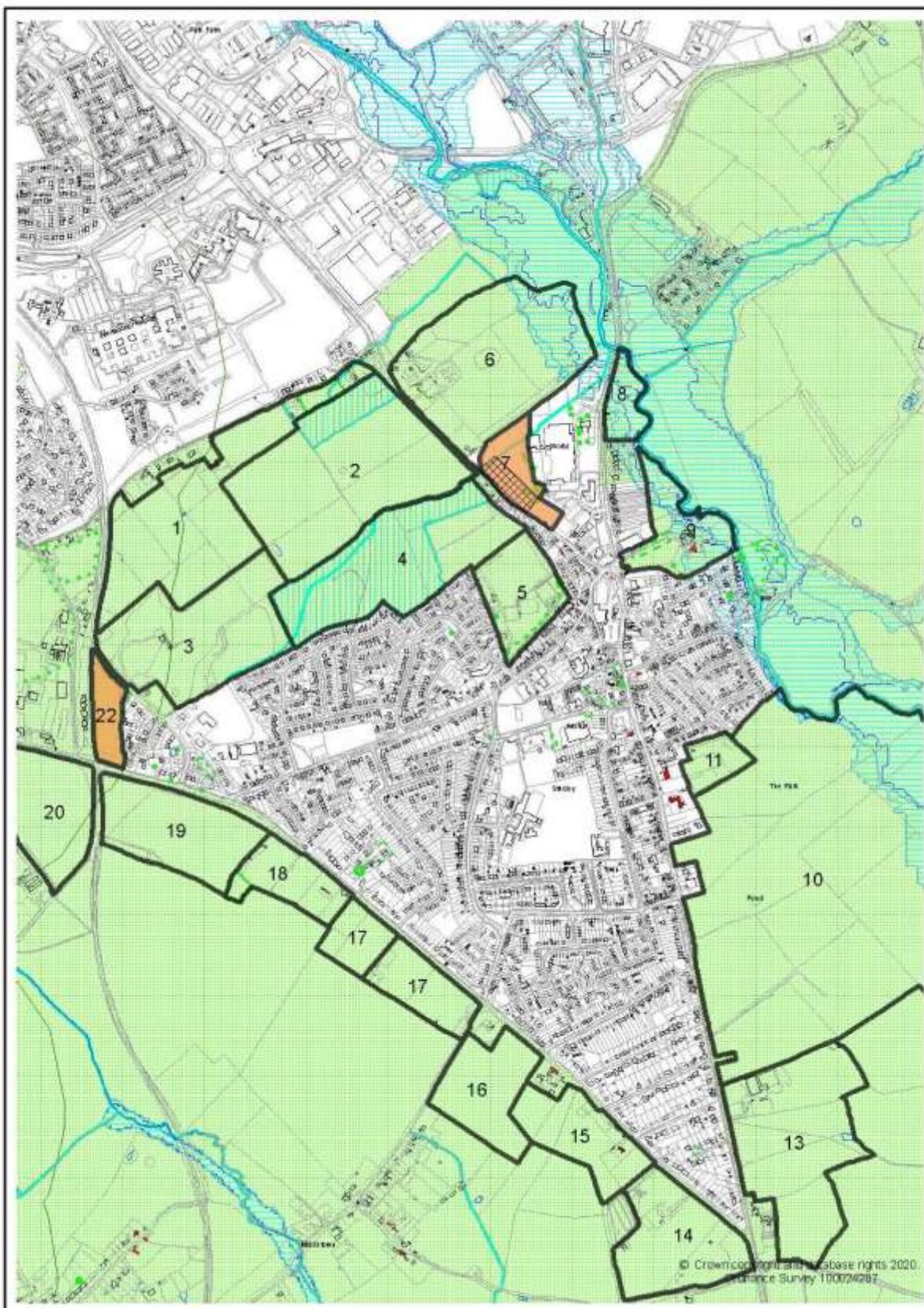
<sup>200</sup> Ibid.

<sup>201</sup> [https://uk-air.defra.gov.uk/aqma/details?aqma\\_id=291](https://uk-air.defra.gov.uk/aqma/details?aqma_id=291)

	through Studley and has a similar pattern running Monday to Saturday only, via Alcester and Bidford-on-Avon. The 67 Bus runs hourly between Studley and Redditch via the Alexandra hospital Monday-Saturday.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be 'not applicable' in the SA of site options by settlement.
Settlement Identity	None of the site options are likely to have effects on the setting of the settlement as they are located on the periphery of the existing built form of the village, largely following the existing settlement pattern. There is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village's existing leisure and recreational facilities and amenities and green infrastructure network.
Economy and Employment	There are a number of industrial areas on the outskirts of Studley, at Poplars Trading Estate and Green Lane / The Slough. The industrial area on the northern edge of Studley provides a mix of employment opportunities and includes the large ex-Needles factory. Neutral effects on employment as no employment land is being proposed.

## Site Assessments

The 1 sites under consideration in Studley is identified in amber on the map below and has been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



Studley - SHLAA

## Settlement: Studley

### SA Objectives

	SA Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment			
Site: STUD.07 – East of Redditch Road (south) Dwellings: 21	-?	--?	.	0	0	+	0	+	.	0	0	+	N/A	+	+	.	0	
Site: STUD.22 – East of Green Lane Dwellings: 30	0	-?	.	0	0	+	.	+	0	0	0	::	N/A	.	+	+	.	0

## Site STUD.07 – East of Redditch Road (south), Studley

### Site Overview

Has a gross area of 3.0ha; with a net developable area of 0.7ha and a capacity for approximately 21 dwellings.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-High/medium sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate against adverse impacts.</li> <li>-Environmental Health have advised that impact of noise and vibration from adjacent industrial activities would make housing development on the site unacceptable.</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-Located adjacent to an industrial / commercial estate and as such may create an element of conflicting neighbouring land uses which could adversely impact residents health and well being.</li> <li>-Lies 50m north of a listed building, although there is some existing development there may still be potential for a negative effect on the setting, although the impact is uncertain at this stage of assessment.</li> <li>-A Local Wildlife Site runs through part of the site with the potential for negative effects on the designation.</li> <li>-Close to an Air Quality Management Area and as such could exacerbate existing air quality issues.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not within a Mineral Consultation Area.</li> <li>-Not within a designated flood zone.</li> <li>-Does not involve the creation or loss of any employment land.</li> <li>-Not in a Ground Water Drinking Water Safeguard Area or Surface Water Drinking Water Safeguard Area.</li> <li>-County Highways are of the opinion that a vehicular access could be accommodated to serve a development of this scale in this location off the Redditch Road.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will provide a modest contribution to the supply of housing.</li> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Follows the existing settlement pattern.</li> <li>-Within 400m of a bus stop and local facilities.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site STUD.22 – East of Green Lane, Studley

### Site Overview

Has a gross area of 2.0ha; with a net developable area of 1.0ha and a capacity for approximately 30 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-Located over 400m from the closest bus stop, and over 800m from the closest services/facilities.
<b>Minor Negative Effects</b>	-Medium sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be some potential to mitigate against adverse impacts. -Approximately 300m from the SSSI and there is potential for negative effects although mitigation may be possible to ensure no major negative effects occur. -Located to the west of the settlement and will not impact upon the setting of the settlement, with no risk of coalescence with surrounding urban areas. However, the site is located within the greenbelt, however the site's contribution to the green belt purposes is not recorded, and therefore likely minor negative effects. -Located adjacent to an industrial area which may cause noise disturbance for any development on the site. -A proportion of the site is within or adjacent to a mineral safeguarding area
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	-No designated or non-designated heritage assets within or near the site. -Not within a designated flood zone. -Unlikely to create an increase in traffic in the Air Quality Management Area (AQMA). -Not in a Ground Water Drinking Water Safeguard Area or Surface Water Drinking Water Safeguard Area. -Does not involve the creation or loss of any employment land. -A suitable vehicular access could be achieved from Green Lane to serve this site and a development of this scale.
<b>Minor Positive Effects</b>	-Will not result in the loss of public open space or green infrastructure. -Does not contain any best and most versatile agricultural land. -Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.
<b>Major Positive Effects</b>	None identified.

# Tiddington

## Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	<p>Tiddington is a small village located directly next to Stratford-upon-Avon in the northeast. Alveston a neighbouring village was first mentioned in Domesday survey 1086, Tiddington is also referenced at this point. However the village is thought to have had even earlier routes reaching back to the Roman period. The area has one scheduled monument which relates to the previous roadside Roman Village. This section covers both sides of the road, and is located on the Tiddington to the South west of the village closer to Stratford-upon-Avon.</p> <p>The village has always been a popular residential area and is linear in shape, as well as the Scheduled monument the area also contains a total of 8 listed buildings most of which are clustered along the main road. The village and surrounding area contains a total of 106 heritage assets ranging from prehistorical cropmark evidence, potential Iron Age settlement to later medieval history. The village has continually been a popular location as can be seen from the continual historical inhabitation.<sup>202</sup></p> <p>Heritage assets within Tiddington include a small number of Listed Buildings, and 2 Scheduled Monuments to the west of the settlement (Tiddington roman settlement)<sup>203</sup>. To the west of Tiddington there are identified Sites of Archaeological Interest.</p>
Landscape	<p>The settlement is approximately 10km north of the Cotswolds AONB<sup>204</sup>, and therefore the site option will not have an effect on the designation. The settlement is within the Severn and Avon Vales National Character Area (NCA) which is characterised by a generally open landscape, with several distinct vales. The M5 passes through the centre of the NCA, and the NCA has ecological importance due to habitats such as lowland meadows and floodplains<sup>205</sup>.</p>
Biodiversity and Geodiversity	<p>There are no internationally designated biodiversity sites in the local area<sup>206</sup>, and therefore no significant negative effects. There are no SSSIs in the area and the nearest Local Nature Reserve is over 1km to the north, with no effects likely<sup>207</sup>.</p>
Flooding	<p>There are large areas of flood zone to the north of the settlement.</p>
Climate Change –Traffic	<p>The Tiddington Road, which passes through the centre of Tiddington, is one of the main arterial routes into the town of Stratford-upon-Avon and congestion can be an issue at peak times during the day for traffic heading toward the main town.</p>
Climate Change – Green Infrastructure	<p>Public Open Space (POS) in the settlement includes a sports ground and a recreation ground. Green Infrastructure (GI) in the settlement includes an allotment garden, the River Avon to the north and rural footpaths.</p>
Natural Resources	<p>The settlement is within a Mineral Safeguarding Area. Much of the land around the settlement contains best and most versatile agricultural land.</p>
Air, Soil and Water pollution	<p>The entire settlement is within the Stratford-upon-Avon AQMA, which is designated for the emissions of Nitrogen Dioxide. The drainage system, including the Milcote Wastewater Treatment Works has some spare capacity.</p>
Waste	<p>Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.</p>

<sup>202</sup> Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire

<sup>203</sup> Stratford Council GIS layers

<sup>204</sup> DEFRA (2017) Magic Map

<sup>205</sup> Natural England (2014) National Character Area Profile: Severn & Avon Vales

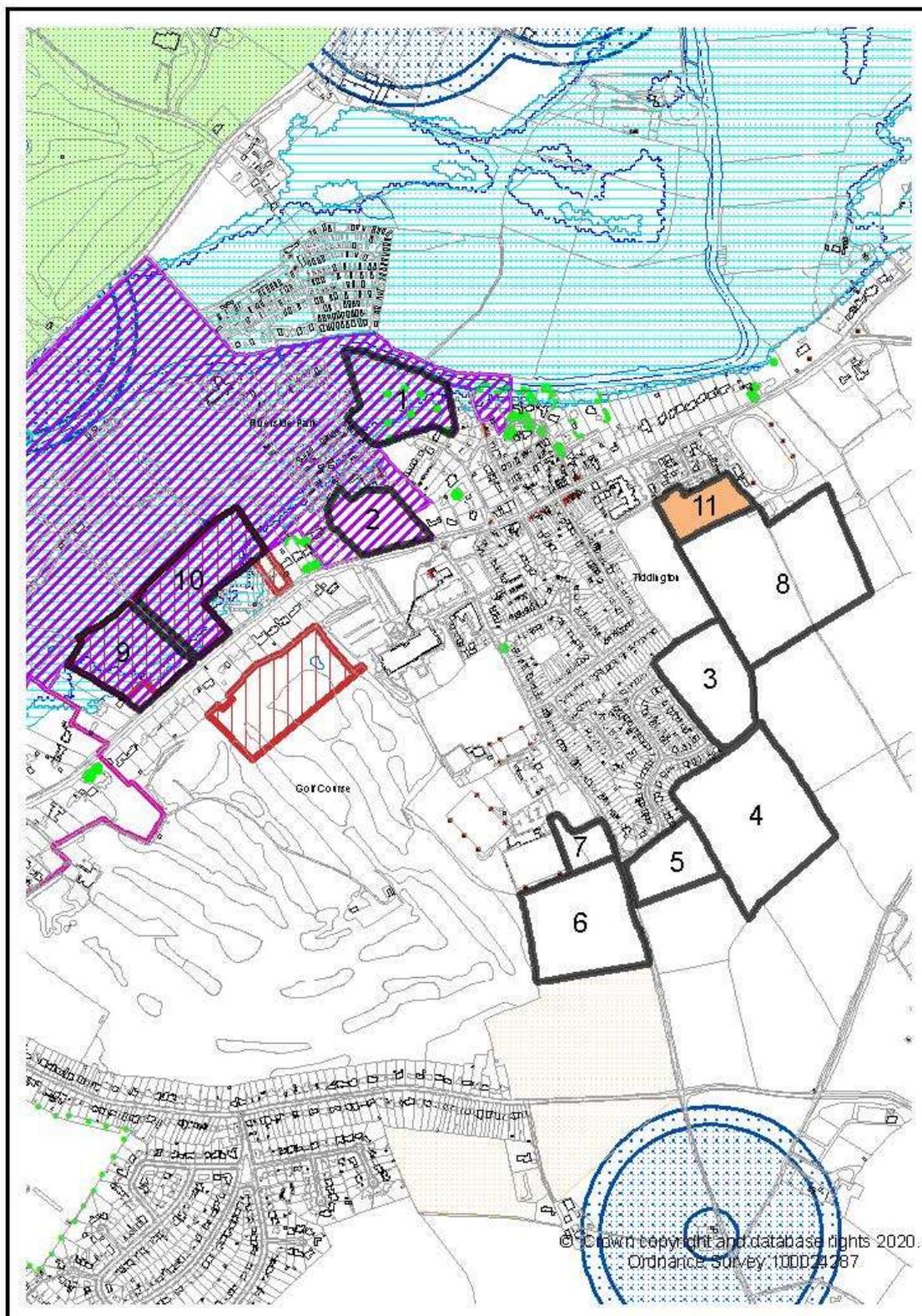
<sup>206</sup> DEFRA (2017) Magic Map

<sup>207</sup> Ibid.

Accessibility & Transport	Tiddington forms part of the route of the 15 service (Leamington Spa – Warwick – Wellesbourne – Tiddington – Stratford-upon-Avon). Buses travel every half hour between Wellesbourne, Tiddington and Stratford-upon-Avon, with half of these buses also serving Leamington Spa. On Sundays the route only goes as far as Warwick and runs every two hours.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be ‘not applicable’ in the SA of site options by settlement.
Settlement Identity	The site option is unlikely to have effect on the setting of the settlement as it is located on the periphery of the existing built form of the village, in a location which reflects recent development in the settlement, thus following the existing settlement pattern. Development in this location would also prevent any risk of coalescence with the town of Stratford, with housing along Loxley Road to the south west of the village.
Housing	The site option would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at the site option to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village’s existing leisure and recreational facilities and amenities and green infrastructure network.
Economy and Employment	Neutral effects on employment as no employment land is being proposed.

## Site Assessments

The 1 site under consideration in Tiddington is identified in amber on the map below and has been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Tiddington



Settlement: Tiddington																
	SA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment	
Site: TIDD.11 – South of Sid Courtney Road Dwellings: 30	0	-?	0	-?	0	∴	- - -	0	0	+	N/A	+	+	+	0	

## Site TIDD.11 – South of Sid Courtney Road, Tiddington

### Site Overview

Has a gross area of 1.2ha; with a net developable area of 0.8ha and a capacity for approximately 30 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Located within a mineral safeguarding area</li> <li>-Contains best and most versatile agricultural land.</li> <li>-Development of the site option has the potential to result in the loss of greater than 1 hectare of public open space</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-The western part of the site is at risk of surface water flooding.</li> <li>-Lies adjacent to an Air Quality Management Area and as such has the potential to increase traffic within it.</li> <li>-Medium landscape sensitivity to housing development however there is some uncertainty at this stage of assessment as there may be some potential to mitigate against adverse impacts.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-No designated or non-designated heritage assets within or near the site</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not within a Surface Water Safeguard Zone, Groundwater Source Protection Zone or a Surface Water Drinking Water Protection Area.</li> <li>-An access of Main Road through existing housing development is acceptable to the County Highway Authority.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Site option would provide a modest supply of housing overall and a modest supply of affordable housing.</li> <li>-No conflicting neighbouring land uses</li> <li>-Largely follows the existing settlement pattern</li> <li>-Within 400m of a bus stop and within 400m of local facilities.</li> </ul>
<b>Major Positive Effects</b>	Non identified.

# Tredington

## Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	Tredington is a village located on the A3400, about 3km to the north of the market town of Shipston-on-Stour. It is within a parish of the same name which contains a number of other distinct settlements, including Newbold-on-Stour. The River Stour runs along the eastern edge of the village and most of the historic buildings lie to the east of the main road. The village has a Conservation Area and a number of listed buildings. A Registered Park & Garden, Honington Hall, is located to the south-east of the village.
Landscape	Tredington is over 4km from the Cotswolds AONB <sup>208</sup> , with no significant affects likely, and is within the Dunsmore and Feldon National Character Area, characterised by a rural, agricultural landscape crossed by small rivers and tributaries <sup>209</sup> . The site option has a high landscape sensitivity <sup>210</sup> and therefore has the potential for major negative effects on the landscape. However there is some uncertainty at this stage of assessment as mitigation to protect the landscape, through appropriate design and/or screening development using trees/bushes may be achievable.
Biodiversity and Geodiversity	There are no internationally designated biodiversity sites, in the local area, and therefore no likely significant negative effects. The nearest SSSI is located approximately 3km to the south <sup>211</sup> , and is therefore not likely to be affected by the site options. Nationally designated Priority Habitat in the local area of Tredington includes Deciduous Woodland and Woodpasture & Parkland to the south, and smaller areas of Deciduous Woodland to the north and west.
Flooding	There is an extensive flood zone to the east of the settlement along the River Stour but the site option is not in an area of flood risk.
Climate Change –Traffic	The A4300 which passes through the centre of Tredington is a strategic route and carries a heavy flow of traffic, however there is no evidence of congestion.
Climate Change – Green Infrastructure	Public Open Space (POS) includes a recreation ground with children’s play facilities, located adjacent to the site option. Green Infrastructure (GI) in the settlement includes the River Stour to the east, and a rural footpaths network.
Natural Resources	The village is within a Mineral Safeguarded Area <sup>212</sup> . It does not contain any best or most versatile agricultural land (Grade 1-3A) <sup>213</sup> .
Air, Soil and Water pollution	The village is not in an AQMA zone or a safeguarded water zone <sup>214</sup> ,
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	Tredington is on an hourly bus service between Stratford-upon-Avon and Shipston-on-Stour.

<sup>208</sup> DEFRA (2016) Magic Map

<sup>209</sup> Natural England (2014) National Character Area Profile: Severn & Avon Vales

<sup>210</sup> White Consultant (2012) Stratford-on-Avon District Landscape Sensitivity Assessment for Villages

<sup>211</sup> DEFRA (2016) Magic Map

<sup>212</sup> Stratford Council GIS layers

<sup>213</sup> Ibid.

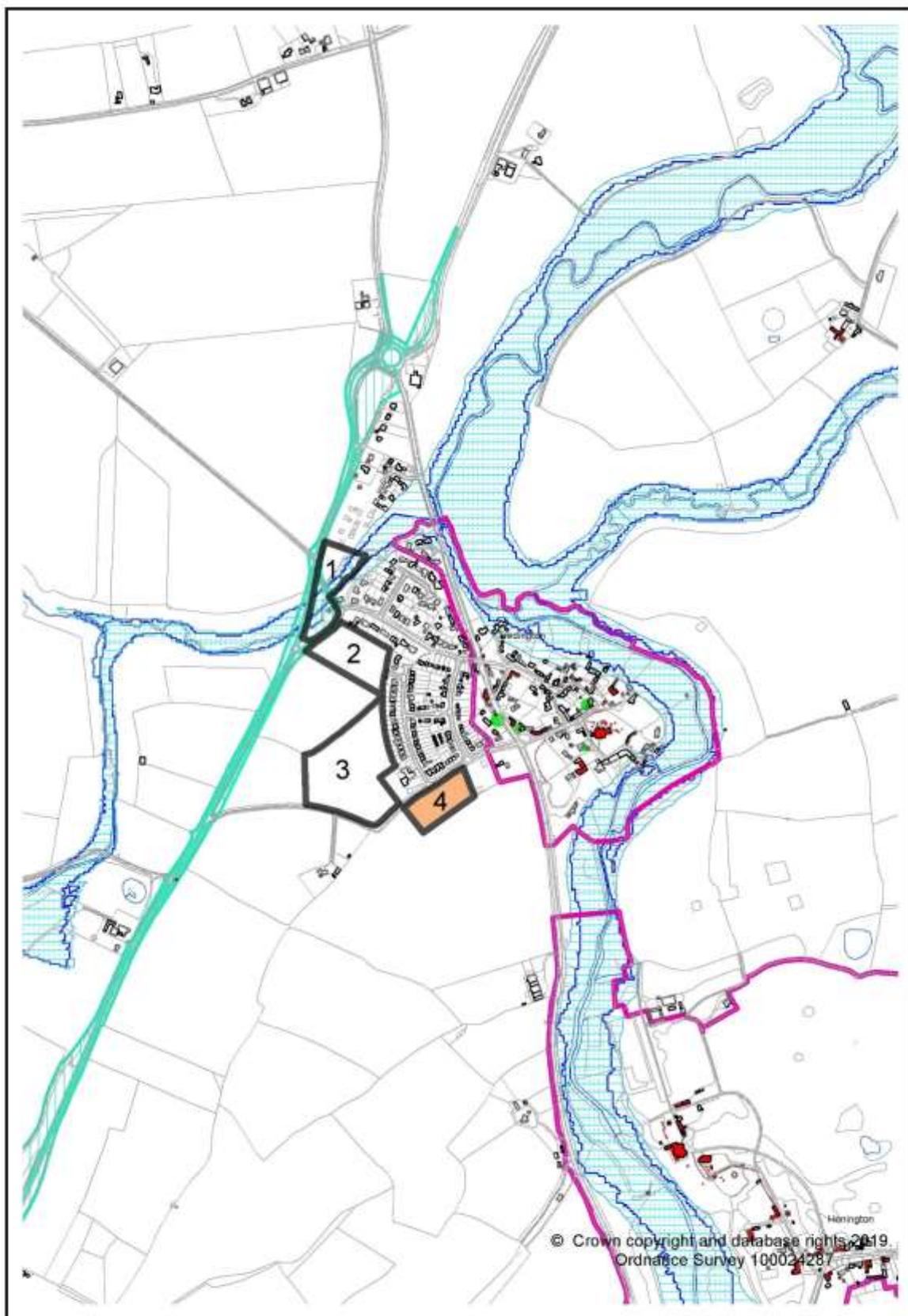
<sup>214</sup> Environment Agency (2016) [http://maps.environment-](http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=drinkingwater&layerGroups=default&lang=e&ep=map&scale=10&x=425883.64583333336&y=252788.395833333326#x=425757&y=252795&lg=2,5,10,&scale=8)

[agency.gov.uk/wiyby/wiybyController?topic=drinkingwater&layerGroups=default&lang=e&ep=map&scale=10&x=425883.64583333336&y=252788.395833333326#x=425757&y=252795&lg=2,5,10,&scale=8](http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=drinkingwater&layerGroups=default&lang=e&ep=map&scale=10&x=425883.64583333336&y=252788.395833333326#x=425757&y=252795&lg=2,5,10,&scale=8)

Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be 'not applicable' in the SA of site options by settlement.
Settlement Identity	The site option is unlikely to have effect on the setting of the settlement as it is located on the periphery of the existing built form of the village, in a location which reflects recent development in the settlement.
Housing	The site option would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at the site option to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village's existing leisure and recreational facilities and amenities and green infrastructure network.
Economy and Employment	Neutral effects on employment as no employment land is being proposed.

## Site Assessments

The 1 site under consideration in Tredington is identified in amber on the map below and has been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA- Tredington

Settlement: Tredington																
	SA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution - Air Quality Pollution - Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment	
Site: TRED.04 - South of Blackwell Road Dwellings: 13	-?	-- ?	0	0	0	+	- 0	0 0	0	+	N/A	+	+	+	0	

## Site TRED.04 – South of Blackwell Road, Tredington

### Site Overview

Has a gross area of 0.8ha; with a net developable area of 0.5ha and a capacity for approximately 13 dwellings based on a density of 25 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-High/medium sensitivity to housing development, however there is uncertainty at this stage of assessment as there may be potential to mitigate against adverse impacts.</li> <li>-Located within a mineral safeguarding area</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-HER records indicate that there is ridge and furrow on site. The site visit confirmed that all ridge and furrow in this location has been lost to modern ploughing methods.</li> <li>-The site is located approximately 60 metres from the western boundary of Consideration Area, with a children’s play area in-between. The play area already forms a buffer to provide an open setting to the Conservation Area. The site is large enough to allow for appropriate planting or open space to protect the ‘rural’ setting for the Conservation Area. Any harm to the heritage asset would be less than substantial.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not located within a designated flood zone.</li> <li>-Not in a Ground Water Drinking Water Safeguard Area or Surface Water Drinking Water Safeguard Area.</li> <li>-Does not involve the creation or loss of any employment land.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will not result in the loss of any public open space or green infrastructure.</li> <li>-Within 400m of the nearest bus stop, and within 400m of local facilities, including primary school.</li> <li>-Largely follows the existing pattern of the settlement.</li> <li>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing, and will not create any conflicting neighbouring uses.</li> </ul>
<b>Major Positive Effects</b>	None identified.

# Tysoe

## Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	<p>Tysoe consists of Upper and Lower Tysoe which are located approximately 10 miles Southeast of Stratford-upon-Avon, like other nearby villages in written documentation can first be seen being mentioned in the Domesday Survey in 1086. The area originally considered of Upper, middle and lower Tysoe, upper and middle Tysoe have now merged yet lower Tysoe still remains separate. There are two conservation areas one covering a large portion on the southern part of Upper Tysoe and the second covering the majority of Middle Tysoe.</p> <p>The area consists of a total of 40 listed buildings the majority of these are clustered within the two conservation areas with a few of the listed buildings being situated within Lower Tysoe. These vary from a Grade I listed medieval church of the Virgin Mary to buildings such as Tysoe Manor. As well as the listed buildings the area has around 82 heritage sites, the most notable of which is the evidence three medieval settlement set out of over the locations of the existing villages. There also appears to be evidence of Roman occupation the area appears to have been popular for residential purposes throughout history.<sup>215/216</sup></p> <p>Tysoe has a range of designated heritage assets including a Scheduled Monument, Listed Buildings and a Conservation Area, however there are no known archaeological assets in the settlement. Tysoe's Scheduled Monument (a standing cross) is in the north of the settlement. The settlement's Conservation Area is split into two sections, one section in the north of the settlement and one in the south, with Tysoe's 49 Listed Buildings split between the Conservation Area sections<sup>217</sup>.</p>
Landscape	<p>The settlement is situated on the border of the Cotswolds AONB. Whilst the settlement itself does not lie within the AONB, it runs along the eastern edge of the village. The settlement is located in the Feldon Character Area, a predominantly rural landscape with an open character<sup>218</sup>. In the Landscape Sensitivity Study, the majority of the land surrounding the village is classified as high/medium sensitivity to housing development, with two small areas [one on the western edge and one to the northern edge] classed as medium sensitivity. Land to the south of the village, beyond Shipston Road and Shenington Road is classified as high sensitivity.</p>
Biodiversity and Geodiversity	<p>There are no internationally designated biodiversity sites or SSSIs in the settlement or the surrounding landscape, and therefore no major significant effects. Nationally designated Priority Habitats are limited to 2 small blocks of Traditional orchards in the north and 2 small blocks of Traditional Orchards and Deciduous Woodland in the south<sup>219</sup>.</p>
Flooding	<p>A minor area of flood risk lies to the southwest edge of the settlement.</p>
Climate Change –Traffic	<p>There are no known congestion issues within Tysoe<sup>220</sup> and the additional vehicles from development are unlikely to be significant due to the small capacity of the site options.</p>

<sup>215</sup> Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire

<sup>216</sup> Tysoe Parish Plan 2010

<sup>217</sup> Tysoe Parish Council (2015) Tysoe Neighbourhood Plan

<sup>218</sup> <https://www.stratford.gov.uk/files/seealsodocs/455/SDC429MAY99.pdf>

<sup>219</sup> DEFRA (2016) Magic Map

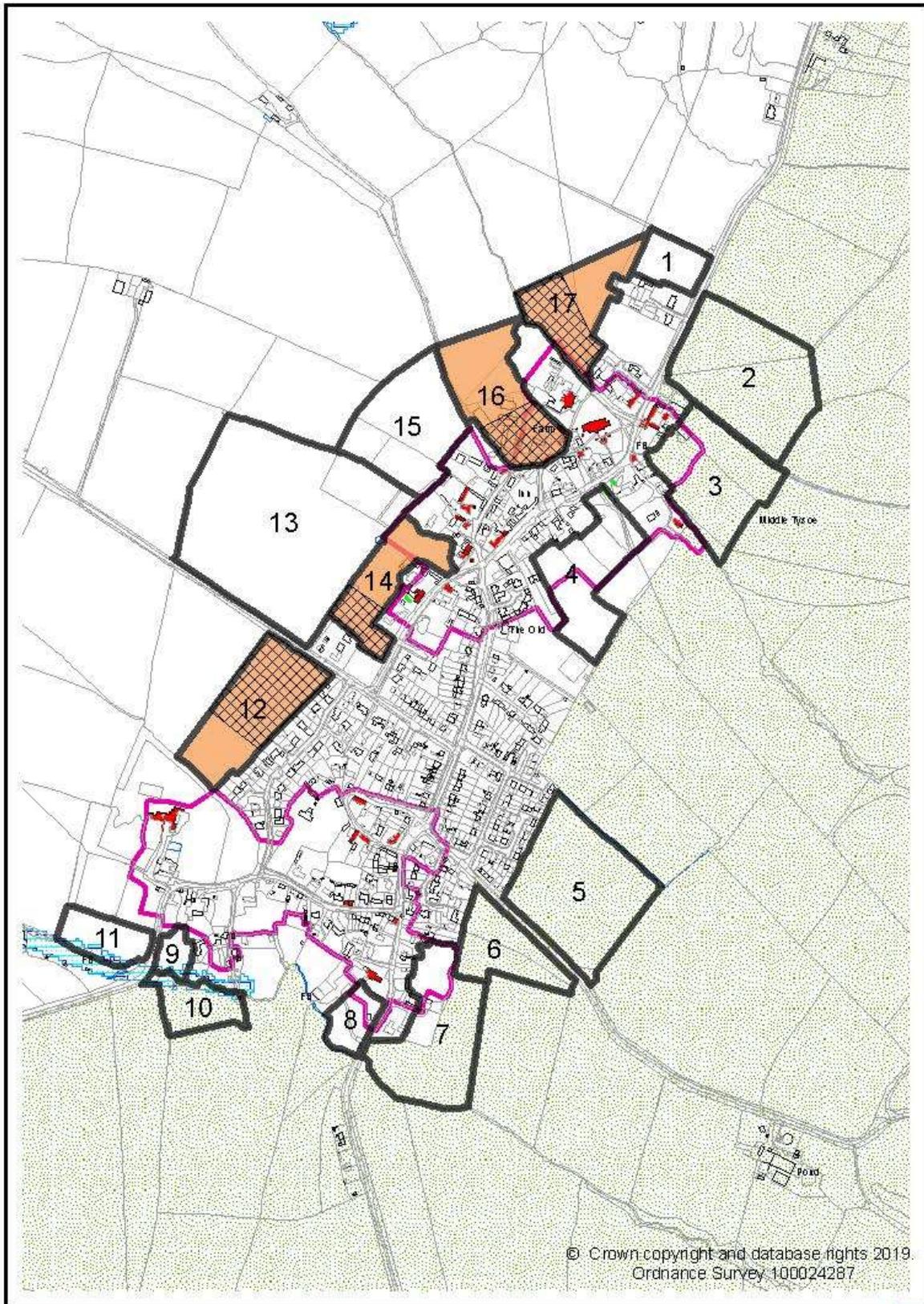
<sup>220</sup> Stratford-on-Avon Strategic Transport Assessment (2012) [Online] <https://www.stratford.gov.uk/files/seealsodocs/147682/Strategic%20Transport%20Assessment%20-%20October%202012.pdf>

Climate Change – Green Infrastructure	Tysoe contains public open space (POS) in the form of a recreational ground and playing field, which includes tennis courts, football pitches and children’s play facilities. The POS is located in the centre of the settlement. Tysoe’s GI assets include public footpaths providing access to the open countryside, an allotments site, and cycle network as part of the Shipston to Southam cycle route <sup>221</sup> .
Natural Resources	The settlement is not within a Mineral Safeguarding Area. The land around the settlement does not contain any best and most versatile agricultural land.
Air, Soil and Water pollution	The village is not an Air Quality Management Area. There are no known issues of soil contamination within the settlement. The village is not within a Drinking Water Safeguard Zone (ground or surface water) but is within a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	Tysoe is served by the 6 and 7 services between Stratford-upon-Avon and Banbury every 2-3 hours Monday – Saturday. Some of these journeys also serve Ettington, Kineton and/or Oxhill.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be ‘not applicable’ in the SA of site options by settlement.
Settlement Identity	None of the site options are likely to have effects on the setting of the settlement as they are located on the periphery of the existing built form of the village, largely following the existing settlement pattern. There is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village’s existing leisure and recreational facilities and amenities and green infrastructure network.
Economy and Employment	Neutral effects on employment as no employment land is being proposed.

<sup>221</sup> [http://countryparks.warwickshire.gov.uk/files/2012/05/Shipston to Southam Cycle Route.pdf](http://countryparks.warwickshire.gov.uk/files/2012/05/Shipston%20to%20Southam%20Cycle%20Route.pdf)

## Site Assessments

The 4 sites under consideration in Tysoe are identified in amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



Tysoe - SHLAA

## Settlement: Tysoe

### SA Objectives

	SA Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment			
Site: TYS.12 – South of Oxhill Road Dwellings: 30	--	--?	0	0	0	+	0	+	0	0	0	+	N/A	+	+	+	+	0
Site: TYS.14 – West of Sandpits Lane Dwellings: 12	-?	-?	0	0	0	+	0	+	0	0	0	+	N/A	+	+	+	-	0
Site: TYS.16 – North of Saddledon Street Dwellings: 18	-?	--?	0	0	-	+	0	+	0	0	0	+	N/A	+	+	+	+	0
Site: TYS.17 – North West of Church Farm Court Dwellings: 24	--	--?	0	0	0	+	0	+	0	0	0	+	N/A	+	+	+	+	0

## Site TYS.12 – South of Oxhill Road, Tysoe

### Site Overview

Has a gross area of 1.7ha; with a net developable area of 1.0ha and a capacity for approximately 30 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Development in this location would cause significant harmful impact on the setting of Grade II* listed Tysoe Manor (based on Planning Inspector's appeal decision relating to proposed housing scheme in this location. Application ref: 13/02515/OUT refers) with no possibility of mitigation.</li> <li>-Development of this site would also lead to the entire loss of an impressive and pristine example of traditional ridge and furrow.</li> <li>-Cumulatively, harm to these designated and non-designated heritage assets would be substantial.</li> <li>-High/medium landscape sensitivity to housing development, however there is some uncertainty as this stage of assessment as there may be some potential to mitigate adverse impacts.</li> </ul>
<b>Minor Negative Effects</b>	None identified.
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Not located within a designated flood zone.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not within a mineral safeguarding area.</li> <li>-Does not involve the creation or loss of any employment land.</li> <li>-Not in a Ground Water Drinking Water Safeguard Area or Surface Water Drinking Water Safeguard Area.</li> <li>-The site does not have an existing vehicular access, however, satisfactory access could be achieved from the Oxhill Road.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Provides a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Will not result in the loss of public open space or green infrastructure. Footpaths run through the site and should be incorporated into any proposed development.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Follows the existing settlement pattern.</li> <li>-Will not create any conflicting neighbouring land uses.</li> <li>-Within 400m of the nearest bus stop and within 400m to services including a primary school and a village shop.</li> </ul>
<b>Major Positive Effects</b>	None identified.

## Site TYS.14 – West of Sandpits Lane, Tysoe

### Site Overview

Has a gross area of 1.2ha; with a net developable area of 0.4ha and a capacity for approximately 12 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
Major Negative Effects	None identified.
Minor Negative Effects	<ul style="list-style-type: none"> <li>-Development in this location would be located to the southwest of the Grade II listed Home Farmhouse. Whilst the land in question, together with the remainder of land parcel TYS.14 forms part of the original setting for the farmhouse, the overall setting (particularly to the southwest) has already been compromised over recent years with various forms of development. The developable area is relatively small and would retain the most critical setting, directly to the rear of the listed building with uninterrupted views of the agricultural landscape. It is considered harm to the setting of the listed building would be 'less than substantial'.</li> <li>-Development would be close to the south western corner of the Conservation Area. It is considered there is sufficient room within the site to mitigate any potential harm to the setting of the Conservation Area and any harm would be 'less than substantial'.</li> <li>-The HER suggests there is ridge and furrow on site. Aerial images show feint lines, but the area is overgrown scrub and existence of any earthworks cannot be proven. The site is small and any surviving ridge and furrow is likely in poor condition. It is considered that the harm associated with the loss of this area of ridge and furrow would be classified as 'less than substantial'.</li> <li>-Medium landscape sensitivity to housing development, however there is some uncertainty as this stage of assessment as there may be some potential to mitigate adverse impacts.</li> <li>-Adjacent to an agricultural building to the south and as such there may be an element of conflicting neighbouring uses which may adversely impact on resident's health and well-being.</li> </ul>
Uncertain Effects	
Neutral Effects	<ul style="list-style-type: none"> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Not located within a designated flood zone.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-A new vehicular access off Sandpits Lane into the development site would be required, and it is considered that suitable mitigation is possible to minimise any adverse effects.</li> <li>-Not within a mineral safeguarding area.</li> <li>-Does not involve the creation or loss of any employment land.</li> <li>-Not in a Ground Water Drinking Water Safeguard Area or Surface Water Drinking Water Safeguard Area.</li> <li>-Within 400m of the nearest bus stop and within 400m to services including a primary school and a village shop.</li> </ul>
Minor Positive Effects	<ul style="list-style-type: none"> <li>-Provides a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Follows the existing settlement boundary.</li> </ul>
Major Positive Effects	None identified.

## Site TYS.16 – North of Saddleton Street, Tysoe

### Site Overview

Has a gross area of 2.0ha; with a net developable area of 0.6ha and a capacity for approximately 18 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<p>-The northern part of the site has a high/medium landscape sensitivity to housing development, while the southern part of the site has not been subject to a formal landscape sensitivity assessment. However there is some uncertainty as this stage of assessment as there may be some potential to mitigate adverse impacts.</p>
<b>Minor Negative Effects</b>	<p>-The site is a farm complex with a number of large, modern agricultural buildings dispersed throughout the site, with a Grade II listed barn and Grade II listed farmhouse on the road frontage. The careful re-development of this site could be designed to incorporate sufficient mitigation measures to ensure the agricultural history and setting of these listed buildings be conserved to the extent that any harm would be less than substantial.</p> <p>-The site has a number of other listed buildings in close proximity, including the Grade I listed St. Mary's Church to the east of the farmhouse. Opportunities exist for careful design to mitigate potential harm through sensitive design, protecting important views toward the church. There are no views of the site from the church. Any harm to the setting of these heritage assets would be 'less than substantial'.</p> <p>-The Conservation Area runs through the middle of the farmyard. The existing structures do not enhance the Conservation Area and it is considered that opportunities exist, through good design principles, to re-develop the site in a way that would as a minimum protect, but most likely, enhance the setting of the Conservation Area. Harm to the heritage asset and its setting are considered to be 'less than substantial'.</p> <p>-The HER records the site as part of the possible extent of the medieval settlement. Any potential loss of or harm to existing artefacts associated with this non-designated heritage asset could be mitigated through suitable archaeological evaluation.</p> <p>-It is unclear whether satisfactory access to this site could be gained from either Back Street or Saddleton Street. Both streets are narrow and may require some infrastructure improvements.</p>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<p>-Not within or adjacent to an Air Quality Management Area (AQMA).</p> <p>-Not located within a designated flood zone.</p> <p>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</p> <p>-There are two existing vehicular accesses into the development site; one off Saddleton Street and another off Back Lane, and it is considered that suitable mitigation is possible to minimise any adverse effects.</p> <p>-Not within a mineral safeguarding area.</p> <p>-Does not involve the creation or loss of any employment land.</p> <p>-Not in a Ground Water Drinking Water Safeguard Area or Surface Water Drinking Water Safeguard Area.</p> <p>-Within 400m of the nearest bus stop and within 400m to services including a primary school and a village shop.</p>
<b>Minor Positive Effects</b>	<p>-Provides a modest contribution to the supply of housing overall and a modest supply of affordable housing.</p>

	<ul style="list-style-type: none"> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Follows the existing settlement pattern.</li> <li>-Will not create any conflicting neighbouring land uses.</li> </ul>
Major Positive Effects	None identified.

## Site TYS.17 – North West of Church Farm Court, Tysoe

### Site Overview

Has a gross area of 1.8ha; with a net developable area of 0.8ha and a capacity for approximately 24 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Development in this location would lead to the permanent loss of a verdant, pastoral landscape which forms an important backdrop to, and wider setting for, the Grade I listed St. Mary's church to the south of the site. Further encroachment on this setting would be harmful with no means of mitigation.</li> <li>-Development of the site would also have a harmful impact on the setting of the Conservation Area at this sensitive corner of the village with a large number of important, listed buildings within it.</li> <li>-Any development would also lead to the loss of ridge and furrow, which forms the historic agricultural 'backdrop' to the village and is part of the unchanged historic setting of the Grade I listed church.</li> <li>-Cumulatively, harm to these designated and non-designated heritage assets would be substantial.</li> <li>-The site has a high/medium landscape sensitivity to housing development. However there is some uncertainty as this stage of assessment as there may be some potential to mitigate adverse impacts.</li> </ul>
<b>Minor Negative Effects</b>	None identified
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not located within an Air Quality Management Area (AQMA).</li> <li>-Not within a mineral safeguarding area.</li> <li>-Not in a Ground Water Drinking Water Safeguard Area or Surface Water Drinking Water Safeguard Area</li> <li>-Does not involve the creation or loss of any employment land.</li> <li>-Not located within a designated flood zone.</li> <li>- Whilst the site currently has no access from the surrounding road network, satisfactory vehicular access could be gained from the development to the south east of the site.</li> </ul>

<b>Minor Positive Effects</b>	<ul style="list-style-type: none"><li>-Provides a modest contribution to the supply of housing overall and a modest supply of affordable housing, and will not create conflicting neighbouring uses.</li><li>-Will not result in the loss of public open space or green infrastructure although there is a public right of way running through the site that will need to be incorporated into any scheme design.</li><li>-Does not contain any best and most versatile agricultural land.</li><li>-Within 400m of the nearest bus stop and within 400m to services including a primary school and a village shop.</li></ul>
<b>Major Positive Effects</b>	None identified.

## Welford-on-Avon

### Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	Wellford-on-Avon is a small village located approximately just under 4 miles to the Southwest of the town of Stratford-upon-Avon. The Village although it is small in size contains a vast amount of heritage in various forms. What is physically still within the village today is a total of 78 Listed building of varying grades as well as on Scheduled monument. Such buildings are the medieval churches of St Peter and All Saints both Grade 1 listed. Some of the residential properties still in use can be dated back to 1740. There is a large conservation area over the centre of the settlement and the majority of the listed buildings are contained within this. Other such heritage assets can be found within the settlement with a total of 38 within a 500m study area, these ranges from pre historic crop marks to evidence of roman occupation in the form of possible villa. Archaeology the area is deemed highly sensitive, the village has a vast and rich heritage that can still be seen now. <sup>222/223</sup>
Landscape	The village is predominantly bordered by arable farmland, with commercial horticulture also in evidence. The River Avon borders the village on the eastern, northern and western flanks. The settlement and surrounding land does not lie within or adjacent to any national landscape designation. The village is located within the Severn and Avon Vales National Character Area, characterised by a low-lying open, rural, agricultural landscape made up of distinct and contrasting vales.
Biodiversity and Geodiversity	The River Avon is a major environmental feature and Welford Field SSSI is an unimproved field which lies in the flood plain of the River Avon on its south bank in a large river bend.
Flooding	The River Avon is a major environmental feature, with a significant area of land within the flood zone.
Climate Change –Traffic	There are no known congestion issues within the settlement.
Climate Change – Green Infrastructure	Public Open Space (POS) in Welford-on-Avon includes a sports field with marked-out football pitches and a cricket pitch and a recreation area with 5-a-side football pitches and a children’s play area with play equipment. In terms of recreational opportunities, the village also has a bowling green and an 18-hole golf course. Green Infrastructure in the village includes an allotment garden and a network of public footpaths providing access to the open countryside and walks along the River Avon which skirts the village on 3 sides. There is a private marina to the north of the settlement.
Natural Resources	The settlement is within a Mineral Safeguarding Area. Large areas of land around the settlement contain best and most versatile agricultural land.
Air, Soil and Water pollution	The village is not an Air Quality Management Area. There are no known issues of soil contamination within the settlement. The village is not within a Drinking Water Safeguard Zone (ground or surface water) but is within a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	Shakespeare’s Avon Way, a national hiking route, crosses the parish. Similarly the Greenway cycle path provides a route into Stratford-upon-Avon for cyclists and walkers.

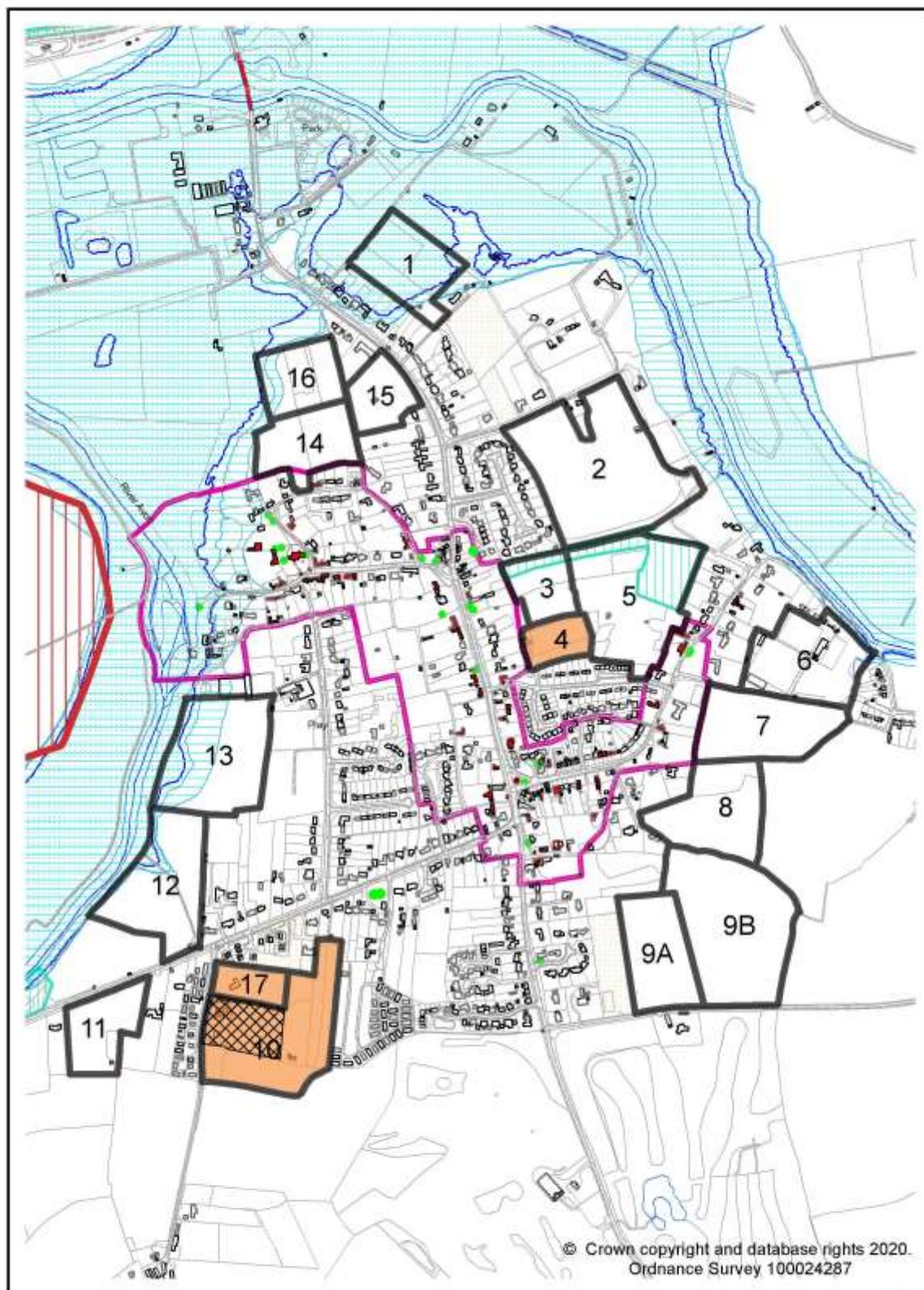
<sup>222</sup> Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire

<sup>223</sup> Welford-on-Avon Neighbourhood Development Plan (December 2017)

	Welford-on-Avon is served by the 27 bus from Stratford-upon-Avon, via Long Marston. The service runs every two hours. Welford-on-Avon also forms part of the route of the X18 service between Coventry and Evesham (Coventry – Leamington – Warwick – Stratford-upon-Avon – Welford-on-Avon, Bidford-on-Avon – Salford Priors – Evesham). Buses serve the stop every half hour Monday – Saturday and every two hours on Sundays.
Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be ‘not applicable’ in the SA of site options by settlement.
Settlement Identity	None of the site options are likely to have effects on the setting of the settlement as they are located on the periphery of the existing built form of the village, largely following the existing settlement pattern. There is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village’s existing leisure and recreational facilities and amenities and green infrastructure network.
Economy and Employment	Neutral effects on employment as no employment land is being proposed.

## Site Assessments

The 3 sites under consideration in Welford-on-Avon are identified in amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Welford-on-Avon

**Settlement: Welford-on-Avon**

**SA Objectives**

	SA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment	
Site: WELF.04 – North of Millers Close (west) Dwellings: 12	-?	?	0	0	0	+	- -	0 0	0	0	+	N/A	+	+	+	0
Site: WELF.10 – East of Hunt Hall Lane Dwellings: 30	0	-?	0	0	0	+	- -	0 0	0	0	+	N/A	+	+	+	0
Site: WELF.17 – East of Hunt Hall Lane (north) Dwellings: 15	0	-?	0	0	0	+	- -	0 0	0	-	N/A	+	+	+	+	0

## Site WELF.04 – North of Millers Close, Welford-on-Avon

### Site Overview

Has a gross area of 0.9ha; with a net developable area of 0.4ha and a capacity for approximately 12 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-Within a mineral safeguarding area.
<b>Minor Negative Effects</b>	<p>-The site is located close to the Grade II listed Cress Farmhouse and approximately 150 metres east of Grade II listed Manor Farmhouse. The site is currently occupied by glasshouses. It is considered the site is of sufficient scale to introduce appropriate landscaping to mitigate or lessen any potential impact on the setting of these listed buildings. Due to existing separation distances, it is suggested the harm to the setting of the heritage assets would be classed as 'less than substantial'.</p> <p>-The western boundary of the site is commensurate with part of the village's Conservation Area. It is considered suitable mitigation such as reduced developable area and/or appropriate planting could help reduce any harm to the heritage asset to the point where it would be 'less than substantial'.</p> <p>-The HER suggests that the extent of the medieval settlement runs very close to the perimeter of the site. It is considered that any potential loss of or harm to existing artefacts associated with this non-designated heritage asset could be mitigated through suitable archaeological evaluation.</p> <p>-The eastern edge of the site contains best and most versatile agricultural land, however at this stage of assessment it is uncertain as to whether the loss of any of this can be avoided.</p>
<b>Uncertain Effects</b>	-Has not been subject to a formal landscape sensitivity assessment.
<b>Neutral Effects</b>	<p>-Not within or adjacent to an Air Quality Management Area (AQMA).</p> <p>-Has the potential for access to Millers Close and it is considered that suitable mitigation is possible to minimise any adverse effects.</p> <p>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</p> <p>-Not within a designated flood zone.</p> <p>-Does not involve the creation or loss of any employment land.</p> <p>-Not in a Ground Water Drinking Water Safeguard Area or Surface Water Drinking Water Safeguard Area.</p>
<b>Minor Positive Effects</b>	<p>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</p> <p>-Will not result in the loss of public open space or green infrastructure.</p> <p>-Largely follows the existing settlement pattern.</p> <p>-Will not create any conflicting neighbouring land uses.</p> <p>-Within 400m of a bus stop and local facilities.</p>
<b>Major Positive Effects</b>	None identified.

## Site WELF.10 – East of Hunt Hall Lane, Welford-on-Avon

### Site Overview

Has a gross area of 3.5ha; with a net developable area of 1.0ha and a capacity for approximately 30 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
Major Negative Effects	-Within a mineral safeguarding area.
Minor Negative Effects	-Part of the site contains best and most versatile agricultural land. -Most of the site has a medium landscape sensitivity to housing development, although the western part of the site has not been subject to a formal landscape sensitivity assessment. However there is some uncertainty at this stage of assessment as there may be some potential to mitigate adverse impacts.
Uncertain Effects	
Neutral Effects	-Scheduled Monument (settlement west of River Avon at the weir) lies 0.5km north of the site. Due to the separation distance and intervening development, it is considered development of this site would not cause any harm to the setting of the heritage asset. -No other heritage assets in the vicinity of the site. -Not within or adjacent to an Air Quality Management Area (AQMA). -Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations. -Not within a designated flood zone. -Does not involve the creation or loss of any employment land. -Not in a Ground Water Drinking Water Safeguard Area or Surface Water Drinking Water Safeguard Area. -Site access is achievable.
Minor Positive Effects	-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing. -Will not result in the loss of public open space or green infrastructure. -Follows the existing settlement pattern -Will not create any conflicting neighbouring uses. -Within 400m of a bus stop and local facilities.
Major Positive Effects	None identified.

## Site WELF.17 – East of Hunt Hall Lane (north), Welford-on-Avon

### Site Overview

Has a gross area of 0.8ha; with a net developable area of 0.5ha and a capacity for approximately 15 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Within a mineral safeguarding area.</li> <li>-Contains best and most versatile agricultural land.</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-Most of the site has a medium landscape sensitivity to housing development, although the western part of the site has not been subject to a formal landscape sensitivity assessment. However there is some uncertainty at this stage of assessment as there may be some potential to mitigate adverse impacts.</li> <li>-Within 800m of a bus stop and local facilities.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Scheduled Monument (settlement west of River Avon at the weir) lies 0.5km north of the site. Due to the separation distance and intervening development, it is considered development of this site would not cause any harm to the setting of the heritage asset.</li> <li>-No other heritage assets in the vicinity of the site.</li> <li>-Not within or adjacent to an Air Quality Management Area (AQMA).</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not within a designated flood zone.</li> <li>-Does not involve the creation or loss of any employment land.</li> <li>-Not in a Ground Water Drinking Water Safeguard Area or Surface Water Drinking Water Safeguard Area.</li> <li>-Site access is achievable.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Largely follows the existing settlement pattern.</li> <li>-Will not create conflicting neighbouring land uses.</li> </ul>
<b>Major Positive Effects</b>	None identified.

# Wellesbourne

## Settlement Baseline Overview relevant to SA objectives:

SA Objective	Settlement Assessment
Heritage	<p>Wellesbourne is a large village situated in the centre of the Stratford District Area. The area can be seen in written history as early as AD 840 under the name of Welesburnam and s where what was known at the time as the Witan (the King’s Council) would meet in 872 so the settlement itself has a lengthy history as well as one of what is suggested to be a settlement of importance. From medieval times right up until 1947 Wellesbourne was actually two settlements that finally merged.</p> <p>Large the employment and economy of the area relied heavily on agriculture but due to being a settlement that was relatively large in size it supported various other trades such as blacksmiths, and wheelwrights. This can be seen in the preservations of a wheelwright and blacksmiths shop known as Chedham’s yard. It has been a destination for various other reason linked to the nearby Warwickshire hunt which would draw aristocracy to the area in the 19<sup>th</sup> century as well as participation in sports such as cricket with the ‘Wellesbourne Match’ being mentioned in Tom Brown’s Schooldays.</p> <p>Now the settlement is well known for its airfield situated to the west of the settlement, which was created during the Second World War due to the compulsory purchase of two farms to create the airfield. There are total of 58 listed buildings situated within Wellesbourne itself and the neighbouring Walton. These buildings have varying uses ranging from churches to pubs and houses. A large conservation area also covers much of the historical part of the settlement. <sup>224/225</sup></p> <p>Heritage assets in Wellesbourne include a Conservation Area and Listed Buildings. To the west of the settlement is Charlecote Park Registered Park &amp; Garden, and 2 Scheduled Monuments (a barrow and some enclosures<sup>226</sup>),</p> <p>The River corridor links the village to the well-known heritage asset of Charlecote Park managed by the National Trust.</p>
Landscape	<p>Wellesbourne is located 11km north from the Cotswolds AONB<sup>227</sup>, with no likely effects on the designation, and is in 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>228</sup>.</p> <p>The river valley is classified as an area of high landscape sensitivity. Areas to the north, north east, west and south west of the existing settlement boundary are recorded as high/medium landscape sensitivity. Land parcels to the south and to the east of the village have the least sensitivity to residential development.</p>
Biodiversity and Geodiversity	<p>There are no internationally designated biodiversity sites or SSSIs in the local area, and therefore no likely significant effects from any site options. There is no nationally designated Priority Habitat in Wellesbourne, however there is some Wood Pasture and Parkland to the west, and large areas of Deciduous Woodland to the east and south<sup>229</sup>.</p> <p>The River Dene flows through Wellesbourne on its course to joining the River Avon to the north-west of the village.</p> <p>The river is a significant biodiversity corridor and the majority of the floodplain is dominated by improved grassland, ponds, woodlands and plantations. A further local watercourse and floodplain exists at the north eastern edge of the village.</p>

<sup>224</sup> Stratford-upon-Avon Council (2012) Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire

<sup>225</sup> Wellesbourne and Walton Neighbourhood Development Plan (December 2018)

<sup>226</sup> DEFRA (2016) Magic Map

<sup>227</sup> DEFRA (2016) Magic Map

<sup>228</sup> Natural England (2014) National Character Area Profile: Severn & Avon Vales

<sup>229</sup> DEFRA (2016) Magic Map

	One Site of Special Scientific Interest is located close to the village, namely Loxley Church Meadow. In addition, Biodiversity Action Plan priority habitats are recorded as present near Wellesbourne, namely the wet woodland of Wellesbourne Wood and an area of lowland mixed deciduous woodland situated to the south east of the village.
Flooding	Large parts of the village have suffered from a number of flooding events in recent years, including most recently when 70 properties were flooded in Wellesbourne during the floods of 2007. A flood alleviation scheme has now been agreed by the Environment Agency and has been partly implemented.
Climate Change –Traffic	There are no known congestion issues within Wellesbourne <sup>230</sup> .
Climate Change – Green Infrastructure	Wellesbourne contains 3.82ha of parks, gardens and amenity greenspace, which is an under provision for the current residential population <sup>231</sup> . Public open space (POS) in Wellesbourne includes Dovehouse Sports Field (contains a football pitch and rugby pitch), Dovehouse Play Field (contains a children’s play area) and Mountford Recreation Ground <sup>232</sup> . Green Infrastructure in Wellesbourne includes allotment gardens on Kineton Road, the River Dene with its accompanying footpath, allotment sites, cycle routes and public footpaths providing access to the open countryside. However, there is a relative under provision of parks, gardens and amenity greenspace in the village and open space in the sub-area as a whole.
Natural Resources	The settlement is within a Mineral Safeguarding Area. Much of the land around the settlement contains best and most versatile agricultural land (Grade 2 and 3A).
Air, Soil and Water pollution	The village is not an Air Quality Management Area. There are no known issues of soil contamination within the settlement. The village is not within a Drinking Water Safeguard Zone (ground or surface water) but is within a Nitrate Vulnerable Zone (River Avon to confluence with the River Severn) as defined by the Environment Agency. There are significant capacity constraints at the Wastewater Treatment Works. The capacity of smaller treatment works in the local area also needs further investigation to ensure future housing growth is adequately supported.
Waste	Development within the locality would produce additional household waste for disposal and recycling. There is no evidence to suggest that the existing waste services could not accommodate further development in this location.
Accessibility & Transport	Wellesbourne is a large village and sits on the A429, located around 6 miles south of Warwick and 5 miles east of Stratford-upon Avon. Junction 15 of the M40 is only 4 miles to the north, making it highly accessible. The 15 route between Bishopton and Leamington serves Wellesbourne, as well as Stratford-upon-Avon, Alveston, Warwick and Leamington. This service runs every hour until early evening on Saturdays, Mondays-Thursdays and until late on Fridays. The 6 service from Banbury to Stratford serves Wellesbourne twice daily Monday-Saturday, with an additional early service on school days. This service also passes through Middle Tysoe and Kineton. The village does not have a concentrated village centre, and also lacks a modern community and leisure centre to meet the needs of its much expanded population. Despite its size and good range of shops and services, the village has a limited catchment, mainly due to its proximity to the much larger centres of Stratford-upon-Avon, Warwick and Leamington. Furthermore, it does not have a secondary school so young people have a reduced association with their home community. The medical centre has a particularly important role in serving smaller communities in the area.

<sup>230</sup> Warwickshire County Council (2011) Warwickshire Local Transport Plan

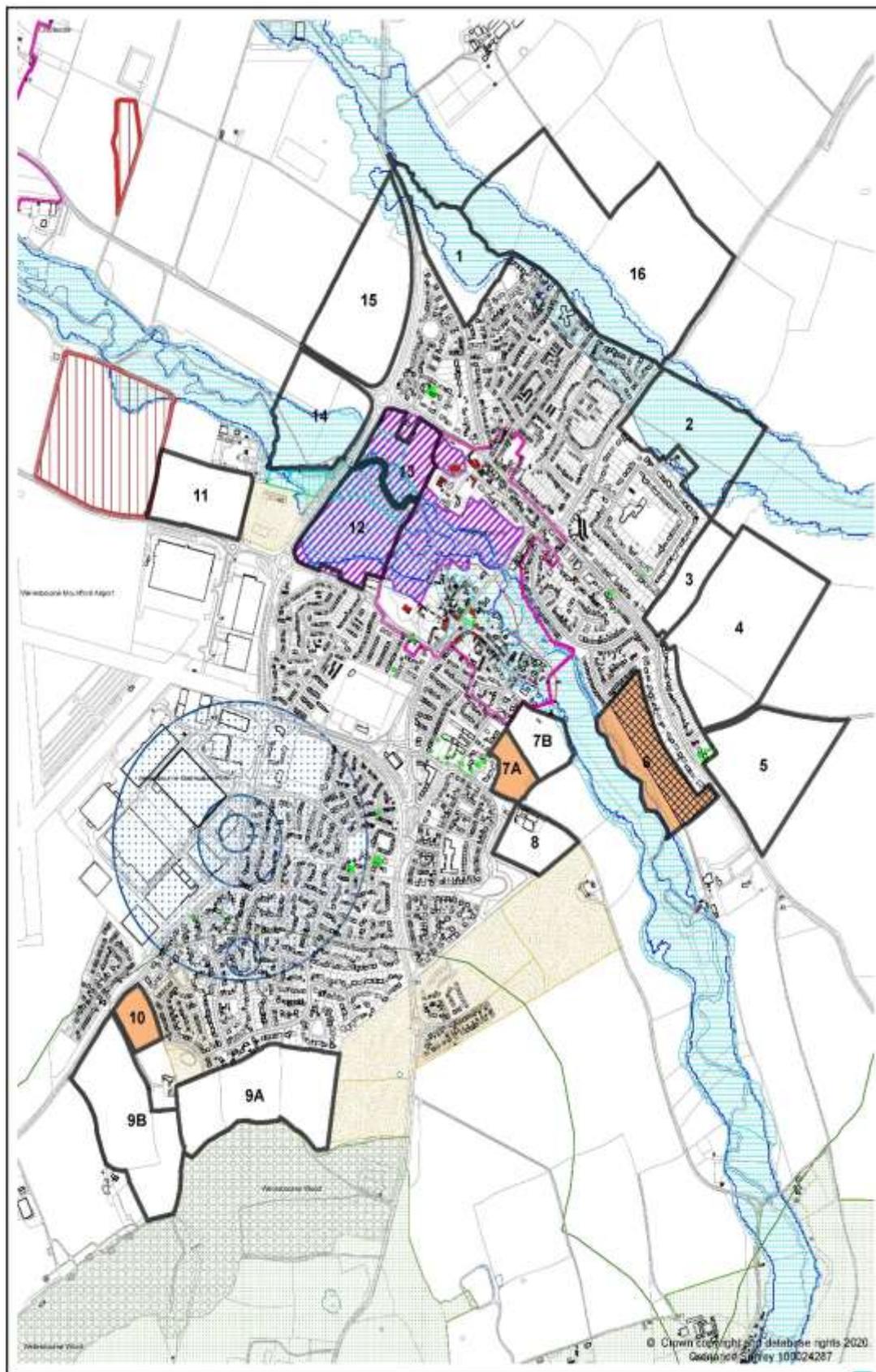
<sup>231</sup> UE Associates (2011) Green Infrastructure Study for the Stratford-on-Avon District

<sup>232</sup> Ibid.

Barriers for rural areas	Development would need to meet the affordable housing requirement set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered to be 'not applicable' in the SA of site options by settlement.
Settlement Identity	None of the site options are likely to have effects on the setting of the settlement as they are located on the periphery of the existing built form of the village, largely following the existing settlement pattern. There is no risk of coalescence with neighbouring settlements.
Housing	The site options would need to meet the affordable housing requirements set out in Policy CS.18 of the Core Strategy; provide good quality, well designed, environmentally friendly housing and contribute to the creation of balanced and sustainable communities.
Community Health, Safety and Wellbeing	There is the potential for development at all site options to have indirect long-term positive effects on health through the provision of housing. Residents would have access to the village's existing leisure and recreational facilities and amenities and green infrastructure network.
Economy and Employment	There has been extensive employment-related development on Wellesbourne airfield, taking advantage of the village's proximity to the M40. The airfield also provides a popular facility for business and leisure flights and is home to a number of flying schools. Chedham's Yard is a recently opened visitor attraction, comprising a restored blacksmith's and wheelwright's workshop dating from the 19 <sup>th</sup> Century. Just to the north of the village is Horticulture Research International, which is part of the University of Warwick. It is a well-established base for research and teaching in plant and environmental sciences. The site provides a significant opportunity to expand research activities and jobs in the District in an accessible and attractive location.

## Site Assessments

The 3 sites under consideration in Wellesbourne are identified in amber on the map below and have been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



SHLAA - Wellesbourne

**Settlement: Wellesbourne**

**SA Objectives**

	SA Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment			
Site: WELL.06 – West of Kinton Road Dwellings: 60	-?	--?	0	0	0	+	-	-	0	0	0	+	N/A	+	+	+	+	0
Site: WELL.07A – North of Walton Road Dwellings: 15	-?	--?	0	+	-	+	-	-	0	0	0	-	N/A	+	+	+	+	0
Site: WELL.10 – South of Loxley Road Dwellings: 30	-?	--?	0	0	0	+	-	+	0	0	0	:-	N/A	+	+	+	+	0

## Site WELL.06 – West of Kineton Road, Wellesbourne

### Site Overview

Has a gross area of 4.0ha; with a net developable area of 2.0ha and a capacity for approximately 60 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-Within a mineral safeguarding area.</li> <li>-High/medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be potential to mitigate against adverse impacts.</li> <li>-Contains best and most versatile agricultural land.</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-There are eight Grade II listed buildings in the vicinity of the site. Wellesbourne Watermill, 200 metres south; Wellesbourne Farmhouse (now split into 3 cottages) to northern tip of site; No's 71, 73, 75 and 77 Kineton Road, to the east of the site on the opposite side of the road. For various reasons (distance, lack of inter-visibility, settings having already having been entirely compromised by modern development, intervening development, room to provide appropriate landscaping or mitigation measures), it is considered that the harm to the setting of the heritage assets would be classed as 'less than substantial' in all cases.</li> <li>-The Conservation Area is some 180 metres east of the site, on the opposite bank of the River Dene. Given separation distance over the floodplain associated with the river, any development in this location would cause less than substantial harm to the setting of this heritage asset.</li> <li>-The HER suggests this general area had aviation ground lighting for Wellesbourne Airfield installed in 1942. Any evidence likely to be below-ground archaeology. Any potential loss of or harm to existing artefacts associated with this non-designated heritage asset could be mitigated through suitable archaeological evaluation.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not within an Air Quality Management Area (AQMA).</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not located within designated flood zone.</li> <li>-Has potential access to Kineton Road, and it is considered that suitable mitigation is possible to minimise any adverse effects.</li> <li>-Does not involve the creation or loss of employment land.</li> <li>-Not in a Ground Water Drinking Water Safeguard Area or Surface Water Drinking Water Safeguard Area.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Follows the existing settlement pattern.</li> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Will not create conflicting neighbouring land uses.</li> <li>-Within 400m of the nearest bus stop, and within 400m of the closest services/facilities.</li> </ul>
<b>Major Positive Effects</b>	<ul style="list-style-type: none"> <li>-Will provide a significant contribution to the supply of housing overall and a significant supply of affordable housing.</li> </ul>

## Site WELL.07A – North of Walton Road, Wellesbourne

### Site Overview

Has a gross area of 2.0ha; with a net developable area of 0.5ha and a capacity for approximately 15 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	<ul style="list-style-type: none"> <li>-High/medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be potential to mitigate against adverse impacts.</li> <li>-Located within a mineral safeguarding area</li> </ul>
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-The site lies outside of, but abuts the southern corner of the Conservation Area. The part of the Conservation Area closest to the site has been developed with modern houses. The site is of sufficient size to allow some form of landscaping buffer to ensure any impact on the setting of the Conservation Area is 'less than substantial'.</li> <li>-The HER suggests this general area had aviation ground lighting for Wellesbourne Airfield installed in 1942. Any evidence likely to be below-ground archaeology. Any potential loss of or harm to existing artefacts associated with this non-designated heritage asset could be mitigated through suitable archaeological evaluation.</li> <li>-No other heritage assets in the vicinity of the site.</li> <li>-A proportion of the site contains best and most versatile agricultural land.</li> <li>-County Highway Authority has advised that Walton Road would need to be upgraded.</li> <li>-Within 800m of a bus stop and local facilities.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Not located within an Air Quality Management Area.</li> <li>-Not within a Surface Water Safeguard Zone, Groundwater Source Protection Zone or a Surface Water Drinking Water Protection Area.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-Site option would provide a modest supply of housing overall and a modest supply of affordable housing.</li> <li>-Development at the site could offer the opportunity to potentially reduce existing surface water run off.</li> <li>-Site option will not result in the loss of public open space or green infrastructure.</li> <li>-No conflicting neighbouring land uses.</li> <li>-Largely follows the existing settlement pattern.</li> </ul>
<b>Major Positive Effects</b>	

## Site WELL.10 – South of Loxley Road, Wellesbourne

### Site Overview

Has a gross area of 1.5ha; with a net developable area of 1.0ha and a capacity for approximately 30 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
Major Negative Effects	<ul style="list-style-type: none"> <li>-Within a mineral safeguarding area.</li> <li>-High/medium landscape sensitivity to housing development, however there is some uncertainty at this stage of assessment as there may be potential to mitigate against adverse impacts.</li> <li>-Within 400m of a bus stop but well over 800m from local facilities.</li> </ul>
Minor Negative Effects	<ul style="list-style-type: none"> <li>-The HER suggests there is ridge and furrow on site. Aerial images show feint lines and the site visit showed the existence of some minor undulations on part of the site. The site is small remnant and any surviving ridge and furrow appears in poor condition. It is considered that the harm associated with the loss of this area of ridge and furrow would be classified as 'less than substantial'.</li> <li>-The HER suggests this general area had aviation ground lighting for Wellesbourne Airfield installed in 1942. Any evidence likely to be below-ground archaeology. Any potential loss of or harm to existing artefacts associated with this non-designated heritage asset could be mitigated through suitable archaeological evaluation.</li> <li>-No other heritage assets in the vicinity of the site.</li> </ul>
Uncertain Effects	
Neutral Effects	<ul style="list-style-type: none"> <li>-Not within an Air Quality Management Area.</li> <li>-Not located within designated flood zone.</li> <li>-Not likely to have negative effects on any international, national, regional or local biodiversity or geodiversity designations.</li> <li>-Has potential access to the north of the site, and it is considered that suitable mitigation is possible to minimise any adverse effects.</li> <li>-Does not involve the creation or loss of employment land.</li> <li>-Not in a Ground Water Drinking Water Safeguard Area or Surface Water Drinking Water Safeguard Area.</li> </ul>
Minor Positive Effects	<ul style="list-style-type: none"> <li>-Will provide a modest contribution to the supply of housing overall and a modest supply of affordable housing.</li> <li>-Will not result in the loss of public open space or green infrastructure.</li> <li>-Does not contain any best and most versatile agricultural land.</li> <li>-Follows the existing settlement pattern.</li> <li>-Will not create conflicting neighbouring land uses.</li> </ul>
Major Positive Effects	None identified.

## Site LSL.04B – Land North of Harbury Cement Works

### Site Baseline Overview relevant to SA objectives:

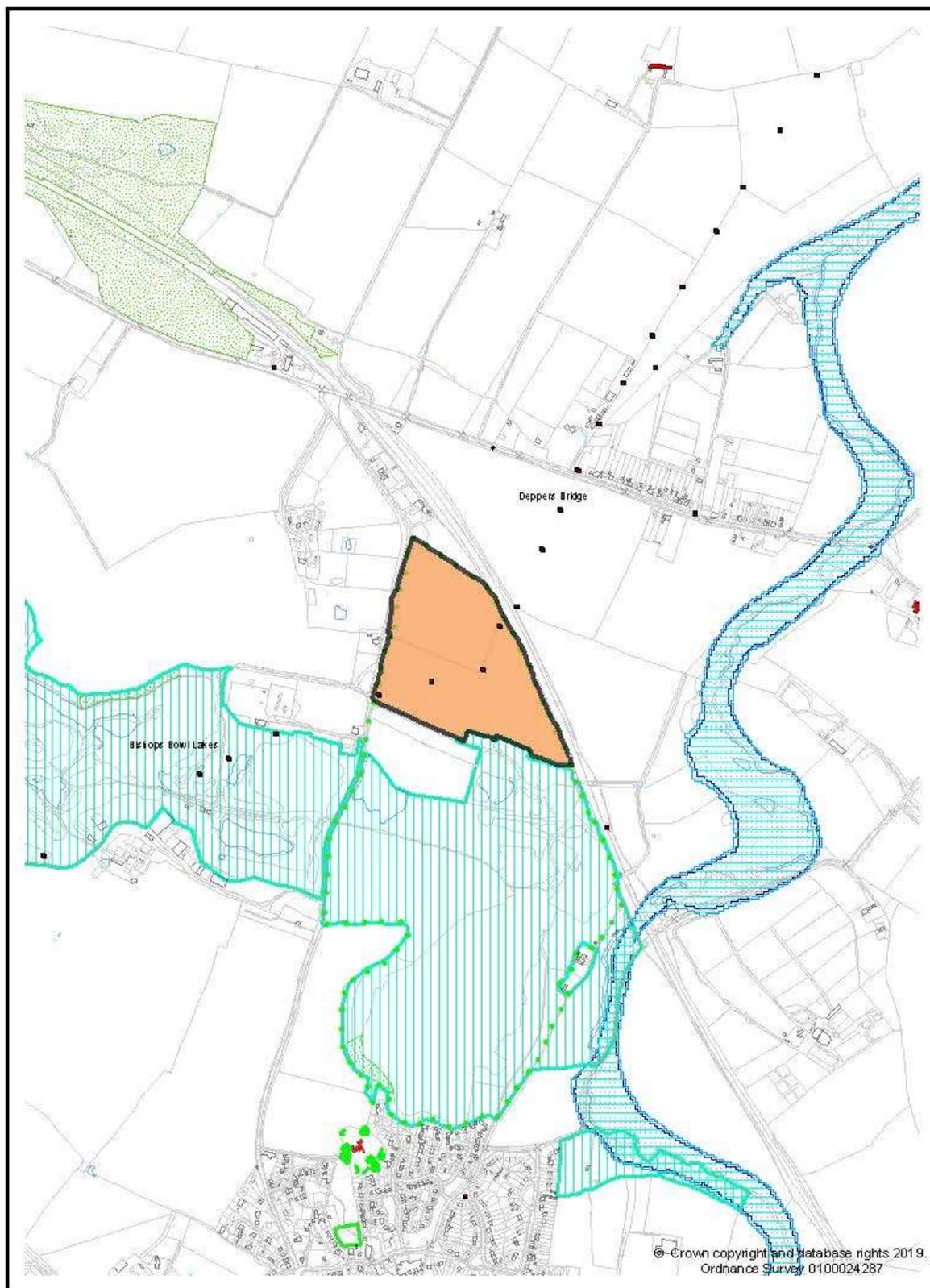
SA Objective	Settlement Assessment
Heritage	There are no heritage assets within the site itself or in close proximity of the site, with the nearest listed building being located 900 metres to the south on the edge of Bishops Itchington. There are elements of industrial archaeology throughout the wider Cement Works site, but unlikely to include the fields assessed here since they were not used as part of the operational facility.
Landscape	The site lies within the 'Dunsmore and Feldon' National Landscape Character Area and the sub-area of 'Feldon'. The site was part of Harbury Cement Works with the upper slopes being used as the works sports ground with bowls green, tennis court, pavilion and playing pitches. The land in question is now in agricultural use. The site is approximately triangular in shape and contained between the former Cement Works to the south, railway line to the east and B4451 to the west. The land rises slightly through the site with the highest point to the north. The site lies within a wider arable landscape to the north of Bishops Itchington. The site is not located within the West Midlands Green Belt or the Cotswolds Area of Outstanding natural Beauty. It is not within an Area of Restraint or a Special Landscape Area, although the Bishops Hill and Bishops Bowl Local Wildlife Site [SINC] is in close proximity to the south and west. The site comprises two fields separated by a managed hedgerow. The site is detached from and has no inter-visibility with existing settlements. There are no public footpaths within the site, the nearest running alongside the River Itchen to the east which would afford some public views. Public views would also be possible from the B4451 running along the western boundary.
Biodiversity and Geodiversity	An Group Tree Preservation Order covers the site and would protect the trees along all boundaries of the site. There are three Sites of Special Scientific Interest (SSSI) in the locality of the site. 'Harbury Quarries' is situated approximately 400 metres to the west; 'Harbury Railway Cutting' is situated approximately 400 metres to the north and 'Ufton Fields' is situated 2km to the northwest. Much of the area to the south of this site [making up the former Cement Works and associated quarries] is a sensitive and important habitat, a large part of which is designated a Local Wildlife Site (LWS). Land between the railway and the LWS [of which this site is part] does not have any significant ecological value. There is a Group TPO covering this site, thus protecting all trees on the boundary as a valuable ecological resource. The land has no known Geodiversity value.
Flooding	The entire site and immediate surroundings are located within Flood Zone 1. There are no records of surface water flooding within the site.
Traffic	The site only benefits from a field access off B4451 at present. However, the re-development of the former Harbury Cement Works to the south of the site includes the improvement and upgrading of internal access roads and vehicular access off B4451, which the development of this site would potentially utilise satisfactorily. The B4451 is a single carriageway road with a 50mph speed limit at the point it passes the site, reducing to 30mph when approaching the village of Bishops Itchington approximately 1km to the south. According to 2011 census data, 14.5% of people in work that live in the Southam area commute elsewhere in the District, with a further 22.3% commuting to locations such as Leamington Spa within neighbouring Warwick District. Development of this site would generate a significant number of additional vehicle trips on the local road network since there would be a reliance on the private motor car to commute to work in employment centres such as Leamington Spa and Banbury. There are current constraints on the road network in south Leamington which could be exacerbated by development of the site.
Green Infrastructure	The majority of the habitat within the site comprises cultivated arable land. Within the site is a managed hedgerow separating the two fields and potentially species rich hedgerow, trees and scrub to the outer boundaries, particularly the boundary shared with the railway embankment along the eastern boundary. This is a continuation of the green infrastructure along this feature, which

	includes the SSSI just to the north of the site. The existing hedgerows and trees would therefore have some ecological value as a habitat corridor, linking with the water bodies and habitats beyond the immediate environs but in proximity of the site. The River Itchen is a riparian corridor approximately 320 metres to the east of the site. Development would not lead to the loss of important habitats within the site but would need to ensure existing habitats on the edge/adjoining the site were protected and conserved.
Natural Resources - Minerals	The site is within a Minerals Safeguarding Area. Development of the site would not affect mineral reserves that are likely to be worked in the future.
Natural Resources - Agriculture	Development of this site would result in the loss of approximately 9 Ha of agricultural land. It is understood the agricultural land within the site is classified as Grade 3b [i.e. not the best and most versatile agricultural land].
Pollution – Air Quality	The site is not located close to employment uses. Other land associated with the former Harbury Cement Works to the south of this site is currently being developed for housing. There would be potential for temporary noise and odour pollution during the construction phase of the different land parcels. Development of the site would likely increase pollution levels in the locality through additional traffic movements. The site is not within an Air Quality Management Area (AQMA).
Pollution – Water Quality	There are no water courses or water bodies within the site. The River Itchen is located approximately 330 metres to the east of the site at the closest point, but the railway line lies between the site and the river. Should the site be developed, there may be a minor potential impact on the river through airborne particles of fine sediments and cement from the construction process, but chemical leachate would be unlikely. The site is located within a Drinking Water Safeguarded Zone (as defined by the Environment Agency). The site is within the Itchen Bank Waste Water Treatment Works catchment area. The 2015 update to the Water Cycle Study by AECOM indicated the WWTW would not have any permitted headroom by 2031. In terms of allocations and sites with planning permission in the Itchen Bank catchment (Southam, Long Itchington, Bishops Itchington and Harbury) there are 1,795 dwellings planned. This is without the reserve sites and sites that have had developer enquiries on such as Harbury Cement Works, Dallas Burston Polo Ground and Land North of Daventry Rd (1,430 dwellings collectively). Based on the sewage treatment works capacity headroom calculations from Severn Trent Water, there is spare capacity for 1,008 dwellings which is less than what is planned for the catchment therefore improvement works to the WWTW will be required.
Waste	Development of this site for approximately 200 dwellings would produce a large amount of additional household waste for disposal and recycling, putting additional pressure on local waste services. However, there is no evidence that these services cannot accommodate such a development.
Accessibility & Transport	The nearest train station is Leamington Spa approximately 8km north west of the site, on the line between Birmingham and London Marylebone and the south coast. The site is located approximately 3km from Junction 12 of the M40 motorway and would be served by the B4451 off an improved access. There is a footpath connecting the Former Cement Works to the village of Bishops Itchington. The nearest bus stop is located over 800 metres away, within Bishops Itchington; however, there are three existing regular bus services passing the site: routes 65, 66 and 67A between Daventry/Banbury and Leamington Spa which pass the site on the B4451. These bus services could serve the new site and development could potentially be the catalyst for additional services and the provision of new bus stops.
Rural Communities	Development would need to meet the affordable housing requirements as set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered not applicable in SA of site options.
Settlement Identity	If developed, this site would be associated with the housing being constructed on the former Cement Works to the south and would be read as a 'stand-alone' site due to the topography of the land, separation distances to other settlements and intervening landscape features. As such, the development of this site would not affect the setting of the settlement of Bishops Itchington.

Housing	The site has a dwelling capacity of approximately 200 dwellings and any development would need to meet the affordable housing requirements as set out in Policy CS.18 of the Core Strategy and contribute to the creation of balanced and sustainable communities by meeting identified local and District housing needs in terms of mix, size, tenure and type to cater for the full range of different households, as set out in Policy CS.19 of the Core Strategy.
Communities and Health	There is a pedestrian footpath along the B4451 which would link the site to Bishops Itchington, but residents on the proposed site would need to walk approximately 1.5km to local facilities within the village. There is one public footpath close to the site which would provide access to the surrounding countryside. It is unlikely development of this scale would result in any additional community infrastructure or facilities in its own right but it is assumed that there is the potential for development to have indirect long-term positive effects on health, leisure, recreational and green infrastructure.
Economy and Employment	The site is not located in proximity to any employment or commercial activity. A housing proposal of this scale would not in itself, support employment opportunities. No specific economic provision is anticipated or proposed.

## Site Assessments

The site under consideration north of the Former Harbury Cement Works is shown in amber on the map below and has been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



North of Former Harbury Cement Works - SHLAA

**Site LSL.04B: Land North of Former Harbury Cement Works**

**SA Objectives**

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Traffic	Green Infrastructure	Natural resources - Minerals Natural Resources - Agriculture	Pollution – Air Quality Pollution – Water Quality	Waste	Accessibility & Transport	Barriers for rural communities	Settlement identity	Overall Housing Capacity Affordable Housing Capacity	Communities & Health	Economy & Employment
Site: LSL.04B – Land North of Former Harbury Cement Works Dwellings: 210	0	-	0	0	-	+	. .	0 0	0	-	N/A	+	+ +	+	0

## Site LSL.04B – Land North of Former Harbury Cement Works

### Site Overview

Has a gross area of 10.0ha; with a net developable area of 7.0ha and a capacity for approximately 210 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	-Located within a mineral safeguarding area
<b>Minor Negative Effects</b>	-The site is part of an arable landscape. Development in this location would have some negative effects on the existing landscape character. -Development of the site for housing is likely to result in an increase in traffic movements on local roads, leading to a cumulative detrimental effect on traffic in the area. County Highway Authority will require the road network to be fully assessed, including various junctions. -Site not within 400m of the closest bus stop or within 800m of the nearest train station. However, regular bus services run past the site on B4451 which could be directed into the site if developed or new bus stops provided on B4451. -The site is not classified as 'best and most versatile' agricultural land (Grade 2), but is not previously developed land.
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	-There are no heritage assets within the site. There are no likely effects on listed buildings, Conservation Areas, Scheduled Monuments or Registered Parks and Gardens. -Development of the site would not lead to the loss of important habitat, species, trees or hedgerows and would look to retain/improve green corridors within the site. -Development of this site would not directly impact on SSSIs or Local Wildlife Sites. -Development at the site has potential to increase traffic and therefore atmospheric pollution. However, there would be potential for mitigation to ensure negative effects are addressed and air quality maintained at current levels. -All site options have the potential for neutral effect in relation to providing facilities for the separation and recycling of waste. -The site is not promoting additional employment opportunities. -The site is entirely within Flood Zone 1. -There are no water bodies within the site but there is a small potential for air particle discharge to the River Itchen during any construction period.
<b>Minor Positive Effects</b>	-There is the potential for development to have indirect long-term positive effects on health through provision of housing. -Development at the site would not result in the loss of public open space or green infrastructure and would incorporate new features. -Development would not affect the setting of other settlements and would contribute to defining an identity for the new area of development adjacent to the site.
<b>Major Positive Effects</b>	-The site has potential to accommodate more than 50 dwellings and will therefore make a substantial contribution to meeting housing needs overall and a significant contribution to the supply of affordable housing.

## Site LSL.06B – Land adjacent Former Long Marston Depot

### Site Baseline Overview relevant to SA objectives:

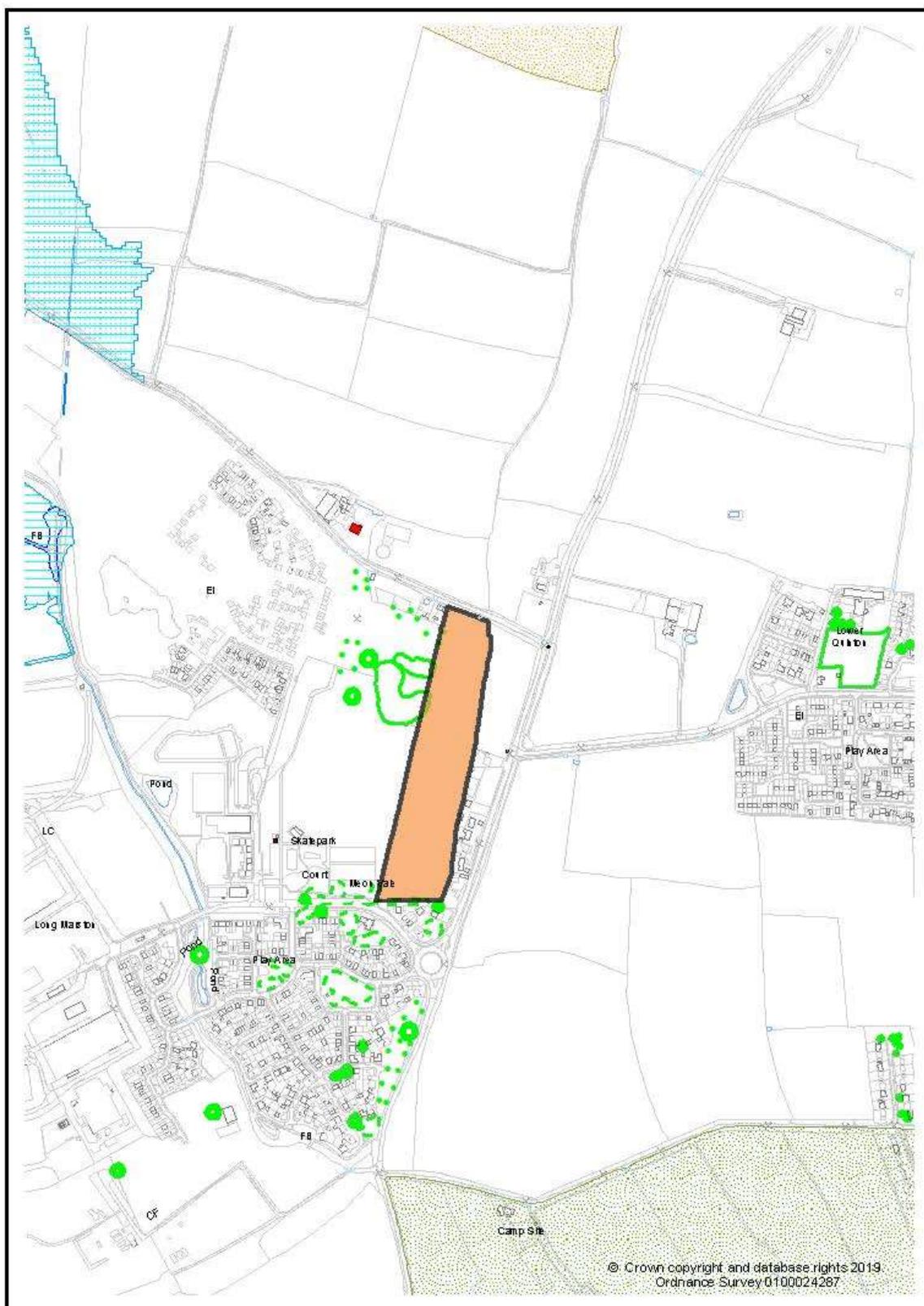
SA Objective	Settlement Assessment
Heritage	The site itself does not contain any designated cultural heritage assets. The closest heritage asset is a Grade II Listed Building 'Long Marston Grounds' which lies approximately 180 metres from the north western tip of the site. The outline planning application for adjacent housing development concluded that development in this locality would not cause significant harm to the setting of this listed building.
Landscape	The site lies within the 'Severn and Avon Vales' Landscape Character Area [NCA106]. The lower valleys of the rivers Severn and Avon dominate this low-lying open agricultural vale landscape made up of distinct and contrasting vales, including Evesham, Berkeley, Gloucester, Leadon, and Avon, with Cotswold outliers like Bredon Hill punctuating the otherwise flat vale landscape. The site itself is agricultural in nature and lies adjacent to the former MOD Central Engineering Depot at Long Marston located approximately 9.5km south of the town of Stratford-upon-Avon. The site is relatively flat and is located on the edge of an extensive arable landscape which is relatively open in character, except for the adjacent former MOD site to the west and slightly distant Long Marston Airfield site to the north of the site. The site is not located within the West Midlands Green Belt or the Cotswolds Area of Outstanding natural Beauty (AONB), although the AONB is located approximately 430 metres to the south of the site. The site is visible from the AONB, but development in this location would have limited impact upon it. The land is not within an Area of Restraint or a Special Landscape Area. The site comprises one field with hedgerows to perimeters. The site is detached from and has no inter-visibility with existing settlements, although its development would be read in association with the re-development of the MOD site. There are no public footpaths within or adjacent to the site.
Biodiversity and Geodiversity	An area Tree Preservation Order covers a line of trees running along the southern boundary and would protect these trees from any future development. There are no Sites of Special Scientific Interest (SSSI), Local Wildlife Sites or areas of Ancient Woodland in the locality of the site. Due to its arable use, the site is not species rich and would not constitute a sensitive and important habitat and as such does not have any significant ecological value. The land has no known Geodiversity value.
Flooding	The entire site and immediate surroundings are located within Flood Zone 1. There are no records of surface water flooding within the site.
Traffic	The site currently benefits from a field gate providing access for agricultural vehicles off Station Road via the northern boundary of the site. The existing vehicular access arrangements would need to be upgraded to serve any proposed housing allocation. Station Road is a single carriageway road with a 50mph speed limit. The site is located approximately 9.5km south of Stratford-upon-Avon's town centre. Due to the distance from the site to Stratford-upon-Avon (the nearest centre for goods and services), it is inevitable that occupants of dwellings on this site would have a reliance on the private motor car to access facilities and amenities. Development of this site for approximately 100 dwellings would generate additional vehicle trips on the local road network, particularly heading north toward Stratford-upon-Avon. These trips would be in addition to those already being generated through the re-development of the remainder of the Depot site and those that would be generated through re-development of the nearby former Long Marston Airfield site, which has planning permission for 400 dwellings but a planning application for 3,100 further dwellings with the LPA for consideration. All the additional development in this locality would add to further increased vehicular movements on the local road network in the short, medium and long-term due to the staggered planning approvals and build-out rates. There are known highway capacity constraints on the highway network south of Stratford-upon-Avon, with the planning

	permission for re-development of Long Marston Airfield being limited to 400 dwellings prior to the construction of a Relief Road to protect Stratford town from further unacceptable congestion levels. Whilst on a separate arterial road, traffic from development of this site would converge with the B4632 Campden Road and add to the capacity/congestion issues in this area. However, any development on this site would be modest in scale, especially when compared to other strategic sites being promoted south of Stratford town.
Green Infrastructure	The entirety of the habitat within the site comprises cultivated arable land. The field boundaries are made up of managed hedgerows with a number of individual trees. The existing hedgerows and trees would have some ecological value as a habitat corridor, linking with water bodies and other wildlife habitats beyond the immediate environs but in proximity of the site. Development would not lead to the loss of important habitats within the site but would need to ensure existing habitats on the edge/adjointing the site were protected and conserved.
Natural Resources - Minerals	The site is not within a Minerals Safeguarding Area and development of the site would not affect mineral reserves that are likely to be worked in the future.
Natural Resources - Agriculture	Development of this site would result in the loss of approximately 3.5 Ha of agricultural land. It is understood the agricultural land within the site is classified as Grade 3b [i.e. not the best and most versatile agricultural land].
Pollution – Air Quality	The site is located approximately 500 metres from existing employment uses at Long Marston Business Park, which include B1(b), B1(c), B2 and B8 uses as set out in the General Use Classes Order. Other land associated with the former Long Marston Depot [immediately to the south and west of this site] is already being developed for housing. There would be potential for temporary noise and odour pollution during the construction phase of the different land parcels. Development of the site would likely increase pollution levels in the locality through additional traffic movements. The site is not within an Air Quality Management Area (AQMA).
Pollution – Water Quality	There are no water courses within or adjacent to the site but there is a pond approximately 400 metres to the west, within the latest housing development phase of the former Depot site. Should the site be developed, there would be some potential for impact on the water quality in the pond through discharge of fine sediments, hydrocarbons, cement and other chemicals from the construction process. The site is not located within a Drinking Water Safeguarded Zone (as defined by the Environment Agency).
Waste	Development of this site for approximately 100 dwellings would produce a large amount of additional household waste for disposal and recycling, putting additional pressure on local waste services. However, there is no evidence that these services cannot accommodate such a development.
Accessibility & Transport	The nearest train stations are the two located within Stratford-upon-Avon from where it is possible to travel directly to Birmingham, London Marylebone and Oxford. Honeybourne railway station is located approximately 10km away and provides links to London, Oxford, Reading, Hereford and Worcester. The site is approximately 180 metres from the closest bus stop within the Meon Vale development which is served by an existing regular half hourly bus service. This bus services would easily serve the new site. The Greenway [on the alignment of the old rail line] would provide a direct cycle link into Stratford-upon-Avon.
Rural Communities	Development would need to meet the affordable housing requirements as set out in Policy CS.18 of the Core Strategy. The criteria relating to this SA Objective has already been considered against other SA Objectives and is therefore considered not applicable in SA of site options.
Settlement Identity	If developed, this site would be located adjacent to and visually associated with the housing being constructed on other large parcels of the former Depot site to the south and west of the site. Due to separation distances and intervening rural landscape, the development of this site would not affect the setting or identity of the nearby settlements of Long Marston and Lower Quinton.
Housing	The site has a dwelling capacity of approximately 100 dwellings and any development would need to meet the affordable housing requirements as set out in Policy CS.18 of the Core Strategy and contribute to the creation of balanced and sustainable communities

	by meeting identified local and District housing needs in terms of mix, size, tenure and type to cater for the full range of different households, as set out in Policy CS.19 of the Core Strategy.
Communities and Health	The site would be located within easy walking distance of recreation assets created through the development of the former Depot site, including: sports hall/leisure centre; sports pavilion and sports pitches; public open space; 35 acres of woodland; play areas and skate park; all-weather sports pitch and allotments. Residents would have access to the Greenway for walking, running and cycling opportunities. It is unlikely development of this scale would result in any additional community infrastructure or facilities in its own right, but given the wider development of the former Depot and the infrastructure already provided, there would be no additional requirement. As such, it is assumed that there is the potential for development to have indirect long-term positive effects on health, leisure, recreational and green infrastructure.
Economy and Employment	No employment land is being proposed as part of the development. However, the site is located in close proximity to existing employment/commercial activity on the former Depot site. A housing proposal of this scale would not in itself, support employment opportunities.
Infrastructure - drainage	The site is within the Stratford-Milcote Waste Water Treatment Works catchment area. The 2015 update to the Water Cycle Study by AECOM indicated this particular WWTW would have significant permitted headroom by 2031. Even taking into account the level of development approved around the Stratford-upon-Avon area since 2015, there remains sufficient capacity within the WWTW and this would not be affected by this quantum of development.

## Site Assessments

The site under consideration at land adjacent former Long Marston Depot is identified in amber on the map below and has been assessed through a sustainability appraisal. This has informed the sites to be taken forward by Stratford-on-Avon District Council in the selection of reserve housing sites.



Adjacent former Long Marston Depot - SHLAA



## Site LSL.06B – Land adjacent former Long Marston Depot

### Site Overview

Has a gross area of 5.0ha; with a net developable area of 3.0ha and a capacity for approximately 90 dwellings based on a density of 30 dwellings per hectare.

### Assessment Results

Effect	Assessment of Effect
<b>Major Negative Effects</b>	None identified.
<b>Minor Negative Effects</b>	<ul style="list-style-type: none"> <li>-The County Highway Authority has concerns over the capacity of the Campden Road corridor and junctions within Stratford-upon-Avon given the level of committed development south of the town.</li> <li>-The site is part of an extensive, open arable landscape. Development in this location would have some detrimental effects on the existing landscape character, including views from the Cotswolds AONB.</li> <li>-The site is not classified as 'best and most versatile' agricultural land, but is not previously developed land.</li> </ul>
<b>Uncertain Effects</b>	
<b>Neutral Effects</b>	<ul style="list-style-type: none"> <li>-There are no heritage assets within the site. There are no likely effects on listed buildings or Conservation Areas located to the west and south of the site.</li> <li>-The site is not located in a minerals safeguarding area.</li> <li>-Development of the site would not lead to the loss of important habitat, species, trees or hedgerows and has scope to retain/improve green corridors adjacent to the site.</li> <li>-Development of this site would not directly impact on SSSIs or Local Wildlife Sites.</li> <li>-Development at the site has potential to increase traffic and therefore atmospheric pollution. However, there would be potential for mitigation to ensure negative effects are addressed and air quality maintained at current levels.</li> <li>-All site options have the potential for neutral effect in relation to providing facilities for the separation and recycling of waste.</li> <li>-The site is not promoting employment opportunities.</li> <li>-The site is entirely within Flood Zone 1 and there is no risk of surface water flooding within the site,</li> <li>-The site is not located within a Drinking Water Safeguarded Zone. There are no water bodies within the site but there is a small potential for chemical discharge to a pond located close to the site during any construction period.</li> </ul>
<b>Minor Positive Effects</b>	<ul style="list-style-type: none"> <li>-The site is within 400m of the closest bus stop but further than 800m from the nearest train stations located in Stratford-upon-Avon.</li> <li>-Development at the site would not result in the loss of public open space or green infrastructure.</li> <li>-Development would not affect the setting of other settlements and would contribute to defining an identity for the new settlement.</li> </ul>
<b>Major Positive Effects</b>	<ul style="list-style-type: none"> <li>-The site has potential to accommodate more than 50 dwellings and will therefore make a substantial contribution to meeting housing needs overall and a significant contribution to the supply of affordable housing.</li> <li>-It is considered likely that development at this site will have direct long-term positive effects on health due to proximity of existing leisure infrastructure.</li> </ul>