

Stratford on Avon Site Allocations Plan (SAP): SA Report
Appendix IX: Preferred Approach to Identifying & Releasing Reserve Housing Sites
SA of Policies SAP.1-5 and including Cumulative Effects Assessment (CEA), where possible

Categories of Significance		
Symbol	Meaning	Sustainability Effect
++	Major Positive	Proposed development would resolve existing sustainability problem
+	Minor Positive	No sustainability constraints and proposed development acceptable in principle
0	Neutral	Neutral effect
?	Uncertain	Uncertain or Unknown Effects
-	Minor Negative	Likely sustainability issues: mitigation and/or negotiation possible
--	Major Negative	Problematical because of known sustainability issues; mitigation likely to be difficult and/or expensive
N/A	Not Applicable	Used where SA Objectives are no longer applicable
<p>Note 1: SA Objectives 7 (Minerals & Agricultural Land) and 8 (Air quality & Water Quality) are split into 2 columns, with the specific topic for each column outlined in the Objective heading.</p>		
<p>Note 2: SA Objective 13 (Housing) divided into two objectives to reflect the particular issue identified as the SAP has developed for delivery of affordable housing in the district area.</p>		

The SAP Preferred Approach to Identifying & Releasing Reserve Housing sites to 2031

SAP Policy	Summary of Policy Text
SAP.1 Identifying Reserve Housing Sites	Approximately 3,130 homes have been identified on sites listed in Annex 1 & on Neighbourhood Plan sites set out in Policy SAP.2. Reserve sites will be released as necessary in accordance with the 4 purposes (a-d) in Core Strategy CS.16. To ensure that a reasonable number of homes on reserve sites are available to meet any one of the 4 purposes, the release of homes for purposes (b) to (d) will be capped – in the first instance to 1,000 homes.
Policy SAP.2 Reserve Sites in Neighbourhood Plans	For clarity & to ensure a consistent approach, the NDP identified reserve sites are as follows: Ettington – South of Banbury Road; Ilmington – North of Back Street; Kineton – East of Lighthorne Road; Kineton – West of Southam Road; Shipston-on-Stour – South of Oldbutt Road; Wellesbourne – East of Warwick Road; & Wellesbourne – East of Mountford Close.
Policy SAP.3 Releasing Reserve Housing Sites	In order to manage the release of reserve housing sites identified in Policies SAP.1 & SAP.2, the Council will apply the basis of distribution of development established in CS.15. Reserve sites will be released in tranches in settlements in the order as follows: SUA, Main Rural Centres, LSV1 & Large Rural Sites, LSV2, LSV3, LSV4, & LSVs that have significantly exceeded indicative numbers set out in CS.16.
Policy SAP.4 Releasing Reserve Housing Sites for Purpose D	The Birmingham shortfall has been confirmed as 1,949 homes across the market area to 2031. Sites will be released with immediate effect to provide meaningful contribution from Stratford-on-Avon, as follows: STR.A East of Shipston Road, SUA; MAPP.A, MAPP.B & MAPP.C west of Birmingham Road, Mappleborough Green.
Policy SAP.5 Applications for Reserve Housing Sites	Proposals for reserve housing will be brought forward in accordance with Part A Delivery Timescales & Part B Zero & Low Carbon Homes

SAP Preferred Approach to Reserve Housing Sites (SAP Policies SAP.1-SAP.5)						
SA Objective	Assessment of Effects: Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	SAP.1 Identifying Reserve Housing Sites	SAP.2 Reserve Sites in Neighbourhood Plans	SAP.3 Releasing Reserve Housing Sites	SAP.4 Releasing Reserve Housing Sites for Purpose D	SAP.5 Applications for Reserve Sites
1 Heritage To conserve designated & non-designated heritage assets & their surroundings		-?	0	-?	0	0
<p>Core Strategy Policy CS.8 Historic Environment seeks to protect and enhance heritage assets & their settings. Guidance is further provided through the Area Strategies (AS.1-AS.11) and supported by design guidance.</p> <p>Policy SAP.1: Approximately 42% of the reserve sites listed in Annex 1 were not found to have any likely significant negative effects due to the proximity of the site to a Listed Building or to the setting of a Conservation Area; and some 58% were found to have the potential for a minor negative effect with some uncertainty for the precise significance and effectiveness of mitigation measures.</p> <p>The Policy ensures that a reasonable number of homes on reserve sites will be available to meet any one of the 4 purposes to 2031 – with a cap at 1,000 homes for purposes (b) to (d). This approach will ensure that release of sites for homes is dispersed throughout the District's area & thus, tending to avoid potential cumulative negative effects for individual settlements or overall, for the district. Particular consideration may need to be given to those settlements that include a majority of sites with likely negative effects for the historic environment – Alcester, Clifford Chambers, Fenny Compton, Harbury, Priors Marston, Southam, Stockton, Tysoe & Wellesbourne. Overall, minor negative effects but uncertainty at this stage as the effectiveness of mitigation measures is unclear.</p> <p>Policy SAP.2: The principle of new development in the Neighbourhood Plan areas has been discussed & agreed through the made NDPs such that it is assumed that mitigation measures are in place through NDP policies & site-specific requirements such that residual effects are likely to be negligible on the historic environment.</p> <p>Policy SAP.3: The approach for managing the release of reserve housing sites by applying the distribution of development established in Policy CS.15 from Main Town, through Main rural Centres, Local Service Villages LSVs 1-4, and then those LSVs that have significantly exceeded indicative numbers in CS.16 will ensure that sites & new development will be dispersed throughout the District area. This will avoid accumulation of sites in any one settlement or part of the District.</p>						

	<p>Therefore, overall negligible effects as cumulative effects on the historic environment are minimised or avoided. However, as explained above for SAP.1, particular consideration may need to be given to those settlements that include a majority of sites with likely negative effects for the historic environment – Alcester, Clifford Chambers, Fenny Compton, Harbury, Priors Marston, Southam, Stockton, Tysoe & Wellesbourne. Overall, minor negative effects but uncertainty at this stage as the effectiveness of mitigation measures is unclear.</p> <p>Policy SAP.4: The site STR.A east of Shipston Rd, SUA & the 3 sites MAPP.A-C at Mappleborough Green allocated for meeting purpose D were found to have negligible effects on SA heritage objectives. Therefore, neutral effects overall.</p> <p>Policy SAP.5: The requirements for delivery timescales & zero/low carbon homes do not affect the historic environment – neutral effects.</p>						
<p>2 Landscape To protect, enhance & manage the character & appearance of the landscape & townscape</p>	<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;"></td> <td style="width: 10%; background-color: yellow;">--?</td> <td style="width: 10%; background-color: blue;">0</td> <td style="width: 10%; background-color: yellow;">--?</td> <td style="width: 10%; background-color: yellow;">--?</td> <td style="width: 10%; background-color: blue;">0</td> </tr> </table> <p>Core Strategy Policy CS.5 seeks to maintain the character and quality of landscape and includes a requirement to consider the cumulative impacts of development proposals.</p> <p>Policy SAP.1: The reserve sites listed in Annex 1 were all found to have likely negative effects due to the high-medium sensitivities of the local landscape/townscape to housing development – around 40% of the sites were found to be minor negative and some 60% of the sites found to have potential major negative effects. There was much uncertainty to the assessment as it was unclear at this stage to what extent mitigation measures would be effective.</p> <p>The Policy ensures that a reasonable number of homes on reserve sites will be available to meet any one of the 4 purposes to 2031 – with a cap at 1,000 homes for purposes (b) to (d). This approach will ensure that release of sites for homes is dispersed throughout the District's area & thus, seeks to avoid potential cumulative negative effects overall. By limiting the number of sites in any one settlement, the Policy has embedded mitigation measures through reducing the likely cumulative effects for each settlement. It is assumed that mitigation measures can be implemented through good quality design & provision of appropriate green infrastructure – thus reducing the overall effects to minor negative for settlements and the District area as a whole. Particular attention will need to be applied to those settlements where all or the majority of the sites were found by initial SA to have major negative effects –Clifford Chambers, Fenny Compton, Harbury, Mapplethorpe Green, Marston Morrell, Priors Marston, Quinton, Stockton, Stratford-upon-Avon, & Wellesbourne.</p> <p>Policy SAP.2: The principle of new development in the Neighbourhood Plan areas has been discussed & agreed through the made NDPs such that it is assumed that mitigation measures are in place through NDP policies & site-specific requirements such that residual effects are likely to be negligible on the landscape.</p> <p>Policy SAP.3: The approach for managing the release of reserve housing sites by applying the distribution of development established in Policy CS.15 from Main Town, through Main rural Centres, Local Service Villages LSVs 1-4, and then those LSVs that have significantly exceeded indicative numbers in CS.16 will ensure that sites & new development will be dispersed throughout the District area. This will help to avoid accumulation of sites in any one settlement or part of the</p>		--?	0	--?	--?	0
	--?	0	--?	--?	0		

	<p>District. However, as discussed above for SAP.1, there are a number of settlements with the majority of preferred sites indicated as having major negative effects – uncertainty at this stage as the possibilities and effectiveness for mitigation measures are unclear.</p> <p>Policy SAP.4: The site STR.A east of Shipston Rd, SUA & the 3 sites MAPP.A-C at Mappleborough Green allocated for meeting purpose D were found to have likely major negative effects. The site in Stratford-upon-Avon was found through SA of the Amber sites to have likely major negative effects due to the medium-high landscape sensitivity. In addition to the protection provided through Policy CS.5, the Stratford-upon-Avon NDP¹ includes strong local policies on the Built environment & Design (Policies BE1-BE7) that will help to guide new development to mitigate negative effects. With only one site allocated in SUA, cumulative effects are reduced.</p> <p>The proposed sites to the west of A435 in Mappleborough Green are not within the Green Belt but they do lie within the Arden Special Landscape Area. With the 3 sites allocated, there is the potential for cumulative major negative effects for the settlement – but uncertainty at this stage as the extent of local mitigation measures is not known.</p> <p>Policy SAP.5: The requirements for delivery timescales & zero/low carbon homes do not affect landscape & visual effects – therefore, neutral overall.</p>						
<p>3 Biodiversity & Geodiversity To protect, enhance and manage</p>	<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;"></td> <td style="width: 12.5%; background-color: #92d050;">+</td> <td style="width: 12.5%; background-color: #336699; color: white;">0</td> </tr> </table> <p>Core Strategy Policy CS.6 Natural Environment expects development proposals to minimise impacts on biodiversity & where possible to secure a net gain; it includes specific guidance on adverse effects on Local Wildlife Sites (LWSs), so there should be adequate mitigation through policy – and therefore, overall neutral effects. However, the revised NPPF (2019²) is stronger than the previous NPPF with regard to requirements and para 170 (d) requires plans to minimise impacts on biodiversity & to provide net gains. In general, currently, brownfield land may be rich in biodiversity whilst greenfield land may be limited in biodiversity. The new commitment from national planning policy that all new development should provide net gains indicates that all new development could have positive effects – assumed to be minor positive at this stage.</p> <p>Core Strategy CS.7 Green Infrastructure (GI) provides further guidance on extending the GI network for multifunctionality – wildlife, health & wellbeing, landscape & quality of life, sustainable transport, flood & climate change management. Also, the Area Strategies (AS.1- AS.11) provide guidance on specific biodiversity/GI characteristics & relevant development issues. No Amber sites are affected by SSSIs or any other national designation.</p>		+	+	+	+	0
	+	+	+	+	0		

¹ <https://www.stratford.gov.uk/planning-building/stratford-upon-avon-neighbourhood-plan.cfm>

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

	<p>Policy SAP.1-SAP.4: It is considered that the four policies will have minor positive effects due to the strong national policy requirement for all development to achieve biodiversity gain.</p> <p>Policy SAP.5: The requirements for delivery timescales & zero/low carbon homes do not affect biodiversity effects – therefore, neutral overall.</p>					
<p>4 Flooding To reduce risk of flooding</p>		0	0	0	0	0
	<p>National policy & Core Strategy Policy CS.4 Water Environment & Flood Risk provide strong mitigation to ensure that there will be no significant adverse effects from development on flood risk. The SHLAA & sites assessment process exclude site options that are within a flood zone of high risk. All new development should have neutral effects due to strong policy requirements.</p> <p>Only 6 sites were identified as having potential minor negative effects for flooding due to part of the site being in a flood risk zone or for concerns about surfacewater runoff. This represents some 10% of the site options overall. Mitigation measures include avoiding that part of the site for developable land & provision of sustainable drainage designs. Site-specific requirements for ALC.12, ALC.13, BISH.01, CLIF.02, CLIF.04, and SOU.14 should ensure that residual effects are negligible.</p>					
<p>5 Traffic To minimise climate change</p>		0	0	0	-?	+
	<p>The Core Strategy recognised that the level and distribution of development growth would exacerbate traffic congestion in Stratford and suggested a package of town centre initiatives as mitigation for cumulative impacts to be funded through CIL – as set out in Policy CS.26. The Core Strategy also noted high traffic volumes adversely affecting settlements along the A435, particularly north of Alcester. The A46 is a key strategic route through the District & the two safeguarded sites at junctions will help to mitigate congestion in the longer term. Highway capacity was one factor in the SHLAA process, identifying constraints that would exclude an individual site progressing & most sites were found to have likely neutral effects.</p> <p>Policy SAP.01: Minor negative effects for some sites in some settlements – associated with concerns from the County Highway Authority about access to and/or capacity of the highway – possibilities for mitigation measures are uncertain at this stage. Some 34% of sites overall were found to have minor negative effects – these are dispersed through the district at Alcester, Bidford-on-Avon, Clifford chambers, Harbury, Mappleborough Green, Oxhill, Pillerton Priors, Priors Marston, Southam, Stratford-upon-Avon, and the two LRSs. Some 6 settlements included more than 50% of Amber sites with potential access issues – Alcester, Bidford-on-Avon, Mappleborough Green, Oxhill, Southam, and Stratford-upon-Avon and particular attention may be needed to minimise cumulative effects of new development.</p>					

	<p>Policy SAP.2: The principle of new development in the Neighbourhood Plan areas has been discussed & agreed through the made NDPs such that it is assumed that mitigation measures are in place through NDP policies & site-specific requirements such that residual effects are likely to be negligible on traffic & access to the highway.</p> <p>Policy SAP.3: The approach for managing the release of reserve housing sites by applying the distribution of development established in Policy CS.15 from Main Town, through Main rural Centres, Local Service Villages LSVs 1-4, and then those LSVs that have significantly exceeded indicative numbers in CS.16 will ensure that sites & new development will be dispersed throughout the District area. This will help to avoid accumulation of sites in any one settlement or part of the District. However, as discussed above for SAP.1, some 6 settlements include more than 50% of sites with concern for access such that attention may be needed to minimise cumulative effects.</p> <p>Policy SAP.4: The site STR.A east of Shipston Rd, SUA & the 3 sites MAPP.A-C at Mappleborough Green allocated for meeting purpose D were found to have minor negative effects. The County Highway Authority would not support provision of additional access points to these 3 sites from the A435 at Mappleborough Green. However, as the sites abut other potential development sites within Redditch boundaries, there may be scope for a comprehensive traffic scheme with suitable access from Far Moor Lane. Minor negative effects at this stage with uncertainty for the potential implementation of a strategic mitigation scheme.</p> <p>Policy SAP.5: The requirements for delivery timescales & zero/low carbon homes do not affect traffic effects – therefore, neutral overall. However, the strong support for zero carbon development on reserve housing sites with a requirement to achieve a 31% reduction in carbon emissions (as set out in Building Regulations 2012 Part L) – as a minimum – will make a positive effect to reducing the contribution from the District to climate change.</p>						
<p>6 Green Infrastructure</p>	<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;"></td> <td style="width: 12.5%; background-color: #92d050;">+</td> <td style="width: 12.5%; background-color: #2e5496; color: white;">0</td> </tr> </table> <p>Core Strategy CS.7 Green Infrastructure requires that the existing GI in the District will be promoted through the principles of protection, enhancement, restoration and creation. CS.7 clearly recognises the multifunctionality of GI including for a low carbon economy & human health/well-being. Development proposals must demonstrate how they contribute to the GI network – and including neighbouring authority areas thus clearly recognising also that GI & ecosystems extend beyond administrative boundaries.</p> <p>Policy SAP.1-SAP.4: It is considered that the four policies will have minor positive effects due to the strong national policy requirement for all development to achieve biodiversity gain. It is assumed that all proposed development will comply with CS.7 & contribute GI appropriate to its size & location – indicating at least minor positive effects. Positive effects could be enhanced by identifying those settlements or areas where biodiversity & GI could be particularly promoted &</p>		+	+	+	+	0
	+	+	+	+	0		

	<p>delivered in line with the priorities in the sub-regional GI Strategy³, including opportunities for positive synergistic and cumulative effects, for example, providing links between green spaces & sustainable transport routes.</p> <p>Policy SAP.5: The requirements for delivery timescales & zero/low carbon homes do not affect GI effects – therefore, neutral overall.</p>												
<p>7 Minerals; Agriculture To protect & conserve natural resources</p>	<table border="1" style="width: 100%; text-align: center; border-collapse: collapse;"> <tr> <td style="width: 50%;"></td> <td style="width: 5%;"></td> <td style="width: 10%; background-color: #004a7c; color: white;">0</td> <td style="width: 10%; background-color: #92d050;">+</td> <td style="width: 10%; background-color: #004a7c; color: white;">0</td> <td style="width: 10%; background-color: #004a7c; color: white;">0</td> <td style="width: 10%; background-color: #004a7c; color: white;">0</td> <td style="width: 10%; background-color: #92d050;">+</td> <td style="width: 10%; background-color: #004a7c; color: white;">0</td> <td style="width: 10%; background-color: #92d050;">+</td> <td style="width: 10%; background-color: #004a7c; color: white;">0</td> <td style="width: 10%; background-color: #004a7c; color: white;">0</td> </tr> </table> <p>Minerals: All proposals must comply with the Core Strategy & the Minerals Local Plan⁴.</p> <p>Policy SAP.1: Some 55% of the Amber sites were found to have major negative effects due to the entire site being located within an area safeguarded for minerals; a further 6% of the sites were found to be partially in a minerals safeguarding area (MSA) with minor negative effects. It is not known whether there would be any significant effects at this stage, so some uncertainty. None of the sites is affected by an allocation for mineral extraction in Warwickshire County Council's Minerals Plan. It is assumed that development would be restricted on any sites shown to be viable for mineral extraction, so mitigation measures in place – minor negative effects with uncertainty.</p> <p>Policy SAP.2: The principle of new development in the Neighbourhood Plan areas has been discussed & agreed through the made NDPs such that it is assumed that mitigation measures are in place through NDP policies & site-specific requirements such that residual effects are likely to be neutral.</p> <p>Policy SAP.3: The approach for managing the release of reserve housing sites by applying the distribution of development established in Policy CS.15 from Main Town, through Main rural Centres, Local Service Villages LSVs 1-4, and then those LSVs that have significantly exceeded indicative numbers in CS.16 will ensure that sites & new development will be dispersed throughout the District area. This will help to avoid accumulation of sites in any one settlement or part of the District. However, as discussed above for SAP.1, some 9 settlements include more than 50% of sites with uncertainty for being located within a MSA & uncertainty for minor negative effects at this stage; mitigation measures through avoidance are likely to reduce residual effects to negligible.</p> <p>Policy SAP.4: The site STR.A east of Shipston Rd, SUA & the 3 sites MAPP.A-C at Mappleborough Green allocated for meeting purpose D were found to have major negative effects for being located within a MSA. Uncertainty for minor negative effects at this stage; mitigation measures through avoidance are likely to reduce residual effects to negligible.</p> <p>Policy SAP.5: The requirements for delivery timescales & zero/low carbon homes do not affect traffic effects – therefore, neutral overall.</p>			0	+	0	0	0	+	0	+	0	0
		0	+	0	0	0	+	0	+	0	0		

³ <https://apps.warwickshire.gov.uk/api/documents/WCCC-863-513>

⁴ <https://www.staffordshire.gov.uk/environment/planning/policy/mineralslocalplan/mineralsLocalPlan.aspx>

	<p>The new draft Minerals Plan⁵ (November 2019) that was submitted for independent examination includes Policy MCS5 that defines the Mineral Safeguarding Areas to ensure that Warwickshire's sand and gravel, crushed rock, brick-making clay resources, cement raw materials and building stone will be safeguarded against needless sterilisation by non-minerals development, unless "prior extraction". Policy DM10 advises that non-mineral development must demonstrate that it will not sterilise mineral resources or prejudice the use of existing or future mineral sites or infrastructure. Therefore, overall for the preferred strategy, effects will be neutral since policy mitigation measures would have be applied in order to comply with the CS & the Minerals Local Plan.</p> <p>Agricultural Land: As to be expected in a rural area such as Stratford District, there are limited opportunities available to develop brownfield sites and there is good quality agricultural land with concentrations of Grade 2 BMVL⁶ to the south and east of Stratford-Upon-Avon and surrounding Bidford-on-Avon & Wellesbourne, as well as to the south-east of the district bordering Oxfordshire. Loss of best & most versatile land (BMVL – Grades 1, 2 & 3a) is permanent and irreversible – and the Core Strategy seeks to redevelop previously used land, where possible, & minimise loss of BMVL with guidance provided in the Area Strategies (AS.1-AS.11).</p> <p>Policy SAP.1: Some 10% of the Amber sites were found to have major negative effects & a further 10% to have minor negative effects due to loss of best and most versatile agricultural land. Some 60% of the sites are on previously developed land or do not contain any best & most versatile agricultural land indicating a minor positive overall for the District through avoidance.</p> <p>Policy SAP.2: The principle of new development in the Neighbourhood Plan areas has been discussed & agreed through the made NDPs such that it is assumed that mitigation measures are in place through NDP policies & site-specific requirements such that residual effects are likely to be neutral.</p> <p>Policy SAP.3: The approach for managing the release of reserve housing sites by applying the distribution of development established in Policy CS.15 from Main Town, through Main rural Centres, Local Service Villages LSVs 1-4, and then those LSVs that have significantly exceeded indicative numbers in CS.16 will ensure that sites & new development will be dispersed throughout the District area. This will help to avoid accumulation of sites in any one settlement or part of the District. As discussed above for SAP.1, some 60% of sites avoid BMVL with overall minor positive effects.</p> <p>Policy SAP.4: The site STR.A east of Shipston Rd, SUA is located on BMVL with major negative effects; the 3 sites MAPP.A-C at Mappleborough Green allocated for meeting purpose D were found to have minor positive effects for not containing BMVL.</p> <p>Policy SAP.5: The requirements for delivery timescales & zero/low carbon homes do not affect BMVL effects – therefore, neutral overall.</p>
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⁵ https://warwickshire-consult.objective.co.uk/portal/warwickshire_minerals_plan_submission

⁶ Best and most versatile land (BMVL grades 1-3a)

<p>8 Air Quality; Water Quality To reduce air, soil & water pollution</p>		0	0	0	0	0	0	0	0	0	0
<p>9 Waste To reduce waster generation & disposal</p>	<p>All sites have the potential for neutral effects through development management policies in the Core Strategy and the Warwickshire Waste Local Plan.</p>	0	0	0	0	0	0	0	0		
<p>10 Accessibility & Transport To increase sustainable transport & reduce need to travel</p>	<p>Core Strategy CS.2 Climate Change & Sustainable Construction requires that new development should be located in a manner that minimises the need to travel & encourages sustainable transport such as cycling & walking. Policies CS.7 GI, CS.9 Design, & CS.26 Transport provide mitigation measures that seek to avoid unacceptable transport impacts & promote sustainable transport modes. Further guidance on sustainable transport is provided through the Area Strategies AS.1 – AS.11, including the inter-relationships with other factors such as green infrastructure & health/well-being.</p>	+	0	+	-?				0		

	<p>Policy SAP.1: Some 30% of the sites were found to have minor negative effects due to their location within 400m of a bus-stop & within 800m of local services/facilities. Most sites – some 70% - were within 400m & thus walking distance of local services/facilities and indicating minor positive effects overall for the District. The two preferred sites at Oxhill were found to have major negative effects as neither is within walking distance of facilities – however, this represents only around 3% of the sites proposed and is therefore, not significant overall.</p> <p>Policy SAP.2: The principle of new development in the Neighbourhood Plan areas has been discussed & agreed through the made NDPs such that it is assumed that mitigation measures are in place through NDP policies & site-specific requirements such that residual effects are likely to be neutral.</p> <p>Policy SAP.3: The approach for managing the release of reserve housing sites by applying the distribution of development established in Policy CS.15 from Main Town, through Main rural Centres, Local Service Villages LSVs 1-4, and then those LSVs that have significantly exceeded indicative numbers in CS.16 will ensure that sites & new development will be dispersed throughout the District area. This will help to avoid accumulation of sites in any one settlement or part of the District. As discussed above for SAP.1, some 70% of sites have minor positive effects for access.</p> <p>Policy SAP.4: The 3 sites MAPP.A-C at Mappleborough Green allocated for meeting purpose D were found to have minor negative effects as they are not within walking distance of local services/facilities – they are within 400m of a bus-stop. As the sites are near to other proposed development sites, it may be possible to identify some strategic approach that would increase opportunities for sustainable transport - and to access any existing or new local services/facilities.</p> <p>Policy SAP.5: The requirements for delivery timescales & zero/low carbon homes do not affect access – therefore, neutral overall.</p>
<p>11 Rural Communities To reduce barriers for those living in rural areas</p>	<div style="text-align: center; margin-bottom: 10px;"> </div> <p>It was assumed that any proposal for development can make appropriate & timely provision for supporting infrastructure in line with the Core Strategy & meet requirements for affordable housing (AH) as set out in CS.18 – such that the SAs of individual Amber sites did not include assessment using this SA objective in order to avoid double counting with other SA objectives – numbers 10,13. However, there may be significant cumulative effects for the rural areas when sites within a settlement are considered within a preferred strategy for identifying and releasing reserve housing sites. Therefore, the cumulative effects of the preferred sites were assessed within the strategic objective of reducing barriers for those living in rural areas – as a whole.</p> <p>Policies SAP.1, 3 & 5: The careful selection of sites apportioned according to the categories of settlements, including the proposed capping of housing numbers to ensure a reasonable number available for each of the 4 purposes, & including a range of site sizes area helps to reduce barriers for those living in rural areas by supporting a mix of sites dispersed throughout the District – including the rural areas. Therefore, minor positive effects. The staged release of housing sites means that the rural areas are included in each tranche & so will benefit in both the short and longer terms. The strong</p>

	<p>support for zero carbon homes – including those new houses in the rural areas, means that the rural areas will also benefit from the reductions in emissions with positive effects.</p> <p>Policy SAP.2: The principle of new development in the Neighbourhood Plan areas has been discussed & agreed through the made NDPs – neutral effects for the rural areas.</p> <p>Policy SAP.4: The Policy relates to release of sites for Purpose D and is to contribute to the Birmingham shortfall – neutral to effects for those living in the rural areas.</p>		+	0	+	--	0
<p>12 Settlement Identity To protect the integrity of the countryside</p>	<p>Core Strategy Area Strategies SA.1-AS.11 provide guidance to protect the character & identity of key settlements. Most of the Amber sites were found to have minor positive effects for settlement identity – development would enhance the character of the settlements & have a minor or no contribution to defining & maintaining the separate identity of the settlement. The Council has chosen to not take forward the Amber sites located in the Green Belt – thus implementing mitigation measures through avoidance.</p> <p>Policies SAP.1 & 3: Over 95% of the proposed sites were found to have minor positive effects for settlement identity – development would enhance the character of the settlements & have a minor or no contribution to defining & maintaining the separate identity of the settlement. Therefore, minor positive effects overall.</p> <p>Policy SAP.2: The principle of new development in the Neighbourhood Plan areas has been discussed & agreed through the made NDPs – neutral effects for settlement identities.</p> <p>Policy SAP.4: The 3 sites in Mappleborough Green were found by the SA of the Amber sites to have major negative effects since they do not follow the extant settlement boundary & may adversely affect identity with neighbouring settlements. As the sites are near to other proposed development sites, it may be possible to identify some strategic approach that would help to mitigate the negative effects that are indicated.</p> <p>Policy SAP.5: The requirements for delivery timescales & zero/low carbon homes do not affect settlement identity – therefore, neutral overall.</p>	++	0	++	++	++	++
<p>13 Housing To provide affordable, environmentally sound & good</p>	<p>13A: Total Housing Capacity (TH)</p> <hr/> <p>13B: Affordable Housing Capacity (AH) ⁷</p>	++	0	++	++	++	++

⁷ Calculated to be around 18 dwellings which approximates to 35 % of total in accordance with the Policy CS.18

<p>quality housing for all</p>	<p>All sites have the potential for positive effects through delivery of environmentally sound & good quality housing in accordance with the Core Strategy Policies CS.15 & CS.16. Core Strategy Policy CS.18 Affordable Housing sets out how all new residential development is required to contribute to the provision of affordable housing (AH) in accordance with specified thresholds & taking into account the distributional strategy set out in Policy CS.15 that addresses the likelihood of smaller sites coming forward & depletion of stock of AH especially in the rural locations.</p> <p>Policies SAP.1, 3 & 4: All sites were found through SA to have at least minor positive effects for total housing capacity; some 27% of sites were identified as having major positive effects for housing since they provide >50 dwellings per site. These 27% of sites are dispersed within 7 settlements & together with the 2 LRSs also provide major positive effects with regard to affordable housing. In consideration of the particular issue of AH & deliverability through the SAP, this proportion is considered to be significant.</p> <p>The Council generally chose to not progress those Amber sites that were unable to meet the threshold of 18 AH dwellings and as such were considered to have minor negative effects – again, due to the issue of AH throughout the district, this proportion is considered to be significant & demonstrates mitigation measures implemented at the highest level of the mitigation hierarchy – avoidance.</p> <p>Policy SAP.2: The principle of new development in the Neighbourhood Plan areas has been discussed & agreed through the made NDPs – neutral effects for housing – both total & affordable.</p> <p>Policy SAP.5: Major positive effects are indicated through ensuring that proposed houses are built where needed in a timely manner. The strong support for zero carbon housing indicates positive effects for providing environmentally sound houses indicating minor positive effects for housing quality.</p>										
<p>14 Community & Health Safeguard & improve community health, safety & wellbeing</p>	<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 20%;"></td> <td style="width: 20%; background-color: #92d050;">+</td> <td style="width: 20%; background-color: #4f81bd;">0</td> <td style="width: 20%; background-color: #92d050;">+</td> <td style="width: 20%; background-color: #92d050;">+</td> <td style="width: 20%; background-color: #92d050;">+</td> </tr> </table> <p>It was determined at the revised SA scoping for the SAP that any proposal for new development can make appropriate & timely provision for necessary supporting infrastructure, or contributions towards it - Core Strategy Policy CS.16 Housing & CS.27 Developer Contributions. All sites have the potential for long term positive effects on health through provision of good quality housing and this will be cumulative.</p> <p>The SA of the Amber sites considered any implications for health through adjacent land uses that might raise issues for noise, light, air, or soil pollution.</p> <p>Policies SAP.1, 3 & 4: Some 94% of the sites were found through SA to have minor positive effects for community and health. 3 sites (HAR.05, PM.01, & TYS.14) were found to have potential minor negative effects due to the proximity of working farms & the possibilities for noise disturbance; and 1 site - MM.10 – is within 1km of a sewage treatment works so potential for noise, light and air pollution. Therefore, some uncertainty of the significance of effects at this stage for these 4 sites. 1 site – LSL.06B – was found to have major positive effects due to the proximity of existing leisure infrastructure that will help promote healthy living. Overall, positive effects, including for the rural areas as reserve housing sites have been</p>						+	0	+	+	+
	+	0	+	+	+						

	<p>carefully selected by village category and by tranching release such that the health & wellbeing of the rural communities is supported.</p> <p>Policy SAP.2: The principle of new development in the Neighbourhood Plan areas has been discussed & agreed through the made NDPs – neutral effects.</p> <p>Policy SAP.5: Positive effects are indicated through ensuring that proposed houses are built where needed in a timely manner. The strong support for zero carbon housing indicates positive effects for providing environmentally sound houses indicating minor positive effects for health & wellbeing.</p>						
<p>15 Economy & Employment To develop a dynamic, diverse & knowledge-based economy that excels in innovation with higher value, lower impact activities</p>	<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;"></td> <td style="width: 10%; background-color: #92d050;">+</td> <td style="width: 10%; background-color: #4a7ebb; color: white;">0</td> <td style="width: 10%; background-color: #92d050;">+</td> <td style="width: 10%; background-color: #92d050;">+</td> <td style="width: 10%; background-color: #92d050;">+</td> </tr> </table> <p>The preferred option is for a strategy for reserve housing and therefore neutral effects are indicated. However, it is acknowledged that provision of good quality housing will have positive effects towards sustaining the local economy & employment. All the Amber sites were found to be neutral for SA No 15 as they are indicated for housing development.</p> <p>Policies SAP.1, 3 & 4: Provision of good quality housing will support local economies & local employment. Reserve housing sites have been carefully selected by village category and by tranching release such that the local employment, and including home working, will be supported – this is particularly significant for reducing barriers to living in the rural areas. Such indirect and direct positive effects will be cumulative in the longer term.</p> <p>Policy SAP.2: The principle of new development in the Neighbourhood Plan areas has been discussed & agreed through the made NDPs – neutral effects.</p> <p>Policy SAP.5: Positive effects are indicated through ensuring that proposed houses are built where needed in a timely manner. The strong support for zero carbon housing indicates positive effects for providing environmentally sound houses indicating minor positive effects for local economies by supporting lower impact activities.</p>		+	0	+	+	+
	+	0	+	+	+		
<p>SA Suggestions:</p> <p>Historic Environment: Site-specific requirements to mitigate for identified minor negative effects. Particular consideration may need to be given to those settlements that include a majority of sites with likely negative effects for the historic environment – Alcester, Clifford Chambers, Fenny Compton, Harbury, Priors Marston, Southam, Stockton, Tysoe & Wellesbourne.</p> <p>Landscape: Site-specific requirements to mitigate for negative effects in consideration of major negative effects in areas of high landscape sensitivity. It is assumed that mitigation measures can be implemented through good quality design & provision of appropriate green infrastructure – thus reducing the overall effects to minor negative for settlements and the District area as a whole. Particular attention will need to be applied to those settlements where all or the majority of the sites were found by initial SA to have major negative effects –Clifford</p>							

Chambers, Fenny Compton, Harbury, Mapplethorpe Green, Marston Morrell, Priors Marston, Quinton, Stockton, Stratford-upon-Avon, & Wellesbourne.

Biodiversity & Green Infrastructure: Positive effects could be enhanced by identifying those settlements or areas where biodiversity & GI could be particularly promoted & delivered in line with the priorities in the sub-regional GI Strategy⁸, including opportunities for positive synergistic and cumulative effects, for example, providing links between green spaces & sustainable transport routes.

Flooding: Site-specific requirements for ALC.12, ALC.13, BISH.01, CLIF.02, CLIF.04, and SOU.14 should ensure that residual effects are negligible.

Traffic: Some 6 settlements included more than 50% of Amber sites with potential access issues – Alcester, Bidford-on-Avon, Mappleborough Green, Oxhill, Southam, and Stratford-upon-Avon and particular attention may be needed to minimise cumulative effects of new development.

Minerals: It is assumed that development would be restricted on any sites shown to be viable for mineral extraction, so mitigation measures are in place, but site-specific requirements may be needed to make this explicit.

Air Quality: Site-specific requirements should provide mitigation measures to reduce effects, especially in Stratford-upon-Avon where sustainable transport may be better encouraged.

Access: For the 3 sites at Mappleborough Green, as the sites are near to other proposed development sites, it may be possible to identify some strategic approach that would increase opportunities for sustainable transport - and to access any existing or new local services/facilities.

Settlement Identity: The 3 sites in Mappleborough Green were found to have major negative effects since they do not follow the extant settlement boundary & may adversely affect identity with neighbouring settlements. As the sites are near to other proposed development sites, it may be possible to identify some strategic approach that would help to mitigate the negative effects that are indicated.

⁸ <https://apps.warwickshire.gov.uk/api/documents/WCCC-863-513>