

Appendix XII(a) and XII(b): SA of Self-Build and Custom Housebuilding Policy and Site Options

Categories of Significance		
Symbol	Meaning	Sustainability Effect
++	Major Positive	Proposed development would resolve existing sustainability problem
+	Minor Positive	No sustainability constraints and proposed development acceptable in principle
0	Neutral	Neutral effect
?	Uncertain	Uncertain or Unknown Effects
-	Minor Negative	Likely sustainability issues: mitigation and/or negotiation possible
--	Major Negative	Problematical because of known sustainability issues; mitigation likely to be difficult and/or expensive
N/A	Not Applicable	Used where SA Objectives are no longer applicable
Note: SA Objectives 7 and 8 are split into 2 columns, with the specific topic for each column outlined in the Objective heading		

Policy & Proposal	Summary Description
Policy SAP.6 Meeting Self-Build & Custom Housebuilding Needs	Provision can be facilitated in 3 ways: <ul style="list-style-type: none"> ■ as an integral part of mix in new settlements at Gaydon/Lighthorne Heath & Long Marston Airfield ■ on unallocated sites in accordance with this Policy ■ on sites allocated in accordance with site-specific Proposals SCB.1-SCB.9
Proposal SCB.1 North of Allimore Lane, Alcester	approx. 15 plots
Proposal SCB.2 Land east of Skylark Road ¹ , Alderminster	approx. 20 plots
Proposal SCB.3 North of Idlicote Lane, Halford	approx. 15 plots
Proposal SCB.4 Land west of Bush Heath Lane, Harbury	approx. 12 plots
Proposal SCB.5 North of Collingham Lane, Long Itchington	approx. 21 plots
Proposal SCB.6 North of Dog Lane, Napton-on-the-Hill	approx. 15 plots
Proposal SCB.7 West of Coventry Road, Southam	approx. 15 plots
Proposal SCB.8 Land west of Jubilee Fields ² , Stockton	approx. 15 plots
Proposal SCB.9 North of Millers Close, Welford-on-Avon	approx. 12 plots

¹ Please note that this site was previously called East of Shipston Road

² Please note that this site was previously called West of Glebe Close

Appendix XII(a) SA of Policy SAP.36 Self-Build & Custom Housebuilding

	SA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment	
Policy Self Build & Custom Housebuilding	0	0	0	0	+	0	0	0	0	0	0	N/A	+	++	+	N/A
Commentary:																
<p>There is the potential for the construction of self-build & custom-build homes to be located in areas where there may be effects on designated heritage assets, landscape features and biodiversity as a result of the Policy. This could include negative effects on the setting of Listed Buildings and Conservation Areas, effects on landscape character and potential effects on designated biodiversity or local wildlife.</p> <p>However, mitigation is available through the Policy by detailing that a Design Code or Plot Passports must be provided for approval by the Council to ensure the form of dwellings is appropriate. This should protect the landscape character and the setting of heritage features. Further mitigation is available through Core Strategy policies, such that no significant effects are considered for SA Objectives 1-3. The supporting text explains that the design guide/plot passport should cover such matters as building form, density, footprint of dwellings, building lines, materials, boundary treatment, landscaping and waste facilities.</p> <p>It is not expected that self-build and custom-build schemes will be located in Flood Zone, and the Policy requires connections to water & drainage and provision for suitable arrangements for surfacewater outfall, with a neutral effect.</p>																

The Policy ensures that legal access to a public highway must be achieved for each plot, which will ensure any development has good access to the highway network, with a minor positive effect for SA Objective 5.

It is expected that the location of plots for self-build and custom-build housing schemes will be appropriately located to protect mineral and soil resources and protect air and water quality. Mitigation is available through the Policy which specifies that plots must be connected to all services, including water and drainage, which will protect water quality. The Policy support for Modern Methods of Construction (MMC) with high levels of environmental performance provides strong mitigation measures for environmental objectives, including for climate change & reducing emissions.

Enabling such housing, integrated within the 2 new settlements & dispersed throughout the District, will have major positive effects for housing in the District. Also, positive effects for health through provision of good quality housing, including through support for Modern Methods of Construction (MMC). The provision of allocated sites dispersed through the District & the provision for unallocated sites as individual and small groups of plots within the BUABs or suitable sites adjacent to the BUABs will have positive effects on local communities and avoid negative effects on the identity of settlements.

Overall, potential negative effects have been mitigated through the small size of the plots/groups of plots, their dispersal throughout the district area, and specific requirements in the Policy to ensure the timely provision of good quality housing. Overall, minor to major positive effects.

Appendix XII(b): SA of Site Options/Proposals for Policy on Self-Build & Custom Housebuilding

	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment		
Land East of Shipston Road³, Alderminster	0	0?	0	0	+	+	0	+	0	-	0	-	N/A	+	+	+	0
<p>Commentary:</p> <p>There are no designated heritage features within or directly adjacent to the site option. The nearest Listed Building is approx. 70m to the south, however mitigation available through the Policy and through the Core Strategy will protect the setting of the heritage asset, with no likely significant effects.</p> <p>The site option is not within or adjacent to the AONB, but is located within the Dunsmore and Feldon National Character Area, characterised by a rural, agricultural landscape crossed by small rivers and tributaries⁴. The site option is considered to have a high/medium landscape sensitivity⁵, with a potential effect on the local landscape as a result of development. However, Policy SAP.6 provides mitigation through ensuring that new development will need to produce a design guide to ensure development at the site is appropriate. Potential for a residual neutral effect, with some uncertainty.</p>																	

³ Please note that this site has been subsequently renamed Land east of Skylark Road, Alderminster

⁴ Natural England (2014) National Character Area Profile: Dunsmore and Feldon

⁵ <https://www.stratford.gov.uk/doc/205839/name/Landscape%20Sensitivity%20Assessment%20LSVs%20Alderminster%20Brailes.pdf>

There are no internationally designated biodiversity sites in the local area, with no significant negative effects⁶. The nearest SSSI to the site option is approx. 1km to the north east. Development is unlikely to significantly affect the SSSI due to the lack of environmental pathways and mitigation is available through Core Strategy policy. Overall neutral effect for SA Objective 3.

The site option is not located in designated Flood Zones 2 or 3⁷, with a residual neutral effect. There is limited access to the existing road network from the site currently, however emerging Policy SAP.6 provides criteria for self-build/custom build plots which includes a necessity for access to the road network, providing mitigation. It is expected that the site option could have access to the A3400 which provides access to nearby Stratford-upon-Avon to the north. Potential minor positive effect for SA Objective 5.

The site option will not result in the loss of Public Open Space or Green Infrastructure for Alderminster, with a minor positive effect. The site option is not within a mineral safeguarded area⁸, and a neutral effect is considered. There is no best and most versatile agricultural land present on the site, with a minor positive effect for SA Objective 7b.

The site option is not in an AQMA, and although there will be an increase in traffic, mitigation available from the Core Strategy will reduce minor negative effects to neutral. The site option is not within a Surface Water Safeguard Zone but is within a High Groundwater Vulnerability Zone⁹, with a potential minor negative effect on SA Objective 8.

The site option is not within walking distance of a railway station but is within walking distance of a bus stop and some key services/facilities. Development is not likely to reduce the reliance on private vehicles with a minor negative effect for SA Objective 10.

The site option will not have a significant effect on the settlement identity and there are no conflicting land uses, with a minor positive effect for SA Objectives 12 and 14. The site option will provide space for self-build and custom build housing, with a minor positive effect for SA Objective 13. No employment land is being proposed with a neutral effect for SA Objective 15.

⁶ DEFRA (2017) Magic Map

⁷ <https://flood-map-for-planning.service.gov.uk/summary/423249/248528>

⁸ Stratford Council GIS layers

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

	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment		
Land West of Bush Heath Lane, Harbury	0	0?	0	0	+	+	0	+	0	-	0	-	N/A	+	+	+	0
<p>Commentary:</p> <p>There are no designated heritage features within or directly adjacent to the site option. The nearest Listed Building is approx. 125m to the north, with no likely significant effects. Harbury Conservation Area is approx. 20m to the north, however natural screening existing between the site and the Conservation Area, and mitigation is available through Core Strategy policies to protect the heritage designation, with an overall residual neutral effect.</p> <p>The site option is not within or adjacent to the AONB but is located within the Dunsmore and Feldon National Character Area, characterised by a rural, agricultural landscape crossed by small rivers and tributaries¹⁰. The site option is considered to have a high/medium landscape sensitivity¹¹, with a potential effect on the local landscape as a result of development. However, emerging Policy SAP.6 provides mitigation through ensuring that new development will need to produce a design guide to ensure development at the site is appropriate. Potential for a residual neutral effect, with some uncertainty.</p>																	

¹⁰ Natural England (2014) National Character Area Profile: Dunsmore and Feldon

¹¹ <https://www.stratford.gov.uk/planning-regeneration/landscape-and-green-infrastructure.cfm>

There are no internationally designated biodiversity sites in the local area, with no significant negative effects¹². The nearest SSSI to the site option is approx. 800m to the north east and is in a recovering condition. Development is unlikely to significantly affect the SSSI due to the lack of environmental pathways and mitigation is available through Core Strategy policy. Overall neutral effect for SA Objective 3.

The site option is not located in designated Flood Zones 2 or 3¹³, with a residual neutral effect. There is existing access to the road network from the site option, and emerging Policy SAP.6 provides criteria for self-build/custom build plots which includes a necessity for access to the road network. Potential minor positive effect for SA Objective 5.

The site option will not result in the loss of Public Open Space or Green Infrastructure for Harbury, with a minor positive effect. The site option is not within a mineral safeguarded area¹⁴, and a neutral effect is considered. There is no best and most versatile agricultural land present on the site, with a minor positive effect for SA Objective 7b.

The site option is not in an AQMA, and although there will be an increase in traffic, mitigation available from the Core Strategy will reduce minor negative effects to neutral. The site option is within a Surface Water Safeguard Zone¹⁵, with a potential minor negative effect on SA Objective 8.

The site option is not within walking distance of a railway station but is within walking distance of a bus stop and some key services/facilities. Development is not likely to reduce the reliance on private vehicles with a minor negative effect for SA Objective 10.

The site option will not have a significant effect on the settlement identity and there are no conflicting land uses, with a minor positive effect for SA Objectives 12 and 14. The site option will provide space for self-build and custom build housing, with a minor positive effect for SA Objective 13. No employment land is being proposed with a neutral effect for SA Objective 15.

¹² DEFRA (2017) Magic Map

¹³ <https://flood-map-for-planning.service.gov.uk/summary/436935/259554>

¹⁴ Stratford Council GIS layers

¹⁵ <http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=drinkingwater&layerGroups=default&lang=e&ep=map&scale=9&x=437500&y=259500#x=437500&y=259500&lg=2.3.10.&scale=9>

	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment		
Land West of Glebe Close¹⁶, Stockton	0	0?	0	0	+	+	0	+	0	-	0	-	N/A	+	+	+	0
<p>Commentary: There are no designated heritage features within or directly adjacent to the site option. The nearest Listed Building is approx. 230m to the north east, with no likely significant effects. Overall residual neutral effect for SA Objective 1.</p> <p>The site option is not within or adjacent to the AONB but is located within the Dunsmore and Feldon National Character Area, characterised by a rural, agricultural landscape crossed by small rivers and tributaries¹⁷. The site option is considered to have a high/medium landscape sensitivity¹⁸, with a potential effect on the local landscape as a result of development. However, emerging Policy SAP.6 provides mitigation through ensuring that new development will need to produce a design guide to ensure development at the site is appropriate. Potential for a residual neutral effect, with some uncertainty at this stage of assessment.</p>																	

¹⁶ Please note that this site was subsequently known as Land west of Jubilee Fields

¹⁷ Natural England (2014) National Character Area Profile: Dunsmore and Feldon

¹⁸ <https://www.stratford.gov.uk/planning-regeneration/landscape-and-green-infrastructure.cfm>

There are no internationally designated biodiversity sites in the local area, with no significant negative effects¹⁹. The nearest SSSI to the site option is approx. 800m to the north and is in a recovering condition. Development is unlikely to significantly affect the SSSI due to the lack of environmental pathways and mitigation is available through Core Strategy policy. Overall neutral effect for SA Objective 3.

The site option is not located in designated Flood Zones 2 or 3²⁰, with a residual neutral effect. There is limited access to the existing road network from the site currently, however Policy SAP.6 provides criteria for self-build/custom build plots which includes a necessity for access to the road network, providing mitigation. Therefore, a minor positive effect is considered as it is expected that the site option can be connected to the highway network.

The site option will not result in the loss of existing Public Open Space or Green Infrastructure, with a minor positive effect on SA Objective 6. The site option is not within a mineral safeguarded area²¹, and a neutral effect is considered. There is no best and most versatile agricultural land present on the site, with a minor positive effect for SA Objective 7b.

The site option is not in an AQMA, and although there will be an increase in traffic, mitigation available from the Core Strategy will reduce minor negative effects to neutral. The site option is within a Surface Water Safeguard Zone²², with a potential minor negative effect on SA Objective 8.

The site option is not within walking distance of a railway station but is within walking distance of a bus stop and some key services/facilities. Development is not likely to reduce the reliance on private vehicles with a minor negative effect for SA Objective 10.

The site option will not have a significant effect on the settlement identity and there are no conflicting land uses, with a minor positive effect for SA Objectives 12 and 14. The site option will provide space for self-build and custom build housing, with a minor positive effect for SA Objective 13. No employment land is being proposed with a neutral effect for SA Objective 15.

¹⁹ DEFRA (2017) Magic Map

²⁰ <https://flood-map-for-planning.service.gov.uk/summary/443683/264005>

²¹ Stratford Council GIS layers

²² <http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=drinkingwater&layerGroups=default&lang=e&ep=map&scale=9&x=437500&y=259500#x=437500&y=259500&lq=2.3.10.&scale=9>

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

	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment		
Land North of Allimore Lane, Alcester	0	0?	0	0	+	+	0	+	0	0	0	-	N/A	+	+	+	0
<p>Commentary: There are no designated heritage features within or directly adjacent to the site option. The nearest Listed Buildings are over 200m away to the east in Priory Road, with no likely significant effects. Overall residual neutral effect for SA Objective 1.</p> <p>The site option is not within or adjacent to the AONB. The site option is considered to have a high landscape sensitivity²³, with a potential effect on the local landscape as a result of development. However, the emerging Policy SAP.4 provides mitigation through ensuring that new development will need to produce a design guide to ensure development at the site is appropriate. This together with mitigation through requirements in core Strategy CS.5 Landscape indicates a potential for a residual neutral effect, with some uncertainty at this stage of assessment.</p>																	

²³ <https://democracy.stratford.gov.uk/documents/s14677/Landscape%20Sensitivity%20Study.pdf>

There are no internationally designated biodiversity sites in the local area, with no significant negative effects²⁴. The nearest SSSI (Aston Grove & Withycombe Wood) to the site option is over 5km to the east. Overall neutral effect for SA Objective 3.

The site option is not located in designated Flood Zones 2 or 3²⁵, with a residual neutral effect. A minor positive effect is considered as the site option is adjacent to the highway network and well-located at the edge of the settlement for access to Alcester.

The site option will not result in the loss of existing Public Open Space or Green Infrastructure, with a minor negative effect on SA Objective 6. The site option is not within a mineral safeguarded area²⁶, and a neutral effect is considered. There is no best and most versatile agricultural land present on the site, with a minor positive effect for SA Objective 7b.

The site option is not in an AQMA, and although there will be an increase in traffic, mitigation available from the Core Strategy will reduce minor negative effects to neutral. The site option is not within any water Source Protection Zone²⁷, with neutral effect on SA Objective 8.

The site option is not within walking distance of a railway station but is within walking distance of a bus stop and some key services/facilities. The site is near to a network of public footpaths and including the national Monarch's Way adjacent to the southern boundary and therefore, possibilities for progressing more sustainable transport but overall, the development will not reduce the need to travel and minor negative effects indicated.

The site option will not have a significant effect on the settlement identity and there are no conflicting land uses, with a minor positive effect for SA Objectives 12 and 14. The site option will provide space for self-build and custom build housing, with a minor positive effect for SA Objective 13. No employment land is being proposed with a neutral effect for SA Objective 15.

²⁴ DEFRA (2019) Magic Map <https://magic.defra.gov.uk/MagicMap.aspx>

²⁵ <https://flood-map-for-planning.service.gov.uk/summary/443683/264005>

²⁶ Stratford Council GIS layers

²⁷ <https://magic.defra.gov.uk/MagicMap.aspx>

	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment		
Land south of Church Street, Hampton Lucy	0	0?	0	0	+	+	0	+	0	0	0	-	N/A	+	+	+	0
<p>Commentary: There are no designated heritage features within or directly adjacent to the site option. The nearest Listed Building is approx. 50m to the east on Church Street, with no likely significant effects. Overall residual neutral effect for SA Objective 1.</p> <p>The site option is not within or adjacent to the AONB. The landscape sensitivity²⁸ is not recorded specifically indicating an uncertain effect on the local landscape as a result of development. However, the proposed development is relatively small (approx. 10 plots) and the emerging Policy SAP.6 provides mitigation through ensuring that new development will need to produce a design guide to ensure development at the site is appropriate. Potential for a residual neutral effect.</p>																	

²⁸ <https://democracy.stratford.gov.uk/documents/s14677/Landscape%20Sensitivity%20Study.pdf>

There are no internationally designated biodiversity sites in the local area, with no significant negative effects²⁹. The nearest SSSI (Loxley Church & Meadow) to the site option is approx. 3.5 km to the south. Development is unlikely to significantly affect the SSSI due to the lack of environmental pathways and mitigation is available through Core Strategy policy. Overall neutral effect for SA Objective 3.

The site option is not located in designated Flood Zones 2 or 3³⁰, with a residual neutral effect. The site is adjacent to roads and well-located on the edge of the settlement. Emerging Policy SAP4 provides criteria for self-build/custom build plots which includes a necessity for access to the road network, providing mitigation. Therefore, a minor positive effect

The site option will not result in the loss of existing Public Open Space or Green Infrastructure, with a minor positive effect on SA Objective 6. The site option is not within a mineral safeguarded area³¹, and a neutral effect is considered. There is no best and most versatile agricultural land present on the site, with a minor positive effect for SA Objective 7b.

The site option is not in an AQMA, and although there will be an increase in traffic, mitigation available from the Core Strategy will reduce minor negative effects to neutral. The site option is not within any Water Safeguard Zone³², with a neutral effect on SA Objective 8.

The site option is not within walking distance of a railway station but is within walking distance of some key services/facilities and with a bus service (No. 505)³³. Development is not likely to reduce the reliance on private vehicles but is adjacent to a network of public footpaths; however, overall with the potential for a minor negative effect for SA Objective 10.

The site option will not have a significant effect on the settlement identity and there are no conflicting land uses, with a minor positive effect for SA Objectives 12 and 14. The site option will provide space for self-build and custom build housing, with a minor positive effect for SA Objective 13. No employment land is being proposed with a neutral effect for SA Objective 15.

²⁹ DEFRA (2019) Magic Map

³⁰ <https://flood-map-for-planning.service.gov.uk/summary/443683/264005>

³¹ Stratford Council GIS layers

³² <http://maps.environment-agency.gov.uk/wiyby/>

³³ https://apps.warwickshire.gov.uk/BusTimetable/services/search?utf8=%E2%9C%93&search_term=wellesbourne&button=

	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment		
Land North of Collingham Lane, Long Itchington	0	0	0	0	+	+	0	+	0	0	0	-	N/A	+	+	+	0
<p>Commentary:</p> <p>There are no designated heritage features within or directly adjacent to the site option. The nearest Listed Building is approx. 250m to the north west on the other side of the A423, with no likely significant effects. Overall residual neutral effect for SA Objective 1.</p> <p>The site option is not within or adjacent to the AONB. The landscape sensitivity³⁴ is not recorded specifically indicating an uncertain effect on the local landscape as a result of development. However, the proposed development is relatively small (approx. 10 plots) and the emerging Policy SAP.6 provides mitigation through ensuring that new development will need to produce a design guide to ensure development at the site is appropriate. Potential for a residual neutral effect.</p> <p>There are no internationally designated biodiversity sites in the local area, with no significant negative effects³⁵. The nearest SSSI (Stockton Railway Cutting & Quarry) to the site option is over 2.5 km to the south east. Development is unlikely to significantly affect the SSSI due to the lack of environmental pathways and mitigation is available through Core Strategy policy. Overall neutral effect for SA Objective 3.</p>																	

³⁴ <https://democracy.stratford.gov.uk/documents/s14677/Landscape%20Sensitivity%20Study.pdf>

³⁵ DEFRA (2019) Magic Map

The site option is not located in designated Flood Zones 2 or 3³⁶, with a residual neutral effect. The site is adjacent to Collingham Lane and well-located in the centre of the settlement. Emerging Policy SAP4 provides criteria for self-build/custom build plots which includes a necessity for access to the road network, providing mitigation. Therefore, a minor positive effect.

The site option will not result in the loss of existing Public Open Space or Green Infrastructure, with a minor positive effect on SA Objective 6. The site option is not within a mineral safeguarded area³⁷, and a neutral effect is considered. There is no best and most versatile agricultural land present on the site, with a minor positive effect for SA Objective 7b.

The site option is not in an AQMA, and although there will be an increase in traffic, mitigation available from the Core Strategy will reduce minor negative effects to neutral. The site option is not within any Water Safeguard Zone³⁸, with a neutral effect on SA Objective 8.

The site option is not within walking distance of a railway station but is within walking distance of some key services/facilities and has access to a bus service³⁹. Development is not likely to reduce the reliance on private vehicles and thus some minor negative effects for No 10.

The site option will not have a significant effect on the settlement identity and there are no conflicting land uses, with a minor positive effect for SA Objectives 12 and 14. The site option will provide space for self-build and custom build housing, with a minor positive effect for SA Objective 13. No employment land is being proposed with a neutral effect for SA Objective 15.

³⁶ <https://flood-map-for-planning.service.gov.uk/summary/443683/264005>

³⁷ Stratford Council GIS layers

³⁸ <http://maps.environment-agency.gov.uk/wiyby/>

³⁹ <https://bustimes.org/services/664-southam-long-itchington-cubbington-leamington>

	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment		
Land North of Dog Lane, Napton-on-the-Hill	0	0	0	0	+	+	0	+	0	0	0	-	N/A	+	+	+	0
<p>Commentary:</p> <p>There are no designated heritage features within or directly adjacent to the site option. The nearest Listed Building is approx. 230m to the west, with no likely significant effects. Overall residual neutral effect for SA Objective 1.</p> <p>The site option is not within or adjacent to the AONB. The landscape sensitivity⁴⁰ is not recorded specifically indicating an uncertain effect on the local landscape as a result of development. However, the proposed development is small (approx. 5 plots) and the emerging Policy SAP.6 provides mitigation through ensuring that new development will need to produce a design guide to ensure development at the site is appropriate. Potential for a residual neutral effect.</p> <p>There are no internationally designated biodiversity sites in the local area, with no significant negative effects⁴¹. The nearest SSSI (Napton Hill Quarry) to the site option is approx. 1 km to the west. Development is unlikely to significantly affect the SSSI due to the lack of environmental pathways and mitigation is available through Core Strategy policy. Overall neutral effect for SA Objective 3.</p>																	

⁴⁰ <https://democracy.stratford.gov.uk/documents/s14677/Landscape%20Sensitivity%20Study.pdf>

⁴¹ DEFRA (2019) Magic Map

The site option is not located in designated Flood Zones 2 or 3⁴², with a residual neutral effect. The site is adjacent to roads and well-located on the edge of the settlement. Emerging Policy SAP4 provides criteria for self-build/custom build plots which includes a necessity for access to the road network, providing mitigation. Therefore, a minor positive effect

The site option will not result in the loss of existing Public Open Space or Green Infrastructure, with a minor positive effect on SA Objective 6. The site option is not within a mineral safeguarded area⁴³, and a neutral effect is considered. There is no best and most versatile agricultural land present on the site, with a minor positive effect for SA Objective 7b.

The site option is not in an AQMA, and although there will be an increase in traffic, mitigation available from the Core Strategy will reduce minor negative effects to neutral. The site option is not within any Water Safeguard Zone⁴⁴, with a neutral effect on SA Objective 8.

The site option is not within walking distance of a railway station but is within walking distance of some key services/facilities and has bus services (Nos 65 & 665); however, the settlement is not listed as having a with a bus service⁴⁵. Development is not likely to reduce the reliance on private vehicles but is nearby to a network of public footpaths – overall minor negative effects.

The site option will not have a significant effect on the settlement identity and there are no conflicting land uses, with a minor positive effect for SA Objectives 12 and 14. The site option will provide space for self-build and custom build housing, with a minor positive effect for SA Objective 13. No employment land is being proposed with a neutral effect for SA Objective 15.

⁴² <https://flood-map-for-planning.service.gov.uk/summary/443683/264005>

⁴³ Stratford Council GIS layers

⁴⁴ <http://maps.environment-agency.gov.uk/wiyby/>

⁴⁵ <https://apps.warwickshire.gov.uk/BusTimetable/services/page/6>

	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment		
Land West of Coventry Road, Southam	0	0?	0	0	+	+	0	+	0	0	0	-	N/A	+	+	+	0
<p>Commentary:</p> <p>There are no designated heritage features within or directly adjacent to the site option. The nearest Listed Building is approx. 500m to the south, with no likely significant effects. Overall residual neutral effect for SA Objective 1.</p> <p>The site option is not within or adjacent to the AONB. The landscape sensitivity⁴⁶ is at the edge of the high sensitivity that had been reported around the northern edges of the settlement. However, the proposed development is relatively small (approx. 10 plots) and the emerging Policy SAP.6 provides mitigation through ensuring that new development will need to produce a design guide to ensure development at the site is appropriate. This together with the requirements from Core Strategy Policy CS.5 Landscape indicates the potential for a residual neutral effect but some uncertainty at this stage.</p> <p>There are no internationally designated biodiversity sites in the local area, with no significant negative effects⁴⁷. The nearest SSSI (Long Itchington & Ufton Woods) to the site option is over 2 km to the west. Development is unlikely to significantly affect the SSSI due to the lack of environmental pathways and mitigation is available through Core Strategy policy. Overall neutral effect for SA Objective 3.</p>																	

⁴⁶ <https://democracy.stratford.gov.uk/documents/s14677/Landscape%20Sensitivity%20Study.pdf>

⁴⁷ DEFRA (2019) Magic Map

The site option is not located in designated Flood Zones 2 or 3⁴⁸, with a residual neutral effect. The site is adjacent with access to the Coventry Road and well-located on the edge of the settlement. Emerging Policy SAP4 provides criteria for self-build/custom build plots which includes a necessity for access to the road network, providing mitigation. Therefore, a minor positive effect.

The site option will not result in the loss of existing Public Open Space or Green Infrastructure, with a minor positive effect on SA Objective 6. The site option is not within a mineral safeguarded area⁴⁹, and a neutral effect is considered. There is no best and most versatile agricultural land present on the site, with a minor positive effect for SA Objective 7b.

The site option is not in an AQMA, and although there will be an increase in traffic, mitigation available from the Core Strategy will reduce minor negative effects to neutral. The site option is not within any Water Safeguard Zone⁵⁰, with a neutral effect on SA Objective 8.

The site option is not within walking distance of a railway station but is within walking distance of some key services/facilities and with a bus service (No. 665)⁵¹. Development is not likely to reduce the reliance on private vehicles but is adjacent to a network of public footpaths and with the potential for a minor negative effect for SA Objective 10.

The site option will not have a significant effect on the settlement identity and there are no conflicting land uses, with a minor positive effect for SA Objectives 12 and 14. The site option will provide space for self-build and custom build housing, with a minor positive effect for SA Objective 13. No employment land is being proposed with a neutral effect for SA Objective 15.

⁴⁸ <https://flood-map-for-planning.service.gov.uk/summary/443683/264005>

⁴⁹ Stratford Council GIS layers

⁵⁰ <http://maps.environment-agency.gov.uk/wiyby/>

⁵¹ <https://apps.warwickshire.gov.uk/BusTimetable/services/page/6>

	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Heritage	Landscape	Biodiversity & Geodiversity	Flooding	Climate Change: Accessibility & traffic	Climate Change: Green Infrastructure	Natural resources (Minerals & Agricultural Land)	Pollution (Air Quality & Water Quality)	Waste	Transport	Reduce barriers for rural communities	Protect the settlements identity	Housing	Communities & Health	Economy & Employment		
Land North of Millers Close, Welford-on-Avon	0	0?	0	0	+	+	0	+	0	0	0	-	N/A	+	+	+	0
<p>Commentary:</p> <p>There are no designated heritage features within or directly adjacent to the site option. There are many nearby Listed Buildings at least 50m distance to the west, south and east, with no likely significant effects. Overall residual neutral effect for SA Objective 1.</p> <p>The site option is not within or adjacent to the AONB. The landscape sensitivity⁵² is not recorded specifically indicating an uncertain effect on the local landscape as a result of development. However, the proposed development is relatively small (approx. 10 plots) and the emerging Policy SAP.6 provides mitigation through ensuring that new development will need to produce a design guide to ensure development at the site is appropriate. Potential for a residual neutral effect.</p> <p>There are no internationally designated biodiversity sites in the local area, with no significant negative effects⁵³. The nearest SSSI (Welford Field) to the site option is approx. 1.3 km to the north west. Although within the SSI impact zone⁵⁴, development is unlikely to significantly affect the SSSI due to the small size and mitigation is available through Core Strategy policy. Overall neutral effect for SA Objective 3.</p>																	

⁵² <https://democracy.stratford.gov.uk/documents/s14677/Landscape%20Sensitivity%20Study.pdf>

⁵³ DEFRA (2019) Magic Map <https://magic.defra.gov.uk/MagicMap.aspx>

⁵⁴ Ibid

The site option is not located in designated Flood Zones 2 or 3⁵⁵, with a residual neutral effect. The site is well-located within centre of the settlement. Emerging Policy SAP4 provides criteria for self-build/custom build plots which includes a necessity for access to the road network, providing mitigation. Therefore, a minor positive effect.

The site option will not result in the loss of existing Public Open Space or Green Infrastructure, with a minor positive effect on SA Objective 6. The site option is not within a mineral safeguarded area⁵⁶, and a neutral effect is considered. There is no best and most versatile agricultural land present on the site, with a minor positive effect for SA Objective 7b.

The site option is not in an AQMA, and although there will be an increase in traffic, mitigation available from the Core Strategy will reduce minor negative effects to neutral. The site option is not within any Water Safeguard Zone⁵⁷, with a neutral effect on SA Objective 8.

The site option is not within walking distance of a railway station but is within walking distance of key services/facilities and with a bus service (No. 27)⁵⁸. Development is not likely to reduce the reliance on private vehicles but is adjacent to a network of public footpaths and with the overall potential for a minor negative effect for SA Objective 10.

The site option will not have a significant effect on the settlement identity and there are no conflicting land uses, with a minor positive effect for SA Objectives 12 and 14. The site option will provide space for self-build and custom build housing, with a minor positive effect for SA Objective 13. No employment land is being proposed with a neutral effect for SA Objective 15.

⁵⁵ <https://flood-map-for-planning.service.gov.uk/summary/443683/264005>

⁵⁶ Stratford Council GIS layers

⁵⁷ <http://maps.environment-agency.gov.uk/wiyby/>

⁵⁸ <https://bustimes.org/localities/welford-on-avon>