



**STRATFORD-ON-AVON  
SITE ALLOCATIONS PLAN  
Revised Preferred Options**

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

**Addendum**

**May 2022**

## **1. Introduction to Addendum**

- 1.1 Sustainability Appraisal (SA) is a systematic process that must be carried out during the preparation of a Local Plan. Its purpose is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic, and social objectives.
- 1.2 This requirement for SA is in accordance with planning legislation and paragraph 32 of the National Planning Policy Framework (NPPF, July 2021). Local Plans must also be subject to Strategic Environmental Assessment (SEA) and Government advises that an integrated approach is taken so that the SA process incorporates the requirements for SEA – and to the same level of detail, ensuring that potential environmental effects are given full consideration alongside social and economic issues.
- 1.3 The overarching planning document for Stratford-on-Avon District is the Core Strategy, adopted in July 2016. This sets out the Spatial Vision and Strategic Objectives for the District area for the period 2011-2031. Core Strategy Policies CS.1-14 explain the sustainable development framework, the District’s resources, and various District designations with policies to guide and manage development. Policies CS.15-24 establish the Development Strategy and Policies CS.25-27 provide guidance and requirements regarding infrastructure and developer contributions. Area Strategies (AS.1-AS.11) provide Policies and Proposals for the Main Town (Stratford-upon-Avon), the Main Rural Centres, New Settlements, Countryside & Villages, Large Rural Brownfield Sites, and two proposals to meet the employment needs of Redditch.
- 1.4 The Core Strategy Vision states that, between 2011 and 2031, at least 14,600 homes will have been delivered across the District, and that at least 35ha of employment land will have been provided, as well as 19ha to meet the needs of Redditch. There are sixteen Strategic Objectives that represent the key delivery outcomes that the Core Strategy should achieve by 2031. These address the need for development in Stratford District, but aim to protect the historic and natural environment, and the character of the District.
- 1.5 The Core Strategy was subject to a Sustainability Appraisal (SA) that informed its preparation. The SA Report was examined alongside the Core Strategy and other supporting evidence and found sound by an independent Inspector. The Site Allocations Plan (SAP) is being produced as a complementary Plan to the Core Strategy and needs to be consistent with its overarching provisions.
- 1.6 In most respects, the content of the Revised Preferred Options Site SAP is not substantively different to the previous version published in October 2020. On that basis, the SA/SEA produced for that earlier version remains relevant and applicable to the revised Plan. Consequently, it has been republished to accompany the revised Plan.
- 1.7 This Addendum covers those topics that are the subject of a significant change of approach in the Revised SAP and to clarify matters raised during the consultation on the previous version of the SAP. Whereas the previous versions of the SA relating to the SAP were produced by specialist consultants, Enfusion, the Addendum has been produced in-house.
- 1.8 It is acknowledged that various detailed points have been raised in comments on the SA/SEA during consultation on the original Preferred Options SAP in late 2020. These will be considered and revisions made to the SA/SEA as appropriate when it is reviewed and updated alongside the preparation of the Proposed Submission version of the Plan. However, it is apparent that none of the comments made have an overriding effect on the contents of the Revised Preferred Options SAP.

## **2. Quantity of dwellings on Reserve Housing Sites**

2.1 Policy CS.16.D in the Core Strategy states the following:

*The Site Allocations Plan will identify Reserve Housing Sites providing flexibility to ensure that the District can meet its agreed housing requirement (the share of the housing needs arising in the Coventry and Warwickshire Housing Market Area to 2031) and/or to respond to the need to meet housing need arising outside the Coventry and Warwickshire HMA. The location of any reserve sites will take account of the settlement pattern and the overall balance of distribution of development set out in Policy CS.15. Reserve sites will have the capacity to deliver up to 20% of the total housing requirement to 2031.*

2.2 Paragraph 4.12 in the SA produced to accompany the initial Preferred Options Plan refers back to the revised scoping of the SAP dated February 2018. This identified options as to whether reserve sites should be identified to have the capacity to provide in the region of 2,920 or 1,320 dwellings, or some other number of dwellings. Policy CS.16 specifies that reserve sites should have the capacity to deliver up to 20% of the District's total housing requirement to 2031 – this equates to 2,920 dwellings. However, the revised scoping report noted that, at 31 March 2017, the housing supply for the plan period was already 1,600 dwellings over the requirement, indicating that only a further 1,320 dwellings needed to be identified; hence the lower option stated above. While, at 31 March 2021, the overall supply for the plan period had reduced slightly to approximately 16,000 dwellings, this is still 1,400 above the Core Strategy requirement of 14,600, equating to a deficit of 1,520 dwellings when compared with the 2,920 figure which is not dissimilar to the lower option.

2.3 An earlier version of the SA (produced by independent consultants) found that there was much uncertainty in comparing the effects of the two options (ie. 2,920 and 1,320 dwellings). Therefore, it considered the likely significant effects through a high-level assessment using professional judgement to provide a comparative outcome. It concluded that, generally, higher numbers of dwellings are likely to support objectives relating to housing and the provision of services/facilities and may help to provide sustainable transport. However, there is the potential for higher numbers to have cumulative negative effects on environmental factors such as landscape quality and biodiversity. However, this depends upon the location of development, and strong mitigation measures are available through policies in the Core Strategy.

2.4 It also identified that the higher housing numbers may result in increased traffic on the highway network due to the cumulative effects of development, and this could have associated effects on air quality and transport. Overall, it found that it was not likely that there will be a significant difference in effects between the two options on heritage, flooding, green infrastructure, waste, settlement identities or economy and employment.

2.5 Based on the situation whereby both options are reasonable from a SA perspective, it would be appropriate for the SAP to consider identifying reserve housing sites that would accommodate a lower number of dwellings than the 2,920 figure.

2.6 It should be noted that the capacity of the reserve housing sites identified in the Revised Preferred Options SAP is approximately 1,500 dwellings, which is comparable with the figure of 1,520 dwellings identified in para. 2.2 above, and similar to the option comprising 1,320 dwellings that was assessed in an earlier version of the SA.

### 3. Additional Sites

3.1 A number of additional sites have been identified in the Revised Preferred Options SAP which were not included in the October 2020 version. The sites which are new to this version of the Plan have been assessed based on the established Categories of Significance used throughout the SA process.

Categories of Significance		
Symbol	Meaning	Sustainability Effect
++	Major Positive	Proposed development would resolve existing sustainability problem
+	Minor Positive	No sustainability constraints and proposed development acceptable in principle
0	Neutral	Neutral effect
?	Uncertain	Uncertain or Unknown Effects
-	Minor Negative	Likely sustainability issues: mitigation and/or negotiation possible
--	Major Negative	Problematical because of known sustainability issues; mitigation likely to be difficult and/or expensive
N/A	Not Applicable	Used where SA Objectives are no longer applicable

Note: SA Objectives 7 (Minerals & Agricultural Land) and 8 (Air quality & Water Quality) are split into 2 columns, with the specific topic for each column outlined in the Objective heading.

## **(i) Reserve Housing Sites**

- 3.2 This version of the SAP does not identify a number of reserve housing sites that were included in the original Preferred Options SAP (October 2020) due to a new methodology that has been applied to their identification. These are as follows, with the site references as used in the that Plan given in square brackets:

### **Main Rural Centres**

South of Salford Road (middle), Bidford-on-Avon [BID.A]  
South of Salford Road (west), Bidford-on-Avon [BID.B]  
North of Salford Road, Bidford-on-Avon [BID.C]  
West of Grafton Lane, Bidford-on-Avon [BID.E]  
West of Southam Road, Kineton [NDP]  
East of Lighthorne Road, Kineton [NDP]  
South of Oldbutt Road, Shipston-on-Stour [NDP]  
North of Daventry Road, Southam [SOU.C]  
East of Bypass, Southam [SOU.D]

### **Category 1 Local Service Villages**

North of Ladbrooke Road, Bishops Itchington [BISH.A]  
North of Hambridge Road, Bishops Itchington [BISH.B]  
North of Mill Street (west), Harbury [HAR.A]  
South of Middle Road, Harbury [HAR.B]  
North of Binswood End (east), Harbury [HAR.C]  
West of Butt Lane, Harbury [HAR.D]  
East of Marton Road (north), Long Itchington [LONG.A]  
North of Leamington Road (middle), Long Itchington [LONG.B]  
East of Back Lane (north), Quinton [QUIN.A]  
East of Back Lane (south), Quinton [QUIN.B]  
West of Goose Lane, Quinton [QUIN.C]

### **Category 2 Local Service Villages**

East of Ridgeway, Fenny Compton [FEN.A]  
North of Northend Road, Fenny Compton [FEN.B]  
North of Station Road, Fenny Compton [FEN.C]  
North of High Street, Fenny Compton [FEN.D]  
North of Bomford Way, Salford Priors [SALF.A]  
South of Napton Road (east), Stockton [STOC.A]

East of Jubilee Fields, Stockton [STOC.B]  
East of Hunt Hall Lane, Welford-on-Avon [WELF.A]  
East of Hunt Hall Lane, Welford-on-Avon [WELF.B]

**Category 3 Local Service Villages**

South of Banbury Road, Ettington [NDP]  
East of Stratford Road, Newbold-on-Stour [NEWB.A]  
North of Moss Lane (east), Newbold-on-Stour [NEWB.B]

**Category 4 Local Service Villages**

West of Campden Road (north), Clifford Chambers [CLIF.A]  
East of Campden Road (south), Clifford Chambers [CLIF.B]  
East of The Nashes, Clifford Chambers [CLIF.D]  
South of Church Lane (west), Gaydon [GAY.A]  
East of Banbury Road (south), Gaydon [GAY.B]  
South of Kineton Road, Gaydon [GAY.C]  
East of Long Marston Road (middle), Long Marston [LMAR.A]  
North of Barley Fields, Long Marston [LMAR.B]  
East of Rumer Close, Long Marston [LMAR.C]  
West of Birmingham Road (north), Mappleborough Green [MAPP.A]  
West of Birmingham Road (south), Mappleborough Green [MAPP.C]  
South of Whatcote Road, Oxhill [OXH.A]  
North of Green Lane, Oxhill [OXH.B]

- 3.3 The following site is no longer identified in the SAP because it is allocated in a made Neighbourhood Development Plan:  
West of Sandpits Lane, Tysoe [TYS.A]
- 3.4 The following sites are no longer identified in the SAP due to updated heritage impact evidence:  
East of Fosse Way (north), Halford [HALF.A]  
East of Shuckburgh Road, Priors Marston [PM.B]
- 3.5 However, there are two sites that have been included in the Revised SAP which were assessed in the previous Sustainability Appraisal but not identified in the October 2020 version of the Plan.

### HAMP.A East of Snitterfield Street, Hampton Lucy

3.6 Since the SA of this site was undertaken, the District Council has commissioned a Heritage Impact Assessment of various sites, including this one, to ascertain the level of impact. This report has been published as part of the consultation on the Revised Plan. It concluded that, based on paragraph 199 in the NPPF (July 2021), housing development on the site would cause impact at the lower end of less than substantial harm. On that basis, its rating for heritage in the SA has been amended to minor negative.

	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
SHLAA Ref: HAMP.03 – East of Snitterfield Street Dwellings: 13	-	--?	0	-?	0	+	- +	0 0	0	+	N/A	+	+	+	0

### STR.D East of Banbury Road, Stratford-upon-Avon

3.7 This site has been identified as a reserve housing site in the Revised Preferred Options SAP. However, the timing of its implementation is dependent on additional capacity being provided on the road network south of the river in Stratford-upon-Avon and at Stratford High School.

	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
SHLAA Ref: STR.11 – East of Banbury Road Dwellings: 280 *	-?	--?	0	0	-	+	- - -	0	0	+	N/A	+	+ +	+	0

\* The capacity of this site has been reduced to 150 dwellings for the purposes of the Revised Preferred Options SAP.



### STR.C South of Alcester Road, Stratford-upon-Avon

3.8 A third reserve housing site has been identified in this version of the SAP which was not included in previous versions due to impact on heritage assets. The District Council has since commissioned a Heritage Impact Assessment of various sites, including this one, to ascertain the level of impact. This report has been published as part of the consultation on the Revised Plan. It concluded that, based on paragraph 199 in the NPPF (July 2021), housing development on the site would cause impact at the lower end of less than substantial harm. On that basis, it is reasonable to identify the site in the Plan.

	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	Housing	Communities & Health	Economy & Employment	
SHLAA Ref: STR.18 – South of Alcester Road Dwellings: 60	-	--?	-?	0	0	0	0	.	0	0	+	N/A	+	++	+	0

**(ii) Self-Build and Custom Housebuilding Proposals**

3.9 There are two additional sites identified in the Revised Preferred Options SAP:

SCB.3: South of Banbury Road, Ettington

SCB.6: East of Welford Road, Long Marston

3.10 Both sites have already been covered in the Sustainability Appraisal.

**(iii) Meon Vale Local Green Space**

3.11 The October 2020 version of the SAP included a proposal for housing development at the former Long Marston Depot. That development is no longer being promoted by the landowner and the Revised Plan is seeking the designation of this site, and other land adjacent to the new community known as Meon Vale, as a Local Green Space. This new proposal has been assessed below:

	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 -	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	
Land at Former Long Marston Depot	0	+	+	+	0	++	0	0	0	0	0	N/A	+	0	++	0

#### **4. Habitat Regulations Assessment**

- 4.1 The HRA has not been updated for the Revised Preferred Options SAP as the scale and distribution of proposed development is not significantly different to that identified in the October 2020 version; in fact, it has been reduced.