

## SA of the Stratford Road Employment Site

Stratford Road Employment Site																	
SA Objectives	Economy	Sustainable transport	Reduce need to travel	Waste & recycling	Prudent use of land and natural resources	Natural environment & landscape	Built environment	Historic environment	Air, water & soil quality	Climate change mitigation	Climate change adaptation - flood risk	Housing needs	Local services & community facilities	Health & well being	Poverty & social exclusion	Crime	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
<b>Appraisal Summary</b>	+	+	+	-	+	-	?	=	=	-	=	=	=	+	-	+	?

### Summary:

The site is situated to the south of Warwick and is not being allocated for housing as it is considered to be more suitable for employment. The provision of employment at this site will have a minor long term positive effect on the economy. There is also the potential for indirect minor positive effects on health and poverty and social exclusion. A considerable proportion of the site is brownfield land leading to minor positive effects on SA Objective 5.

The site is in close proximity to a sewage and waste water treatment site, with the potential for the development to be affected by odour and air quality issues. The site contains brownfield land and is also adjacent to a historic landfill site<sup>1</sup> with the potential for contaminants to be present. Further to this, the western border of the site runs alongside the A429 which has the potential to generate noise, air and possibly light pollution. The site is situated in surface water Nitrate Vulnerable Zone<sup>2</sup>. In combination, these effects are considered to have a major long-term negative effect on SA Objective 9, and could have indirect negative effects on health and wellbeing. It is recommended that a noise and odour impact assessment is carried out prior to development, which suggests the appropriate mitigation. Further to this a land quality assessment is required prior to development, along with any necessary remedial work to ensure that the site is acceptable in planning terms. It is considered that there is suitable mitigation provided through Local Plan policies and available at the project level to ensure that there will be no major negative effects on health and well-being. However, there is an element of uncertainty until more detailed lower level assessments have been carried out.

The site is not within or in close proximity to any internationally or nationally designated biodiversity. The River Avon flows past approximately 40m from the eastern boundary of the site. While the River Avon is not designated at this section of the river it is still important for biodiversity. Any proposal for

<sup>1</sup> Environment Agency (2014) Landfill Maps <http://maps.environment-agency.gov.uk/> [accessed October 2014]

<sup>2</sup> Environment Agency (2014) Nitrate Vulnerable Zone Map <http://maps.environment-agency.gov.uk/> [accessed October 2014]

development will need to ensure that there are no negative effects on the River Avon. Across the River Avon there are some BAP Priority Habitats of Coastal and Floodplain Grazing Marsh, and Undetermined Grassland<sup>3</sup>; however, it is considered unlikely that development will significantly affect the BAP habitats. Mitigation provided through Local Plan policies and available at the project level should ensure that there are no significant negative effects on biodiversity. However, given the proximity of the River Avon it is considered that there is the potential for a minor negative effect against SA Objective 6. There is an element of uncertainty until more detailed lower level surveys and assessments have been carried out. Any proposal for development should ensure that there is an appropriate buffer between the River Avon and development.

The southern part of the site lies in flood Zones 2 and 3<sup>4</sup>, potential for a minor negative effect against SA Objective 11. It is considered that suitable mitigation measures are available to ensure that there are no significant effects, which include avoiding development in the areas of high flood risk; however, at this stage this is uncertain.

The site is relatively close to some Listed Buildings<sup>5</sup>, a Registered Park and Garden<sup>6</sup>, Warwick Conservation Area<sup>7</sup>, and a Scheduled Ancient Monument<sup>8</sup>, however there are significant barriers between the development site and the historic assets, including the A Road, the River Avon and existing large areas of development (including the sewage works). Given the scale of the proposed development and the existing policies protecting historical assets, the development is considered unlikely to have a negative effect on the historical environment. Neutral effect against SA Objective 8.

At this stage the precise impacts of development on traffic and the existing road network are not known. While development will increase levels of traffic mitigation provided through Local Plan policies and available at the project level should help to ensure that this is not significant. The site has good access to public transport, with the closest bus stop just 0.2 miles walking distance<sup>9</sup> and Warwick railway station 2.1 miles away<sup>10</sup>. It is considered that the development is likely to lead to minor positive effects on SA Objective 2 and 3.

The effects on Crime are uncertain at this stage and will depend on the design and layout finalised at the development management level. The Local Plan policy that considers design should take account of the Safer Places: The Planning System and Crime Prevention Guidance (September 2004).

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<sup>3</sup> Defra (2014) Magic Map <http://magic.defra.gov.uk> [accessed October 2014]

<sup>4</sup> Environment Agency (2014) Flood Map – Risk of flooding from Rivers and the Sea <http://maps.environment-agency.gov.uk> [accessed October 2014]

<sup>5</sup> English Heritage (2014) National Heritage List for England <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed October 2014]

<sup>6</sup> Ibid.

<sup>7</sup> Warwick District Council (2014) Urban Conservation Areas [http://www.warwickdc.gov.uk/downloads/download/150/urban\\_conservation\\_areas](http://www.warwickdc.gov.uk/downloads/download/150/urban_conservation_areas) [accessed October 2014]

<sup>8</sup> English Heritage (2014) National Heritage List for England <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed October 2014]

<sup>9</sup> Measured from the boundary of the site where it joins with Stratford Road. Walking distance measured using Google (2014) Google Maps <https://maps.google.co.uk> [accessed October 2014]

<sup>10</sup> Ibid.