Warwick District Council
Local Plan

Final Interim SA Report

June 2013

enfusion

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Local Plan

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1.0 Introduction

Context

1.1 Warwick District Council is preparing a Local Plan to guide future development in the Local Authority area. In accordance with the requirements of the Planning and Compulsory Purchase Act 2004 and the National Planning Policy Framework 2012, the Council must carry out a Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) of its Local Plan. Warwick District Council has commissioned Enfusion Ltd to progress the SA of the Local Plan.

1.2 The SA/SEA of the Local Plan has been on-going since 2011 and is being undertaken alongside the preparation of the plan. The plan-making and SA/SEA processes to date are summarised in the table below:

Table 1.1: Local Plan and SA/SEA documents

LDP Stage and Documents Consultation	SA/SEA Stage and Documents Consultation
Issues and Scenarios Public consultation17 March to 15 July 2011	SA Scoping Report Public consultation17 March to 15 July 2011
Preferred Options Public consultation 01 June to 03 August 2012	Initial SA Report Public consultation 01 June to 03 August 2012
Revised Development Strategy Public consultation 14 June to 29 July	Interim SA Report (this report) Public consultation 14 June to 29 July

1.3 Since the publication of the Preferred Options in June 2012, there have been a number of changes to the overall level and broad location of growth, as well as distribution of housing sites proposed in the Local Plan. These changes are set out in the Revised Development Strategy (June 2013) and have predominantly been made as a result of updated evidence and representations received through the various consultations on the Local Plan.

This Interim SA Report

1.4 This report seeks to provide a clear narrative of how options/ alternatives and strategic sites have been identified, assessed and progressed or rejected through different stages of plan-making and how they have been considered through the SA process. It provides a revised appraisal of strategic options to take account of changes made since the publication of the Preferred Options in June 2012 and demonstrates that the reasons for their selection or rejection are still valid. It also provides an appraisal of strategic sites taken forward in the Local Plan as well as any reasonable alternatives that have been

rejected. Following this introductory Section 1, this report is structured into five further sections:

- Section 2 sets out the history of the SA of alternatives and options assessment to date, which includes the progression of strategic options through the Local Plan.
- Section 3 summarises the findings of the revised assessment of strategic options/alternatives and sets out the reasons for their selection or rejection in plan-making;
- Section 4 summarises the findings of the assessment of strategic sites and alternatives and sets out the reasons for their selection or rejection in plan-making;
- Section 5 summarises the findings of the assessment of options for Gypsy and Traveller sites; and
- Section 6 sets out the overall summary findings and next steps for the Local Plan and the SA.

2.0 Review of Local Plan Strategic Options and the SA/SEA

Alternatives considered by the Local Plan and the SA

2.1 The development of plan-making options and the SA/SEA of alternatives have been on-going throughout the production of the Warwick Local Plan and its accompanying SA. Alternatives have been considered from the early stages - from the SA Scoping Report (March 2011) through to the production of this Interim SA Report (May 2013).

2.2 This section sets out the history of the SA of alternatives and options assessment to date. It summarises how options have been identified, assessed and progressed through different stages of plan-making; it summarises and refers to SAs that have been undertaken and outlines how the findings of these SAs have influenced different stages of the Local Plan.

Issues and Scenarios (March 2011)

2.3 The Local Plan helping shape the district: Issues and Scenarios Document (March 2011) proposed three broad options for growth in the District, which were as follows:

- **Scenario one** is the lowest level of new development and investment that would be realistic. This option would limit any new development to the levels that we have had during the recent recession. It would only allow development of land that already has permission for building works, and of redundant or vacant land and buildings within the towns and villages (250 homes and 4 hectares of employment land per annum)
- **Scenario two** is a level of new development and investment which is halfway between scenarios one and three. This would see new development return to the levels we had in the later part of the last decade, before the recession (500 homes and 4.5 hectares of employment land per annum)
- **Scenario three** is the highest level of new development and investment that would be realistic. This scenario would return levels of new development to the levels we had during the economic growth in the early part of the last decade which is considered the maximum level likely to be achieved. It would meet forecasts of the amount of new development needed in the future to support the economy, and projections for the district's housing needs based on population and household growth (800 homes and 5 hectares of employment land per annum.

2.4 A 'no growth' option was not considered a reasonable or realistic option at the time because:

- a number of sites already had planning permission;

- there would be no opportunities to meet either the outstanding need for affordable housing, the additional demand arising from the trend for smaller households, or the changing needs of an ageing population;
- there would be limited opportunities for the regeneration of sites which become unused or redundant;
- no housing growth would have an adverse impact upon the growth of the local economy as the national economic situation improves; and
- no growth would be contrary to Government policy.

2.5 The 3 proposed scenarios were subject to SA with the findings presented in the SA Scoping Report (March 2011), which accompanied the Issues and Scenarios Document on public consultation from17th March to 15th July 2011. The SA found that against the majority of SA objectives the effects of the scenarios were uncertain as the distribution and exact nature of the development is not yet known. Compared to the other options, it was considered that scenario 3, as the higher growth option, had the potential for the greatest positive effect against SA objectives relating to the economy, sustainable transport, housing and access to local services and facilities. It also found that scenario 3 had the potential for the greatest negative effect against SA objectives relating to the natural environment & landscape, the prudent use of land and air, water & soil quality. Scenario 1 as the lowest growth option was assessed as having the potential for a negative effect on housing and the least positive effect on the economy, sustainable transport and access to local services and facilities. However, it was also assessed as having the potential for less negative effects on the natural environment & landscape, the prudent use of land and air, water & soil quality.

Preferred Options (May 2012)

2.6 Following the publication of the Issues and Scenarios Document and the SA Scoping Report the Council undertook further work on the evidence base. This included the production of a Strategic Housing Market Assessment (SHMA) to determine what level of growth should be taken forward over the plan period. The purpose of the SHMA is to provide a robust and up-to-date understanding of housing need and demand within the District in order to inform and support planning policy and housing strategy.

2.7 The SHMA[1] was published in March 2012 and three projections were considered by the Council to be worthy of further consideration because they would support realistic levels of employment and housing growth. The three projections were as follows:

- **Projection 1: Trend Based**

[1] Warwick District Council (March 2012) Strategic Housing Market Assessment.

A projection which assumes that recent levels of net migration will continue into the future.

- **Projection 2: Employment Growth**
  A projection which takes account of forecast employment growth by looking at what level of net migration would be required to enable this to happen.
- **Projection 3: Employment Growth with Continued Commuting**
  This is similar to Projection 2 but allows for a continuation of existing levels of in and out-commuting by the additional employees, rather than balancing new homes and jobs.

2.8 Projection 3 was rejected by the Council under further consideration as the increase in jobs would not be matched by an increase in homes. Projections 1 and 2 were considered to be more realistic options in terms of meeting the housing and employment needs of the District. Based on the findings of the SHMA, the Council identified two options for the future level of growth in the District. These were presented in the Local Plan Preferred Options Document (May 2012) as follows:

- **Option 1:** 600 new homes each year (2011 - 2029)
- **Option 2:** 700 new homes each year (2011 - 2029)

2.9 These two options were based on new evidence and did not follow on from the scenarios identified at the Issues and Scenarios stage. The two growth options were appraised against the SA Framework with the findings presented in the Initial SA Report (May 2012) which accompanied the Local Plan Preferred Options Document on public consultation from 01st June to 03rd August 2012. The SA found that option 2 had the potential for a greater positive effect on SA objectives relating to the economy, housing and sustainable transport options. Option 1 was assessed as having the potential for a reduced negative effect on the natural environment & landscape and the quality of air, water & soils compared to option 1. The findings of the SA helped to inform the selection of option 1 as the preferred option. The reasons for the selection of this option and the rejection of option 2 were provided in Section 5 of the Preferred Options Document (May 2012). Option 2 was rejected as there was a lack of certainty that a sufficient number of homes on strategic sites could be delivered within the plan period.

2.10 The Council considered four options for the broad location of growth, which were as follows:

- **Option 1:** Focus development outside the Green Belt
- **Option 2:** Distributed around the urban fringe
- **Option 3**: Disperse development in small/medium sites, including around villages
- **Option 4:** New settlement outside the Green Belt

2.11 The four options were appraised against the SA Framework with the findings presented in the Initial SA Report (May 2012) which accompanied the Local Plan Preferred Options Document on public consultation from 01st June to 03rd August 2012. The findings of the SA are presented in the table below and helped to inform the selection and rejection of options in plan-making.

Table 2.1: Summary of SA Findings of Options for the Broad Location of Growth (May 2012)

Broad Options for the Location of growth	Summary of SA Findings presented in the Initial SA Report (May 2012)
Broad Option 1 - Focus development outside the green belt	Would have a positive effect in supporting economic growth. Concentration of sites in one area, close to the urban area, has the potential to support sustainable transport options and reduce the need to travel. However focusing development in one area could have a significant impact on the landscape and the location of sites is more likely to have an impact on the historic environment. Would meet overall housing need but restricted choice in terms of location may mean this option could not meet the needs of all residents.
Broad Option 2 - Distributed around urban fringe	Would have a positive effect in supporting economic growth, sites well related to the urban areas could reduce the need to travel and have the potential to meet all housing needs. Distribution of sites is less likely to have a significant impact on the landscape and historic environment.
Broad Option 3 - Development dispersed in small and medium sites including villages (no large sites)	Sites unlikely to be of a sufficient size to accommodate employment opportunities or support public transport improvements therefore could increase reliance on the private car. Would be more difficult to provide dedicated services, potentially impacting on existing services. Could be harder to provide a mix of housing and affordable housing. However a dispersed approach could potentially minimise impact on the historic environment
Broad Option 4 - New Settlement Outside the Green Belt	Positive impact in terms of supporting economic growth. Critical mass to support new facilities but could still generate a need to travel to access other key services and employment. Would meet overall housing needs however there would be a lack of choice in terms of location.

2.12 The Strategic Housing Land Availability Assessment[2] (SHLAA) found that half of potential sites for development (43%) were located outside the Green Belt. These include sites within the existing urban areas and sites to the south of Warwick, Leamington Spa and Whitnash. Based on this

[2] Warwick District Council (May 2012) Strategic Housing Land Availability Assessment Main Report.

evidence the Council considered that Option 1 would lead to the concentration of development within one part of the District and offer no scope for meeting the needs of Kenilworth or villages within the Green Belt. Similar issues were also identified in relation to Option 4.

2.13 The Council acknowledged that Option 3 would meet some concerns expressed by the public about the impact of large development sites. However, such a pattern for growth would make it difficult to properly plan for, and deliver, the necessary infrastructure and would be impractical in terms of the number of sites which would have to be identified. Further this pattern of development would make it difficult to make the fullest use of public transport, walking and cycling and make provision for a full range of community facilities with easy access to jobs, schools and other services.

2.14 The SHLAA demonstrated that there is limited availability of urban Brownfield land in the District - a capacity of approximately 1,320 dwellings or 11% of the total SHLAA capacity. Therefore, in order to meet the housing requirement, it was considered necessary by the Council to locate development on Greenfield land outside the existing built up areas. In the case of Warwick District, as there is limited availability for urban Brownfield land, extensions to the urban area offered the most sustainable location for growth. For the reasons set out above, Option 2 was selected as the Preferred Option for the location of growth.

2.15 The Council developed a number of options for the distribution of housing sites, based on sites assessed through the SHLAA, which was necessary for transport and infrastructure modelling. The apportionment of sites across the District in each option was guided by the following principles:

- maximisation of development on urban Brownfield land where possible to minimise development on Greenfield land;
- development on the edge of Leamington, Warwick and Whitnash, to both north and south, in order to minimise impact on landscape quality by not concentrating development in one location;
- greater emphasis on Greenfield land outside the Green Belt rather than within the Green Belt;
- provision of sufficient development land to meet both the housing and employment needs of Kenilworth; and
- the avoidance of coalescence of settlements

In each option, the balance of housing would be located in areas such as east of Leamington, the larger villages or the Westwood Heath area south of Coventry. This would enable the transport models to assess the impact of development in these locations. Four options were identified and are set out in the table below.

Table 2.2: Options for the distribution of housing sites.

Location	Option			
	1	2	3	4
Existing Urban Areas*	700	700	700	700

North of Leamington/ Warwick	2,640	1,470	2,300	2,640
South of Leamington/ Warwick/ Whitnash	2,765	4.450	3,900	3,365
East of Leamington	0	200	200	200
East of Kenilworth	1,620	1,620	1,260	770
Westwood Heath (South of Coventry)	880	0	0	350
Rural Area	0	0	200	400
Total	**8,605**	**8,440**	**8,563**	**8,429**

** For the purposes of transport modelling the urban Brownfield sites in options 1 to 4 included all suitable urban Brownfield sites. Options 5 and 6 only include sites over 40 (considered large enough to allocate) as an allowance was made separately for sites under this and taken off the total requirement.*

2.16 All options included the same allocation of Brownfield development within the urban areas of Warwick and Leamington Spa. All included development adjacent to the urban areas of Warwick, Leamington and Whitnash and East of Kenilworth however the level differed between options. Option 2 and 4 include different levels of development to the South of Coventry at Westwood Heath, and Options 3 and 4 include development in the rural area. The development allocated to rural areas in Options 3 and 4 focused on what was considered to be the most sustainable villages; Lapworth, Radford Semele, Bishops Tachbrook and Barford.

2.17 The transport modelling[3] found that all options of sites could be accommodated however option 4 was found to be the most favourable in transport terms partly due to it representing a more dispersed pattern of development including villages. This led to consideration of whether the rural areas could accommodate further development. This was reinforced by the wider interpretation of sustainability in the NPPF which allows for development in one location to support services in neighbouring villages.

2.18 The four options were appraised against the SA Framework with the findings presented in the Initial SA Report (May 2012) which accompanied the Local Plan Preferred Options Document on public consultation from 01st June to 03rd August 2012. The findings of the SA for the 4 options are presented in the table below:

Table 2.3: Summary of SA Findings of Options for the Broad Location of Growth (May 2012)

Options for the Distribution of Housing Sites	Summary of SA Findings presented in the Initial SA Report (May 2012)
Option 1	Positive effect in terms of supporting the economy. Potential negative effects in terms of reducing the need to travel and using sustainable forms of transport from Blackdown and Westwood Heath. Less critical mass to the south to support

[3] Warwick District Council (March 2012) Strategic Transport Assessment Modelling - PARAMICS Testing & Results Report.

Options for the Distribution of Housing Sites	Summary of SA Findings presented in the Initial SA Report (May 2012)
	sustainable transport options.
Option 2	Positive effect in terms of supporting the economy. Most compact option of sites likely to have the least negative effects, positive in terms of reducing the need to travel, meeting the districts housing needs, and potential to have the least impact on the historic environment.
Option 3	Positive effect in terms of supporting the economy. Potential negative effects in terms of reducing the need to travel and using sustainable forms of transport from the southern end of The Asps and land at Blackdown. Negative effect on areas of high landscape character and biodiversity importance at The Asps and Blackdown. Potential impact on historic environment as includes large concentration of development adjacent to the Warwick Castle Park.
Option 4	Positive effect in terms of supporting the economy. Potential negative effects in terms of reducing the need to travel and using sustainable forms of transport from land at Blackdown and Westwood Heath. Positive in terms of meeting all housing needs across the district

2.19 The findings of the SA along with representations received on the Issues and Scenarios Document and other evidence - including the transport modelling, SHMA, SHLAA, and Joint Green Belt Study (2009) - helped the Council to develop a further option for the distribution of housing sites. This was the Preferred Option and was set out in the Preferred Options Document (May 2012) and is presented in the table below, alongside the other 4 Options, as Option 5.

Table 2.4: Options for the distribution of housing sites, including the Preferred Option.

Location	Option				
	1	2	3	4	5
Existing Urban Area	700	700	700	700	480
North of Leamington/ Warwick	2,640	1,470	2,300	2,640	2,640
South of Leamington/ Warwick/ Whitnash	2,765	4.450	3,900	3,365	3,410
East of Leamington	0	200	200	200	200
East of Kenilworth	1,620	1,620	1,260	770	770
Westwood Heath (South of Coventry)	880	0	0	350	0
Rural Area	0	0	200	400	830
Total	**8,605**	**8,440**	**8,563**	**8,429**	**8,360**

2.20 The findings of the SA for Option 5 were presented the Initial SA Report (May 2012) and is provided in the table below:

Table 2.5: Summary of SA Findings of the Preferred Option for the Broad Location of Growth (May 2012)

Preferred Option for the Distribution of Housing Sites	Summary of SA Findings presented in the Initial SA Report (May 2012)
Preferred Option	Positive effect in terms of supporting the economy. Potential negative impact on the historic environment, landscape character and biodiversity at the Asps and land at Blackdown. Positive in terms of meeting all housing needs across the district and in particular a range of rural housing needs.

2.21 The Initial SA Report accompanied the Preferred Options on public consultation from 01 June to 03 August 2012.

Revised Development Strategy (May 2013)

2.22 Since the publication of the Local Plan Preferred Options and Initial SA report in June 2012, there have been changes to the level and broad location for growth, as well as the distribution of housing sites. The Revised Development Strategy (June 2013) sets out the changes since the Preferred Options (May 2012) and provides a justification for them.

2.23 The Planning Inspector who is examining Coventry City Council's Core Strategy has recommended that the City carry out a Joint Strategic Housing Market Assessment (Joint SHMA) with its neighbouring authorities, specifically Warwick District, Rugby Borough and Nuneaton and Bedworth Borough. This will help to ensure that housing growth in the sub-region is considered strategically and all needs are met. The first stage of the study will be reported in August 2013.

2.24 The Revised Development Strategy sets out an interim level of growth of 12,300 homes between 2011 and 2029 (an annual average of 700 new homes each year), which may be revised depending on the findings of the Joint SHMA and the resulting co-operation between authorities. This is an increase on the overall level of proposed growth set out in the Preferred Options (May 2012), which was 10,800 homes between 2011 and 2029 (an annual average of 600 new homes each year). The reason for the change in the level of growth is updated evidence, in particular the production of the Economic and Demographic Forecasts Study (December 2012).

2.25 Since the publication of the Local Plan Preferred Options in June 2012, the Council has been considering if there are potentially any other reasonable alternatives for the location of growth. This was partly due to the consultation responses received on the Preferred Options but also as a result of new information on the ability of non-Green Belt sites to the south of Warwick, Leamington and Whitnash to absorb new

development. Since the publication of the Preferred Options in 2012 there have been three additional pieces of research which support a new approach to the location of growth in areas outside of the Green Belt, these are:

- Richard Morrish Associates have completed further work on Delivering Sustainable Landscape Planning;
- G L Hearn have updated a Review of Employment Land; and
- Warwickshire County Council has completed Phases 2 and 3 of the Strategic Transport Assessment.

2.26 In addition, the analysis of representations received following the June/ July 2012 consultation shows that there is considerable opposition to development in the Green Belt to the north of Warwick and Leamington, particularly if there were alternative non-Green Belt locations to the south of the towns. Further, there was a general desire for more development to take place on Brownfield land.

2.27 In the light of representations received and new evidence, the Council has re-examined the capacity of non-Green Belt land, to the south of Warwick/ Leamington/ Whitnash, and Brownfield land to accommodate new development. The revised approach to the location of growth is set out in the Revised Development Strategy as follows:

- concentrate growth within, and on the edge of, the existing urban areas
- protect the Green Belt from development where alternative non-Green Belt sites are suitable and available
- avoid development in locations which could potentially lead to the coalescence of settlements
- distribute growth across the District, including within and/or on the edge of some villages
- allow for a hierarchy of growth in the rural area to include:
    - a higher level of growth in larger, more sustainable villages with a reasonable level of services
    - limited growth in smaller villages and hamlets, of a scale appropriate to the existing settlement

2.28 As a result of changes to the broad location of growth the Council has also made changes to the distribution of housing sites. Based on the approach to the broad location of growth, the Revised Development Strategy proposes that a significant amount of new development will be located to the south of Warwick/ Leamington/ Whitnash, outside of the Green Belt. However, in the case of development to meet the needs of Kenilworth, there are no non-Green Belt options and land at Thickthorn is considered to be the least harmful alternative in terms of the purposes of Green Belt land and the most sustainable in terms of its proximity to the Town and its services. An additional Green Belt site at Red House Farm in the Lillington area has also been included to provide an opportunity for

the wider regeneration of the locality. The distribution of housing sites set out in the Revised Development Strategy is presented in the table below.

Table 2.6: Revised Development Strategy - broad location of development sites.

	Total Dwellings	% Total
Urban Brownfield Sites	380	5.7
Sites on the edge of Warwick, Leamington & Whitnash	4,550	68.6
Sites on the edge of Kenilworth	700	10.6
Village Development	1,000	15.1
TOTAL	**6,630**	**100.0**

3.0 SA of Strategic Options/Alternatives

Introduction

3.1 The EU SEA Directive[4] requires assessment of the likely significant effects of implementing the plan and "*reasonable alternatives*" taking into account the objectives and geographical scope of the plan; and the reasons for selecting alternatives should be outlined in the Report. The Directive does not specifically define the term "*reasonable alternative*"; however, UK SA/SEA guidance[5] advises that it is should be taken to mean "*realistic and relevant*" i.e. deliverable and within the timescale of the plan.

3.2 The role of the SA is to inform the Councils in their selection and assessment of options; SA is undertaken of those reasonable alternatives (options) identified through the plan-making process. The findings of the SA can help with refining and further developing these options in an iterative and ongoing way. The SA findings do not form the sole basis for decision making - this is informed also from planning and other studies, feasibility, and consultation feedback.

3.3 As set out in Section 2, the development of plan-making options and the SA/SEA of alternatives have been on-going throughout the production of the Warwick Local Plan and its accompanying SA. Alternatives have been considered through the SA from the early stages plan-making - from the SA Scoping Report (March 2011) through to the Initial SA Report (May 2012).

3.4 Given the changes to the Local Plan since the Preferred Options and in keeping with the iterative nature of the SA process and development of options in plan-making, it is necessary to undertake further SA of the strategic options considered through plan-making. This Section sets out the findings of the revised appraisal of strategic options/alternatives and demonstrates that the reasons for their selection or rejection in plan-making are still valid.

Method

3.5 Detailed appraisals of the strategic options considered through the Local Plan for the level of growth, broad location of growth and distribution of housing sites were carried out against the SA Framework (presented in Appendix I) and the findings are summarised below, with the detailed appraisals provided in Appendix II. The appraisal was undertaken using professional judgment, supported by the baseline information (SA Scoping Report 2011), together with any relevant additional information sources available.

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[4] http://ec.europa.eu/environment/eia/sea-legalcontext.htm
[5] https://www.gov.uk/government/publications/strategic-environmental-assessment-directive-guidance

3.6 The significance key used for the previous appraisal of strategic options was presented in the Initial SA Report (May 2012) as follows:

Figure 3.1: Significance Key.

Strongly positive	++	2
Positive	+	1
Neutral	=	0
Negative	-	-1
Strongly negative	--	-2
Unknown	?	0

3.7 Amendments to the significance key were made in May 2013, in order to make the identified sustainability effects of the Local Plan clearer. The 'scoring' aspect of the previous SA method has been removed as it can often be misinterpreted and draw the focus away from the identified significant effects. The revised significance key is presented in Figure 3.2 below:

Figure 3.2: Revised Significance Key.

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

Summary Findings

3.8 The key findings of the revised SA of strategic options/ alternatives are summarised below. Full details of the appraisal, including the appraisal matrices are provided in Appendix II. Overall the findings of the revised appraisal of strategic options/alternatives are similar to those presented in the Initial SA Report (May 2012), with positive effects identified for SA objectives relating to the economy, housing and access to services/facilities and negative effects identified for SA objectives relating to the prudent use of land, the natural environment & landscape and air, water and soil quality. Any differences between the previous SA of options (presented in the Initial SA Report (May 2012)) and the revised appraisal of strategic options/ alternatives presented in Appendix II, are as a result of further detail appraisal and/or updated or new evidence.

Options for the Level Growth

Option 1 (old Preferred Option): 600 new homes each year

3.9 This option could potentially meet the housing needs of the District and have a direct significant long term positive effect on the housing SA Objective as it will still help to meet the majority of the identified need. The delivery of 600 homes per annum will have indirect minor medium to long term positive effects on SA objectives relating to the economy, sustainable transport and improving accessibility to services and facilities. Proposed development has the potential for negative effects a number of SA Objectives including the prudent use of land, the natural environment and the quality of air, water and soil[6]; however, there is also uncertainty as the nature of the effect and level of significance will depend on the location of proposed development. The effect of this option on a number of SA Objectives is uncertain as this will be dependent on the location of development and implementation of other policies.

Option 2: 700 new homes each year

3.10 This option proposes the delivery of 700 new dwellings per year, 100 more dwellings per year than the option 1. As for option 1, this option will have a direct significant long term positive effect on the housing SA Objective. However, this option will have a more significant positive effect than option 1 as it will help to meet the identified housing need of the District[7]. Similarly, this option will have a more significant indirect minor positive effect (medium to long term) on SA objectives relating to the economy, sustainable transport and improving accessibility to services and facilities. Given the higher level of growth, this option compared to option 1 has the potential for a greater negative effect on SA Objectives relating to the prudent use of land, the natural environment and the quality of air, water and soil[8]. However, as for option 1, there is still some uncertainty as the nature of the effect for a number of SA objectives and level of significance will depend on the location of proposed development and implementation of other policies.

Options for the Location of Growth

Option 1: Focus development outside the Green Belt

3.11 This option would focus development in the south of the District and not offer any scope to meet the needs of Kenilworth or the rural villages in the north. While this option has the potential for a long term

[6] Appendix I & III of the Warwick District Council Interim SA Report (May 2013).
[7] Warwick District Council (March 2012) Strategic Housing Market Assessment.
[8] Appendix I & III of the Warwick District Council Interim SA Report (May 2013).

positive effect on the housing SA objective through helping to meet housing needs in the south of the District, there is also the potential for a long term negative effect as it won't help to meet the needs of all residents. Similarly, this option would improve accessibility to services and facilities (including health services and facilities) for residents in the south but not in north of the District. It would also help to reduce poverty in the south but not in the north and increase the social exclusion between the urban and rural areas with the potential for long term positive and negative effects against SA Objective 15 (Poverty and Social Exclusion).

3.12 The concentration of development to the south of the District, close to the urban areas of Warwick and Leamington Spa has the potential for a medium to long term positive effect on the economy and could potentially help to reduce the need to travel for some residents. However, this would not improve access to employment in the north of the District and could lead to an increased need to travel for these residents to access development in the south. Potential for minor positive/ negative effect on levels of traffic and therefore greenhouse gas emissions. The concentration of development could support sustainable transport options with medium to longer positive effects; however, there is also uncertainty as to the benefits for residents in the north of the District. Potential for concentrated development in the south to increase the level of traffic through the urban areas and this could also potentially increase levels of traffic and therefore levels of atmospheric pollution within the AQMAs.

3.13 Focussing development outside the Green Belt, in the south of the District has the potential for a significant medium to long term negative effect on the landscape and historic environment. There is also some uncertainty as the precise location of development will be set out in later policies and site allocations, which will also be subject to SA.

3.14 This option also has the potential for a short to long term negative effect on SA Objective 5 (Prudent use of land and natural resources) through the loss of Greenfield land. The development of large/ strategic sites can provide opportunities for sustainable waste management, including composting.

Option 2: Distribute around the urban fringe and across the District (including within and/or on the edge of some villages).

3.15 This option has the potential for a significant medium to long term positive effect on the SA Objective relating to housing as it will help to meet the housing needs of residents across the District and improve accessibility to employment. There will also be improved accessibility to services and facilities for the majority of residents with a medium to long term positive effect on SA Objective 13 as well as indirect long term positive effects for the economy. Improved access to housing, employment and health services and facilities has the potential for a long term indirect positive effect on health & well being. There is some

uncertainty against health as there is the potential for a negative effect in the short time during construction of development for residents on the urban fringe.

3.16 Distributing development around the urban fringe as well as wider the wider District has the potential to support improved public transport services with medium to long term positive effects as well as have significant medium to long term positive effects through reducing the need to travel for residents. A reduction in traffic could have an indirect long term positive effect on SA Objective 10 (climate change mitigation) by helping to reduce greenhouse gas emissions.

3.17 This option will lead to the loss of Green Belt Land with long term significant negative effects on the prudent use of land and natural resources. There is the potential for negative effects on the natural environment, landscape, townscape and heritage, as well as air, water and soil quality. The significance of the effect will depend on the precise location of development; however, it is considered that suitable mitigation measures will be available to address adverse effects. The development of large/ strategic sites can provide opportunities for sustainable waste management, including composting.

Option 3: Disperse development in small/medium sites, including around the villages

3.18 This option proposes the development of small/medium sites, which would help to avoid some of the negative effects associated with the other options through the development of large scale sites. This option is likely to have medium to long term positive effects on SA Objectives relating to the economy, housing, accessibility to services and facilities and health. However, such a pattern of development is unlikely to deliver the same level of associated benefits in terms of improved employment opportunities, public transport and access to services and facilities that larger scale developments can provide. Smaller sites would make it difficult to provide dedicated services and facilities, which could potentially have negative effects on existing services and facilities.

3.19 As for option 2, this option will lead to the loss of Green Belt Land with long term significant negative effects on the prudent use of land and natural resources. This pattern of development would also make it difficult to deliver the necessary infrastructure. There is also the potential for negative effects on the natural environment, landscape, townscape and heritage, as well as air, water and soil quality. The significance of the effect will depend on the precise location of development; however, it is considered that suitable mitigation measures will be available to address adverse effects. A group of smaller sites may have a reduced effect compared to one larger site,

but this may not be the case when the cumulative effect of the sites is considered.

3.20 Option has the potential to increase traffic and the number of residents travelling, particular from urban areas, as employment and housing development will be spread across the District. This could be positive effects for rural communities but negative for urban communities.

Option 4: New settlement outside the Green Belt

3.21 This option would have similar effects to option 1 in terms of focussing associated benefits and opportunities with a single new settlement that option 1 would not deliver. The scale of a new settlement can provide opportunities for encouraging inward investment and new jobs - in the longer term. The status of a new settlement could also help to provide opportunities to attract employment that is not available elsewhere in the area. Provision of services and associated employment in a new settlement reduces the potential for positive effects on existing businesses and will have negative effects for inward investment (and associated indirect positive on other SA objectives such as health) for existing urban areas; such effects from competing investment will have cumulative negative effects on these areas in the longer term.

3.21 Similar to option 1, a new settlement in the south of the District would not meet the needs of existing communities, particularly in the north. While this option has the potential for a long term positive effect on the housing SA objective through helping to meet housing needs in the District, there is also the potential for a long term negative effect as it won't help to meet the needs of all residents, particularly in the north.

3.22 The scale of a new settlement can provide opportunities for reducing the use of high carbon modes of transport and optimising cycling, walking and public transport. However, there would be limited opportunities for improving and maintaining existing public transport infrastructure. Services, leisure and amenities are likely to be provided as part of such a major development - reducing the need to travel. However, this will not help to reduce the need to travel for residents elsewhere in the District. A new settlement would also be of a scale that can provide opportunities for sustainable waste management, including composting.

3.23 Focussing development outside the Green Belt, in the south of the District has the potential for a significant medium to long term negative effect on the landscape and historic environment. It should be noted that there is some uncertainty as the precise location for a new settlement is not known.

3.24 This option also has the potential for a short to long term negative effect on SA Objective 5 (Prudent use of land and natural resources) through the loss of Greenfield land.

Option 5: Protect the Green Belt from development, where non-Green Belt sites are suitable and available) and concentrate growth within and on the edge of existing urban areas as well as distribute growth across the District.

3.25 This option is similar to option 2, seeking to distribute housing around the urban fringe as well as across the wider District, which includes villages. The key difference between the two is that this option seeks to protect the Green Belt from development where alternative non-Green Belt sites are suitable and available. This essentially means that this Option will focus more housing in the South rather than the north of the District, if there are suitable alternative sites available. As for Option 2, this option has the potential for a significant medium to long term positive effect on the SA Objective relating to housing as it will help to meet the housing needs of residents across the District and improve accessibility to employment. There will also be improved accessibility to services and facilities for the majority of residents with a medium to long term positive effect on SA Objective 13 as well as indirect long term positive effects on the economy. Improved access to housing, employment and health services and facilities has the potential for a long term indirect positive effect on health & well being. There is some uncertainty against health as there is the potential for a negative effect in the short time during construction of development for residents on the urban fringe.

3.26 Distributing development around the urban fringe as well as the wider District has the potential to support improved public transport services with medium to long term positive effects as well as have significant medium to long term positive effects through reducing the need to travel for residents. A reduction in traffic could have an indirect long term positive effect on SA Objective 10 (climate change mitigation) by helping to reduce greenhouse gas emissions. Potential for concentrated development in the south to increase the level of traffic through the urban areas with a medium to long term negative effect on SA Objective 2 (Sustainable transport). This could also potentially increase levels of traffic and therefore levels of atmospheric pollution within the AQMAs[9]. Congestion is one of the main contributors towards areas of poor air quality within the District with road transport responsible for over 40% of CO2 emissions[10].

3.27 This option will lead to the loss of Greenfield land and still has the potential for the loss of Green Belt land, with short to long term negative effects on the prudent use of land. The effect of this option is considered to be less significant on the prudent use of land as option 2, as this option seeks to protect Green Belt land and develop on other suitable non-Green Belt areas where available.

[9] Warwick District Council Website - Air Pollution: http://www.warwickdc.gov.uk/NR/EXERES/C459BD22-E192-468D-9338-E1ADCFA0C437.htm
[10] Warwickshire County Council Draft Local Transport Plan 3

3.28 Similar to option 1, this option will focus development outside the medium to long term negative effect on the landscape and historic environment. Warwick Castle and its historic park and garden are Grade I listed and are situated to the south of Warwick along with a number of listed buildings and Scheduled Monuments. There is also some uncertainty as the precise location of development will be set out in later policies and site allocations, which will also be subject to SA.

3.29 There is the potential for negative effects on the natural environment and air, water and soil quality. The significance of the effect will depend on the precise location of development; however, it is considered that suitable mitigation measures will be available to address adverse effects. The development of large/ strategic sites can provide opportunities for sustainable waste management, including composting.

Options for the Distribution of Sites for Housing

Option 1
Existing Urban Area Brownfield Sites: **700**
North of Lea Spa/ Warwick: **2,640**
South of Lea Spa/Warwick/Whitnash: **2,765**
East of Lea Spa: **0**
East of Kenilworth: **1,620**
Westwood Heath (South of Coventry): **880**
Rural Area: **0**
Total = 8,605

3.30 As for the other options, this one has the potential for a significant medium to long term positive effect on the SA objective relating to housing and indirect long term positive effects on the economy, access to local services and facilities and health and well being. Compared to the other options, this one proposes more development in the north of the District, with 880 dwellings at Westwood Heath (south of Coventry) and 1,620 dwellings east of Kenilworth. The option does not propose any development in the rural area. This option, particularly the development at Westwood Heath, is less likely to meet the needs of the District for housing given the location of proposed development away from the urban areas and category 1 villages. It is more likely to meet the needs of Coventry and will therefore have a slightly reduced positive effect against housing compared to the other options that distribute housing more widely across the District, including rural areas.

3.31 More development in the north of the District means that this option is likely to have a greater negative effect on SA objective 5 (prudent use of land), given that there will be a greater loss of Green Belt Land, with the potential for significant short to long term negative effects. The reduced quantum of development proposed to the south of Leamington Spa and Warwick would mean that there is less critical

mass to support sustainable transport options. However, this option could also put less pressure on an already congested road network in Leamington Spa and Warwick.

3.32 Even though this option proposes slightly less development in the south, there is still the potential for significant long term effects on heritage and landscape. This option has the potential for a greater negative effect compared to options 3 to 6 on heritage to the east of Kenilworth. Stoneleigh Abbey Historic Park and Garden (Grade II) is adjacent to the eastern boundary of the site and part of a Scheduled Monument (Roman Settlement at Glasshouse Wood) falls within the boundary of the proposed site.

Option 2
Existing Urban Area Brownfield Sites: **700**
North of Lea Spa/ Warwick: **1,470**
South of Lea Spa/Warwick/Whitnash: **4,450**
East of Lea Spa: **200**
East of Kenilworth: **1,620**
Westwood Heath (South of Coventry): **0**
Rural Area: **0**
Total = 8,440

3.33 As for the other options, this one has the potential for a significant medium to long term positive effect on the SA objective relating to housing and indirect long term positive effects on the economy, access to local services and facilities and health and well being. Compared to the other options, this one proposes more development in the south of the District, with over half (4,450 dwellings) of proposed development south of Leamington Spa, Warwick and Whitnash. This means that there would be less development to the north of Leamington Spa and Warwick as well as no development in the rural area. This option will provide more housing and employment to the main urban areas, and would not meet the needs of rural communities. There is the potential for greater negative effect for existing communities in the south in the short term during construction given the concentration of development. However, it is considered that adverse effects could be addressed through appropriate mitigation at the development management level.

3.34 More development in the south of the District means that this option is likely to have less of a negative effect on SA objective 5 (prudent use of land), as there will be less loss of Green Belt Land. The concentrated level of development proposed to the south of Leamington Spa, Warwick and Whitnash would mean that there is better potential to support sustainable transport options. However, it is less likely to deliver sustainable transport options in the north or improve existing services in rural areas. This option could also put increased pressure on an already congested road network in Leamington Spa and Warwick.

3.35 Compared to the other options this one has the potential for the greatest negative effect on heritage in the south of the District, which includes Warwick Castle (Grade I), and its Historic Park and Garden (Grade I). It also has the potential for a greater negative effect compared to options 3 to 6 on heritage to the east of Kenilworth. Stoneleigh Abbey Historic Park and Garden (Grade II) is adjacent to the eastern boundary of the site and part of a Scheduled Monument (Roman Settlement at Glasshouse Wood) falls within the boundary of the proposed site. The concentration of development in the south of the District also has the potential for significant long term negative effects on landscape. However, the cumulative effect of proposed development in the south of the District on landscape, along with recommendations to address adverse effects, were considered in the Options for Future Urban Expansion in Warwick District - Considerations for Sustainable Landscape Planning (Nov 2012).

Option 3
Existing Urban Area Brownfield Sites: **700**
North of Lea Spa/ Warwick: **2,300**
South of Lea Spa/Warwick/Whitnash: **3,900**
East of Lea Spa: **200**
East of Kenilworth: **1,260**
Westwood Heath (South of Coventry): **0**
Rural Area: **200**
Total = 8,563

3.36 As for the other options, this one has the potential for a significant medium to long term positive effect on the SA objective relating to housing and indirect long term positive effects on the economy, access to local services and facilities and health and well being. This option provides more a balance than option 2 in terms of the level of development proposed between the north and south of Leamington Spa and Warwick. This option proposes slightly less development east of Kenilworth and a small number of dwellings in the rural area compared to options 1 and 2. This option will have similar effects to the ones identified for option 2, except that it will have a greater positive effect against housing as it would assist in meeting the housing needs in the rural area. Development in the north will predominantly be on Green Belt Land, therefore there is the potential for a significant long term negative effect on the prudent use of land.

3.37 Similarly to Option 2, concentrating development in the south of the District means that this option is likely to have less of a negative effect on SA objective 5 (prudent use of land), as there will be less loss of Green Belt Land. The concentrated level of development proposed to the south of Leamington Spa, Warwick and Whitnash would mean that there is better potential to support sustainable transport options. Similar to options 1, 3, 4 & 5 this option could also help to support sustainable transport in the north. This option could also put increased pressure on an already congested road network in Leamington Spa and Warwick.

3.38 Compared to Option 2, this option will have a slightly reduced but still significant medium to long term negative effect on heritage and landscape in the south of the District. There is the potential for a slightly reduced negative effect compared to options 1 & 2 on heritage to the east of Kenilworth. The cumulative effect of proposed development in the south of the District on landscape, along with recommendations to address adverse effects, were considered in the Options for Future Urban Expansion in Warwick District - Considerations for Sustainable Landscape Planning (Nov 2012).

Option 4
Existing Urban Area Brownfield Sites: **700**
North of Lea Spa/ Warwick: **2,640**
South of Lea Spa/Warwick/Whitnash: **3,365**
East of Lea Spa: **200**
East of Kenilworth: **770**
Westwood Heath (South of Coventry): **350**
Rural Area: **400**
Total = 8,429

3.39 As for the other options, this one has the potential for a significant medium to long term positive effect on the SA objective relating to housing and indirect long term positive effects on the economy, access to local services and facilities and health and well being. This option proposes a reduced amount of development to the east of Kenilworth along with a small amount at Westwood Heath in the north and a slightly increased level of development in the rural area compared to Option 3. Similar to option 1, this option proposes development at Westwood Heath, albeit a reduced level, which is less likely to meet the needs of the District as it is located away from the urban areas and category 1 villages. However, unlike option1, this option proposes housing development in rural areas, which will help to meet the housing needs of rural communities. This option will have a less significant effect on heritage to the east of Kenilworth, given the reduced level of proposed development.

3.40 The level of development proposed in the north has the potential for significant long term negative effects on the prudent use of land through the loss of Green Belt Land. The quantum of development proposed in the south has the potential for significant medium to long term negative effects on the landscape and historic environment. Similar to the other options there is also the potential for short to long term negative effects on transport, waste, the natural environment, climate change mitigation and air, water & soil quality.

Option 5
Existing Urban Area Brownfield Sites: **480**
North of Lea Spa/ Warwick: **2,640**
South of Lea Spa/Warwick/Whitnash: **3,410**
East of Lea Spa: **200**
East of Kenilworth: **770**

Westwood Heath (South of Coventry): **0**
Rural Area: **830**
Total = 8,360

3.41 As for the other options, this one has the potential for a significant medium to long term positive effect on the SA objective relating to housing and indirect long term positive effects on the economy, access to local services and facilities and health and well being. This option proposes a greater amount of development in the rural area. Compared to options 1 to 4, this option will have a greater positive effect on meeting the housing needs of rural communities.

3.42 This option proposes a similar amount of development to the north and south of Warwick, Leamington Spa and Whitnash and east of Kenilworth as Option 4. The potential for significant long term negative effects on heritage to the east of Kenilworth are therefore slightly reduced compared to Options 1, 2 and 3 as less development is proposed. The level of development proposed in the north has the potential for significant long term negative effects on the prudent use of land through the loss of Green Belt Land. The quantum of development proposed in the south has the potential for significant medium to long term negative effects on the landscape and historic environment. Similar to the other options there is also the potential for short to long term negative effects on transport, waste, the natural environment, climate change mitigation and air, water & soil quality.

Option 6
Existing Urban Area Brownfield Sites: **380**
Consolidation of existing employment sites: **450**
Sites on edge of Warwick / Leamington and Whitnash: **4,550**
Kenilworth: **700**
Village development: **1,000**
Total = 7,080

3.43 As for the other options, this one has the potential for a significant medium to long term positive effect on the SA objective relating to housing and indirect long term positive effects on the economy, access to local services and facilities and health and well being. Compared to the other options, this option proposes an increased level of development in the rural area as well as the consolidation of existing employment sites. Similar to options 2 to 5, there is a focus of development in the south of the District on non-Green Belt Land. This option will have a greater positive effect on rural communities compared to the other options, through the provision of 1,000 dwellings to the villages. This will provide better access to homes with indirect positive effects on health and social exclusion. The delivery of homes in the villages should be balanced with the provision of employment opportunities in order to help reduce the need to travel. This option will also lead to less development north of Warwick and Leamington Spa which means that there will be less loss of Green Belt Land and

therefore less of a significant effect on the prudent use of land compared to the other options.

3.44 The concentrated level of development proposed to the south of Leamington Spa, Warwick and Whitnash would mean that there is better potential to support sustainable transport options. However, it is less likely to deliver sustainable transport options in the north or improve existing services.

3.45 The potential for significant long term negative effects on heritage to the east of Kenilworth are also slightly reduced compared to options 1, 2 and 3 as less development is proposed. As for options 2 to 5, the quantum of development proposed in the south has the potential for significant medium to long term negative effects on the landscape and historic environment. The cumulative effect of proposed development in the south of the District on landscape, along with recommendations to address adverse effects, were considered in the Options for Future Urban Expansion in Warwick District - Considerations for Sustainable Landscape Planning (Nov 2012). Similar to the other options there is also the potential for short to long term negative effects on transport, waste, the natural environment, climate change mitigation and air, water & soil quality.

Reasons for Selecting/Rejecting Options

3.46 Table 3.1 below summarises the strategic options/alternatives considered through the Local Plan, with an outline of the reasons for selection/rejection where relevant. It should be noted that whilst the SA findings are considered by the Council in its selection of options and form part of the evidence supporting the Local Plan, the SA findings are not the sole basis for a decision; other factors, including planning and feasibility, play a key role in the decision-making process.

Table 3.1: Summary of Approach to Alternatives Assessment and Selection

Strategic Options Considered and Appraised	Reasons for Progressing or Rejecting the Option in Plan Making
Broad Scenarios (2011)	
Option 1: Low growth **Option 2**: Medium growth **Option 3**: High growth	As a result of updated evidence, primarily the SHMA and SHLAA, all of these options were rejected and new options generated.
Options for the Level of Growth	
Option 1: 600 new homes a year **Option 2**: 700 new homes a year	Option 1 was rejected as the updated evidence showed it would not meet the needs of the District during the life of the Plan. Option 2 was progressed as it would meet the needs of the District during the life of the Plan.
Options for the Broad Location of Growth	
Option 1: Focus development outside the Green Belt **Option 2**: Distribute around the urban fringe and across the	Option 1 was rejected as it would lead to the concentration of development within one part of the District and offer no scope for meeting the needs of Kenilworth or villages within the

District (including within and/or on the edge of some villages). **Option 3**: Disperse development in small/medium sites, including around the villages **Option 4**: New settlement outside the Green Belt **Option 5**: Protect the Green Belt from development, where non-Green Belt sites are suitable and available) and concentrate growth within and on the edge of existing urban areas as well as distribute growth across the District.	Green Belt. Option 4 was rejected for similar reasons; development would be focussed in one area and offers no scope for meeting the needs of the rest of the District. The Council acknowledged that Option 3 would meet some concerns expressed by the public about the impact of large development sites. However, it was rejected as the pattern for growth would make it difficult to properly plan for, and deliver, the necessary infrastructure and would be impractical in terms of the number of sites which would have to be identified. It would also make it difficult to make the fullest use of public transport, walking and cycling and make provision for a full range of community facilities with easy access to jobs, schools and other services. Option 2 was initially progressed as the Preferred Option in 2012 as there was a limited availability of urban Brownfield land so extensions to the urban area offered the most sustainable location for growth. However, new information has since become available that indicates that there is the potential for non-Green Belt Land south of Warwick, Leamington and Whitnash to absorb more development then was previously thought possible. Representation received on the Preferred Options also showed that there is considerable opposition to development in the Green Belt to the north of Warwick and Leamington, particularly if there were alternative non-Green Belt locations to the south of the towns. For these reasons Option 2 was rejected by the Council as it would lead to a significant amount of development on Green Belt Land. Option 5 was developed by the Council in response to the new evidence referred to above, which indicated that the south of the District could accommodate more development. This option was progressed as it would lead to less development on Green Belt Land, which also responds to representations objecting to development in the Green Belt to the north of Warwick and Leamington. There was also potential to consolidate areas with existing employment areas.
Options for the Distribution of Housing Sites	
Option 1: to see this option please refer to Table 2.4 in Section 2 of this Report. **Option 2**: As above. **Option 3**: As above.	The transport modelling found that options 1 to 4 could be accommodated; however option 4 was found to be the most favourable in transport terms partly due to it representing a more dispersed pattern of development

Option 4: As above. **Option 5**: As above. **Option 6**: to see this option please refer to Table 2.6 in Section 2 of this Report.	including villages. This led the Council to consider whether the rural areas could accommodate further development. Option 5 was progressed as the Preferred Option in 2012, as it conformed to the then Preferred Option for the broad location of growth and would help to the meet the needs of the whole District. Options 1 to 4 were rejected as they would not provide the same scope for meeting the needs of the wider District. As a result of new evidence and representations received on the Preferred Options the approach to the broad locations of growth was revised, with more of a focus on non-Green Belt Land to the south of Warwick, Leamington and Whitnash. Option 5 no longer conformed to the preferred approach for the location of development so was therefore rejected by the Council. Option 6 was developed and conformed to the new approach to the location of growth, with a focus for development in the south, while also meeting the needs of the wider District by making the best use of brownfield land Option 6 was therefore progressed.

4.0 SA of Strategic Site Allocations

Introduction

4.1 The SHLAA[11] is a key component of the evidence base that supports the Council's Local Plan and its approach to the delivery of new Housing in the District. Sites assessed in the SHLAA as being available, achievable and suitable were considered in further detail by the Council for their potential inclusion within the Local Plan. Those sites with a potential capacity of 40 dwellings or over were considered strategic.

4.2 The Preferred Options Document (May 2012) identified a number of strategic sites for development which met the preferred approach for the distribution of housing sites in the District. These sites were considered through the SA with the findings presented in the Initial SA Report that accompanied the Preferred Options on consultation from 01 June to 03 August 2012.

4.3 Since the publication of the Local Plan Preferred Options and Initial SA Report in June 2012, there have been a number of changes to the broad location for growth and distribution of housing sites. This has meant that there have been a number of changes to the sites allocated in the Local Plan. The Revised Development Strategy (June 2013) now focuses more development to the south of Warwick, Leamington and Whitnash on suitable and available non-Green Belt Land.

4.4 Given the changes to the Local Plan since the Preferred Options and new evidence with regard to the cumulative impacts on landscape and traffic infrastructure in the south, it was considered necessary to revise and update the SA of strategic sites presented in the Initial SA Report (May 2012). This Section sets out the findings of the revised appraisal of strategic sites considered through the Local Plan and sets out the reasons for their selection or rejection through plan-making.

Method

4.5 The method for the SA of strategic sites is the same as that presented in Section 3 for the SA of strategic options/alternatives. Detailed appraisals of the strategic sites presented in the Revised Development Strategy (June 2013) as well as those alternative sites not taken forward were carried out against the SA Framework (presented in Appendix I) and the findings are summarised below, with the detailed appraisals provided in Appendix III. The appraisal built on the previous SA work carried out on sites presented in the Initial SA Report (May 2012) and was undertaken using professional judgment, supported by the baseline information (SA Scoping Report 2011), together with any relevant additional information sources available. Please refer to the method set out in Section 3 for the significance key used in the appraisal.

[11] Warwick District Council (May 2012) Strategic Housing Land Availability Assessment.

Summary of Findings

4.6 The key findings of the revised SA of strategic sites are summarised below. Full details of the appraisal, including the appraisal matrices are provided in Appendix III. Overall the findings of the revised appraisal of strategic sites are similar to those presented in the Initial SA Report (May 2012), with positive effects identified for SA objectives relating to the economy, housing and access to services/facilities and negative effects identified for SA objectives relating to the prudent use of land, the natural environment & landscape and air, water and soil quality. Any differences between the previous SA of strategic sites (presented in the Initial SA Report (May 2012)) and the revised appraisal of strategic sites presented in Appendix III, are as a result of further detail appraisal and/or updated or new evidence.

4.7 In addition, it has been assessed that for the majority of sites, the effects on Crime are uncertain at this stage. The reason for this is that the effects will depend on the design and layout finalised at the development management level. It was recommended that a local plan policy relating to design should consider inserting wording to take account of the Safer Places: The Planning System and Crime Prevention Guidance (September 2004).

4.8 Another effect which was common to all strategic sites was the effects on SA objective 4 (waste & recycling). It was assessed that there are likely to be minor negative effects as waste will be created in the short-term during construction and in the long term by additional households and possibly generating waste day to day. It was recommended that mitigation is put in place with the requirement to submit a waste management plan possibly as part of an EMP to include provision of space for storage of recycling facilities per dwelling and address construction waste.

Strategic Sites within the Urban Areas

Site: Former Ridgeway School **Size, Capacity & Use:** 1.8 ha - 50 dwellings, Housing and Open space **SHLAA Ref:** W18 (Land at Montague Road)

4.9 The delivery of 50 dwellings has the potential for a long term positive effect on SA objective 12 through helping to meet the housing needs of the area. This has the potential for indirect positive effects on the economy, health and well being and poverty and social exclusion. The site has good access to public transport leading to Warwick's Centre with a bus stop within approximately 50 m from the site and local services and community facilities within 1 mile. There is the potential for a short to long term negative effect on SA objective 2 (sustainable transport) through increased traffic and for minor long term positive effects on the prudent use of land and the landscape as the regeneration of the site and delivery of new high quality housing and open space would help to renew and strengthen the character/

sense of place of the area creating an attractive place for people to live.

4.10 The effects on historic environment and natural environment are considered to be uncertain at this stage. However, the allocation has potential local wildlife site adjacent the southern part of the site which could be indirectly affected. It is recommended that a buffer is provided between development and the adjacent pLWS. It is also recommended that strong environmental policies are developed to: encourage sustainable design; to protect and encourage enhancement of the natural environment; and to include provision for green infrastructure.

4.11 Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases. There are also potential noise and air pollution from adjacent employment area to east and south and as the site is on Brownfield land there is potential contamination to be present. It is recommended that a survey is carried out to identify the extent of pollution and suggest mitigation as appropriate.

Site: Leamington Fire Station, Leamington Spa
Size, Capacity & Use: 0.52 ha - 60 dwellings, Housing and Open space
SHLAA Ref: L45 (Leamington Fire Station)

4.12 The allocation will provide land for 60 dwellings on brownfield land to meet the current (and potentially additional) residential needs in the area. It is expected to have similar effects to the site at the Former Ridgeway School on: housing; employment; health and well being; poverty and social exclusion; the prudent use of land; and the landscape. The effects on air, water and soil are similar to those identified for the allocation at the former Ridgeway School except there are no existing sources of air and noise pollution from employment uses.

4.13 Potential effects on historic environment are considered to be negative at this stage as there are a number of listed buildings surrounding the allocation on three sides; the site is within the Leamington Spa Conservation Area; and given the heritage of Leamington Spa, there is likely to be archaeology present on the site.

4.14 In addition, although the site has good access to public transport with a bus stop within approximately 50 m from the site, the sites' proximity to a traffic signalled junction at Dale Street/ Warwick Street and that the site has been identified as being heavily used by traffic, could lead to short (during construction) to long term negative effects.

Site: Riverside House, Leamington Spa
Size, Capacity & Use: 1.75 ha - 60 dwellings, Housing and Open space
SHLAA Ref: L37 (Riverside House)

4.15 The allocation will provide land for 60 dwellings on brownfield land to meet the current (and potentially additional) residential needs in the area. It is expected to have similar effects to the allocation at the Former Ridgeway School on: housing; employment; health and well being; poverty and social exclusion; the prudent use of land; and the natural environment and landscape. The effects on air, water and soil are similar to those identified for the allocation at Leamington Spa Fire Station. The effects regarding travel and transport are more positive as the site has good access to public transport leading to Warwick's Centre with a bus stop within approximately 50 m from the site. It is within walking distance of Leamington Town centre.

4.16 Potential effects on historic environment are considered to be negative at this stage as there are a number of listed buildings adjacent the western boundary; is adjacent the Leamington Spa Conservation Area; there is a Registered park and Garden adjacent the south part of the site; and given the heritage of the surrounding area, there is likely to be archaeology present on the site. All these assets are likely to be directly/ indirectly affected by the development of the allocation site.

4.17 There is the potential for a significant long term negative effect on climate change adaptation as approximately 38% of the site is identified as having medium to high probability of flooding. However, the area proposed for residential development does not include the flood risk area.

Site: Land at Station Approach, Leamington Spa
Size, Capacity & Use: 4.47 ha - 220 dwellings, Housing and Open space
SHLAA Ref: L35 (Land at Station Approach)

4.18 It is expected to have similar effects (albeit slightly greater given the large size) to the allocation at the Former Ridgway School on: housing; employment; health and well being; poverty and social exclusion; the prudent use of land; and the natural environment and landscape. The effects on air, water and soil are similar to those identified for the allocation at Leamington Spa Fire Station although there is a potential existing noise source from the railway.

4.19 The effects regarding travel and transport are positive as the site is situated within Leamington Spa adjacent to the railway track and in close proximity to the railway station and therefore has good access to public transport.

4.20 In addition, the effects on crime are more certain and considered to be positive in the long-term as the development also has the potential to improve what is considered a crime hotspot (Warwick District Council, Community Protection Officers).

4.21 The site abuts the Leamington Spa Conservation so there is the potential for a negative effect; however, careful planning and design of development could help to enhance the setting of the Conservation with a long term positive effect on heritage. There are some protected trees on site and these should be protected from development and retained where possible.

Strategic Sites on the Edge of Warwick, Leamington Spa & Whitnash

Site: Myton Garden Suburb (North of Gallows Hill/ West Europa Way), Warwick
Size, Capacity & Use: 63.3ha - 1,050 to 1,250 dwellings - Housing, Option for employment land – 7 - 8 ha, Open space and play areas, local centre and community facilities, new Primary School and Option for Park and Ride.
SHLAA Ref: W08 (Land West of Europa Way) & W21 (County Land, Europa Way)

4.22 The delivery of between 1,050 to 1,250 new dwellings, employment 7 – 8 ha and community facilities (local centre, new primary school and contributions to secondary school) will have a significant medium to long term effect on SA objectives relating to the economy, housing and accessibility of services and facilities.

4.23 The road network around the site is busy and at times suffers from congestion and it is noted that development at this site, especially considered cumulatively with other sites proposed in the surrounding area, will lead to an unacceptable level of additional road traffic unless mitigation is provided. There is therefore the potential for a significant long term negative effect on SA objective 2 (sustainable transport). In addition, air, light and noise pollution are likely to increase - particularly in the short term during the construction phases. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address adverse effects.

4.24 The site is greenfield land, which is predominantly arable with some pasture and there are mature trees, a brook (running from north to south) and a large pond present on the site and there is evidence of badgers and badger setts in the northern portion of the site. Development will have long term negative effects on SA objective 5 (prudent use of land) and SA objective 6 (natural environment and landscape) through the loss of Greenfield land and habitats/ species and SA objective 9 (Air, water & soil quality) through the loss of agricultural land. It is expected that mitigation could address this.

4.25 There is the potential for negative effects on heritage through impacts on landscape as well as Heathcote Hill Farmhouse (Grade II Listed Building), which is adjacent to the site. Local Plan policies should seek to protect and enhance heritage assets, including their setting, and require mitigation is available to address potential adverse effects

Site: South of Gallows Hill
Size, Capacity & Use: 35.9 ha – 430 - 630 dwellings, Option for employment land – 7 – 8 ha, Open Space and play area, Option for Park and Ride
SHLAA Ref: W10 (Land South of Gallows Hill) & W26 (Gallows Hill/ Europa Way)

4.26 The site is situated to the south of the Myton Garden Suburb site, separated by Heathcote Lane and Gallows Hill Road. Given the proximity of the sites, there will be some similarities with regard to identified effects in term of housing; employment; health and well being; poverty and social exclusion; air, water and soil; transport (although it allows for the provision of a park and ride) and the prudent use of land. There are also possibilities of cumulative effects in particular on landscape and transport.

4.27 The site was identified as having high landscape value and it is considered to be an area of well-maintained agricultural land that is important to the setting of Castle Park and prominent in approaches to Warwick. The Landscape Character Assessment states that it should be safeguarded from development.

4.28 There is the potential for development at this site to have significant medium to long term negative effects on the landscape and setting of the towns as well as the Historic Castle Park, which is adjacent to the North West boundary of the site. The allocation could also have long-term negative effects on flooding and the natural environment (potential water vole habitat adjacent to the site and also provides an important linkage with the surrounding landscape).

Site: Lower Heathcote Farm (in the previous SA it formed part of the site 'South of Harbury Lane')
Size, Capacity & Use: 720 dwellings, Local Centre and community facilities, land for a Secondary School facility, Primary school, Open space and play area, Playing fields and Land for a Country Park
SHLAA Ref: Site forms part of W07 (Lower Heathcote Farm & Adjoining Land)

4.29 The allocation is located to the south of Leamington Spa and Whitnash and is generally defined by Harbury Lane to the north, the Tach Brook watercourse to the south and south west and the A452 (Europa Way) to the west. Given the proximity of the South of Gallows Hill site, there will be some similarities with regard to identified effects in term of housing; employment; health and well being; poverty and social

exclusion; air, water and soil (some remediation required as it is adjacent an old sewage works); transport (although it does not include a park and ride); climate change adaptation; natural environment (biodiversity interest adjacent to the site and similar habitats on site) and the prudent use of land. There are also possibilities of cumulative effects in particular on landscape and transport.

4.30 The site is on a ridge of higher ground that is prominent in some views from the south and the site was assessed as having a medium to high landscape value. While the site clearly has landscape qualities, it had been identified that the site also has detracting features - the intensive agriculture. Proposed development at the site has the potential for a significant long term negative effect on the landscape if not carefully planned and designed, particularly when considered cumulatively with other development proposed to the south of Warwick, Leamington Spa and Whitnash. In addition, the effects on historic environment are uncertain at this stage. The effects will depend on the presence/ absence of archaeology.

Site: Former Severn Trent Sewage Works (in the previous SA it formed part of the site 'South of Harbury Lane')
Size, Capacity & Use: 225 dwellings, Open Space and play area and land for a Country Park
SHLAA Ref: W03 (Heathcote Sewage Works)

4.31 The site is situated to the south of Leamington Spa and Whitnash and is generally defined by Harbury Lane to the north and the Tach Brook watercourse to the south. It shares borders to the east with Grove Farm and to the west with Heathcote Farm and as a result the effects on certain SA objectives will be similar. These include: major positive effects on housing; uncertain effects on historic environment; indirect long term-positive effects on employment, health and well being and poverty and social exclusion; negative effects on the natural environment (presence of Tach Brook which is off biodiversity interest); minor negative effects on climate change adaptation (flooding from Tach Brook); minor positive effects on local services and community facilities through provision of a play area; minor negative effects on air quality and soil although given its former use, extensive remediation of the sewage works and the landfill site will be required; and similar negative effects on transport as the road network around the site is busy and at times suffers from congestion. There are likely to be cumulative effects with Grove Farm and Lower Heathcote Farm with regard to landscape and transport.

4.32 There are likely to be minor negative on landscape compared to major negative as although the site was assessed to have a medium to high landscape value, it was identified that the site also has detracting features, the derelict sewage works. Redevelopment is likely to improve the landscape if carefully planned and designed, particularly when considered cumulatively with other development proposed to the south of Warwick, Leamington Spa and Whitnash.

Site: Grove Farm (in the previous SA it formed part of the site 'South of Harbury Lane')
Size, Capacity & Use: 575 dwellings, Local centre and community facilities, Open space and play area, and land for a Country Park.
SHLAA Ref: L09 (Land at Grove Farm)

4.33 The site is situated to the south of Leamington Spa and Whitnash and is generally defined by Harbury Lane to the north and the Tach Brook watercourse to the south. It shares borders to west with the Former Severn Trent Sewage Works. The effects are more similar to those identified for Lower Heathcote Farm than those identified for the former sewage works as the land in Greenfield rather than Brownfield. However, there a couple of differences with regard to landscape and historic environment and this is because the allocation has the potential to negatively affect the setting of heritage assets, including the Mallory Court Historic Park and Garden (Grade II). Also, development at this site would be relatively easy to integrate with existing development; however the perception of coalescence with Bishops Tachbrook is an issue. Careful planning and design should help to avoid this.

Site: Golf Lane/ Fieldgate Lane, Whitnash
Size, Capacity & Use: 4 ha - 100 dwellings, Open space
SHLAA Ref: L11 (Golf Lane/Fieldgate Lane)

4.34 The site is situated to the south of Whitnash, defined by Golf Lane and the Leamington & County Golf Club to the west, the railway line to the east and existing residential development to the north. There is the potential for significant long term positive effects on housing and there will be indirect positive effects on economy (potential increase supply of labour and consumer spending in the area), local community services (likely increased use) health and well being and poverty and social exclusion (access to good quality housing).

4.35 Given the scale of proposed development it is less likely to support a range of sustainable transport options or reduce the need to travel as some of the larger allocations. There is a bus stop within 250 m of the site. Increased traffic as a result of proposed development could have impacts on the junction of Golf Lane and Whitnash Road as well as the junction of Heathcote Road and Tachbrook Road. Suitable infrastructure improvements would be required to ensure that there are no adverse effects on the surrounding road network.

4.36 There is potential for minor long term negative effects on landscape as the site is well contained parcel of land where development would not have a major impact on the overall landscape setting around Warwick and Leamington Spa.

4.37 Development of the site will lead to the loss of Greenfield and agricultural land with a minor long term negative effect on SA objective 5 (prudent use of land) and 9 (air, water & soil quality). There are two pLWS/SINCs adjacent to the east and west of the site and mature species rich hedgerow along the boundary of the site. These should be protected from development and enhanced where possible.

4.38 The site has some historic value as the ridge and furrow pattern present is typically derived from farming techniques in the Middle Ages and therefore there is potential for a minor long term negative effect on heritage.

Site: Land at Campion School/Whitnash East
Size, Capacity & Use: 41 ha - 500 dwellings, Open space and community facilities
SHLAA Ref: L10 (Land South of Sydenham) & L39 (Land at Campion School/ Whitnash East

4.39 The site is situated to the east of Whitnash and is defined by the railway line to the west, Whitnash Brook to the east, existing development at Sydenham to the north and a smallholding to the south. There is the potential for significant long term positive effects on housing and there will be indirect positive effects on economy (potential increase supply of labour and consumer spending in the area), local community services (likely increased use) health and well being and poverty and social exclusion (access to good quality housing). There is also the potential for a long term positive effect on SA objective 13 through the provision of community facilities. Development at this site will require significant contributions towards infrastructure and services, including transport, health, education and parks and open spaces. Proposed development could support new and improve existing public transport infrastructure with long term positive effects on SA objective 2 as well as help to reduce the need to travel for residents with improved access to housing and community facilities. A well-used public footpath/ bridleway traverses the site from west/east from Church Lane and the railway bridge. This along with any other existing access links between Whitnash and the countryside should be retained and enhanced where possible.

4.40 Development of the site will lead to the loss of Greenfield and agricultural land with a minor long term negative effect on: SA objective 5 (prudent use of land); SA objective 9 (air, water & soil quality); and biodiversity (Whitnash Brook flows north into the River Leam and becomes a Local Nature Reserve just above Greenfield Road). Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases. This may affect the residential areas and school in the north but is less likely to affect existing development to the west given the existing railway corridor. Short-term negative effects during construction can be mitigated through appropriate phasing and an Environmental Management Plan (construction & occupation), including monitoring which should be

followed-up. A buffer will also be required to protect development from the noise and vibration created by the railway.

4.41 The eastern boundary of the site is within Flood Zones 2, 3A & 3B. Proposed development could increase the risk of flooding on the Whitnash Brook to the east of the site as well as increase the risk of flooding on the River Leam.

Site: Red House Farm (East of Lillington)
Size, Capacity & Use: 13.5 ha – 220 - 250 dwellings (with potential for an additional 25 – 35), Housing and Open space
SHLAA Ref: L23 (Land at Red House Farm, Campion Hills)

4.42 As with the other allocations, the delivery of between 220 - 250 dwellings will have a significant medium to long term effect on the SA objective relating to housing need. This will also have indirect positive effects on the economy, health and well being and poverty/ social exclusion through providing good quality housing. In relation to travel and transport, the site has good access to public transport leading to Leamington's Centre with a bus stop within approximately 50 m from the site. However, at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them and access to the site is dependent on agreement with a third party. Potential for a medium to long term negative effect on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network.

4.43 Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases. This may affect the residential areas to the west of the site. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address negative effects.

4.44 Development at this site would lead to the loss of Greenfield and Green Belt Land with the potential for a significant long term negative effect on the prudent use of land. There is the potential for a long term negative effect on landscape; however, if a sensitive approach to development is taken there is the potential for it to be quite well contained. There is also an opportunity to enhance the existing urban/ rural interface.

4.45 The effects on historic environment are uncertain at this stage. The effects will depend on the presence/ absence of archaeology.

Site: West Warwick Gates Employment Land
Size, Capacity & Use: 9.77 ha - 220 dwellings, Open space and play area
SHLAA Ref: W20 (Warwick Gates Employment Land)

4.46 Again, as with the other allocations, the delivery of 220 dwellings will have a significant medium to long term effect on the SA objective relating to housing need. This will also have indirect positive effects on the economy, health and well being and poverty/ social exclusion.

4.47 The site currently does not have access to public transport (despite being close to a GP Surgery and schools (within 1.5 miles) and the A452 Heathcote Lane/Gallows Hill/Harbury Lane experience high volumes of traffic[12]. There is the potential for short to long term negative effects on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network, which is already experiencing capacity issues. In addition, air, light and noise pollution are likely to increase - particularly in the short term during the construction phases and there are potential noise and air pollution sources from the adjoining employment uses.

4.48 There is the potential for a long term negative effect on landscape, particularly when considered cumulatively with other proposed allocations south of Warwick and Leamington Spa. The cumulative effect of proposed development on the landscape is considered in the Options for Future Urban Expansion in Warwick District - Considerations for Sustainable Landscape Planning (Nov 2012).

4.49 Development of the site will lead to the loss of Greenfield/ agricultural land with long term negative effects on SA objective 5 (prudent use of land) and 9 (air, water & soil quality). The site is of limited ecological value however, there are a line of protected oak trees adjacent to Heathcote Lane and to north east of the site that should be protected from development.

4.50 The effects on historic environment are uncertain at this stage. The effects will depend on the presence/ absence of archaeology.

Site: Woodside Farm
Size, Capacity & Use: 10.99 ha - 280 dwellings, Open space and play area
SHLAA Ref: L14 (Land at Woodside Farm)

4.51 As with the other allocations, the delivery of 280 dwellings will have a significant medium to long term effect on the SA objective relating to housing need. This will also have indirect positive effects on the economy, health and well being and poverty/ social exclusion.

4.52 The site currently does not have access to public transport (despite being close to a GP Surgery and schools (within 1.5 miles) and the B4087 Tachbrook Road/Harbury Lane experiences high volumes of traffic. There is the potential for short to long term negative effects on

[12] Warwickshire county council and Highways Agency (March 2012) Warwick District Council Local Development Framework Core Strategy Strategic Transport Assessment Overview Report. Online at http://www.warwickdc.gov.uk/NR/rdonlyres/0E13ED7C-6364-4D29-A85C-FD72EC235B3D/0/WDCLDFSTAOverviewFinal.pdf [Accessed May 2013].

SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network, which is already experiencing capacity issues. In addition, air, light and noise pollution are likely to increase - particularly in the short term during the construction phases. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address negative effects.

4.53 Development of the site will lead to the loss of Greenfield with long term negative effects on the prudent use of land and there is the potential for minor long term negative effects on the landscape; however, it is considered that a sensitive approach to design would help to avoid negative impacts.

4.54 There is the potential for a long term negative effect on the historic environment as: there are a number of listed buildings adjacent the western boundary; a Registered park and Garden adjacent to the south part of the site and given the heritage of the surrounding area there is likely to be archaeology present on the site.

Strategic Sites on the Edge of Kenilworth

Site: Thickthorn
Size, Capacity & Use: 46.6 ha - approx. 700 dwellings - mixed use (housing, employment (8 ha), community facilities, open space and a primary school)
SHLAA Ref: K01 (Land at Thickthorn), K05 (Kenilworth RFC - Land off Rocky Lane), K06 (Kenilworth RFC - Land at Glasshouse Lane), K09 (Jersey Farm, Glasshouse Lane) & K20 (Kenilworth Wardens Cricket Club)

4.55 The site is a proposed urban extension to the south east of Kenilworth, with the A46 running along the eastern boundary. The delivery of approx. 700 dwellings, employment (8 ha), open space, community facilities and a primary school will have a significant long term positive effect on SA objectives relating to housing, employment and accessibility to services and facilities. The development will improve access to housing, employment opportunities and facilities for the residents of Kenilworth. Development at this site would require the relocation of sports clubs, which is not considered to have significant effects as improved alternative sport facilities will be provided elsewhere.

4.56 Proposed development at the site has the potential to support new and improve existing public transport infrastructure as well as reduce the need to travel for residents in Kenilworth, with the potential for long term positive effects on SA objectives 2 (sustainable transport) and 3 (Reduce the need to travel). Any proposal for development should seek to ensure that there are good cycling and walking links into the town centre and that the public footpath that traverses the north of the site is retained and enhanced where possible. However, it is likely

that the level of traffic in Kenilworth will increase and along the A46, with the potential for a short to long term negative effect on transport although mitigation is set out Strategic Transport Assessment (2012).

4.57 The site is arable Greenfield and Green Belt Land, so there is the potential for significant long term negative effects on SA objective 5 (prudent use of land) through the loss of Greenfield and Green Belt Land. There is also the potential for a long term negative effect on SA objective 9 (Air, water & soil quality) through the loss of agricultural land and a potential for a medium to long term negative effect on the landscape; however, it is considered that suitable mitigation is available at the development management stage.

4.58 There is the potential for significant long term negative effect on heritage as Thickthorn Manor and Stables (Grade II Listed Buildings) are adjacent to the site and a small portion of the north east of the site contains part of a Scheduled Monument (Roman settlement at Glasshouse Wood). Stoneleigh Abbey Historic Park and Garden (Grade II) is also adjacent to the eastern boundary of the site, albeit separated by the A46.

4.59 There is potential for the development to have a minor long-term negative effect on the natural environment as the site houses the potential Local Wildlife Site of Thickthorn Wood, which is also an Ancient Woodland and other biodiversity interest adjacent to the site. Any proposal for the site will be accompanied by a low level ecological appraisal, which will provide further detail on the habitats and species present on the site and set out measures to avoid and mitigate adverse effects. Development should avoid Thickthorn Wood as well as the northern boundary of the site (Glasshouse Spinney) and ensure appropriate buffers are in place to minimise the impacts of development. The site also contains species rich hedgerows and mature trees (some with Tree Preservation Orders), which should also be protected and retained.

4.60 Proposed development is likely to increase air, light, water and noise pollution - particularly in the short term during construction. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address adverse effects.

4.61 There are potential surface water drainage issues on the east of the site where it slopes down towards the A46. A buffer zone between development and the A46 should help to address with along with other surface water management measures considered at the project level.

Alternative Strategic Sites Considered through the Plan-Making Process

4.62 All the alternative strategic sites assessed have the potential to provide dwellings which will have a significant long term positive effect on SA objectives relating to the housing. In addition, it was assessed that all

the allocations could result in indirect positive effects on economy (potential increase supply of labour and consumer spending in the area), local community services (likely increased use) health and well being and poverty and social exclusion (access to good quality housing).

Site: North of Milverton (West)
SHLAA Ref: L07 (Land North of Milverton)

4.63 The site currently does not have access to public transport (despite being close to a GP Surgery and schools (within 1.5 miles) and at this stage, little detail is known about existing traffic issues such as congestion. There is the potential for short to long term negative effects on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network. The Local Plan will include policies to ensure that traffic and transport issues are identified and that appropriate mitigation are implemented as well as introduce requirements for developers to contribute to transport infrastructure improvements. Suitable infrastructure improvements would be required to ensure that there are no adverse effects on the surrounding road network.

4.64 Air, light and noise pollution are likely to increase particularly in the short term during the construction phases and the presence of the railway to the west could be a potential nuisance source for new development. There is potential for contamination to be present as the site is adjacent to an old landfill and quarry site. In addition, development of the site will result in the loss of high grade agricultural land leading to minor negative effects on soil.

4.65 Development at this site would lead to the loss of Greenfield and Green Belt Land with the potential for a significant long term negative effect on the prudent use of land. There is the potential for a long term negative effect on landscape as the area has been identified as having a medium landscape value, however, if a sensitive approach to development is taken there is the potential for it to be quite well contained. There is also an opportunity to enhance the existing urban/ rural interface.

4.66 The effects on historic environment are uncertain at this stage. The effects will depend on the presence/ absence of archaeology.

Site: North of Milverton (East)
SHLAA Ref: L07 (Land North of Milverton)

4.67 The site is adjacent the North of Milverton (West) site and therefore the effects on: prudent use of land; natural environment and landscape; air, light and noise pollution (although site is not next to a railway and therefore effects are minor instead of major); and transport, are expected to be similar.

4.68 At this stage the effect on the historic environment and natural environment is likely to be minor negative. The south-eastern part of the site is adjacent to the Leamington Spa Conservation area and although the presence of archaeology is unknown, the area has a rich heritage and it does include a minor watercourse designated as a local wildlife site linked to the River Avon which could be directly affected.

4.69 A tiny fraction to the very north-east of the site is at risk from flooding. It is assumed that appropriate mitigation will be put in place at the development management level. The north/ north-eastern part of the site is within a water source protection zone and an area of groundwater vulnerability and as a result the allocation could have major negative effects on water quality.

Site: North of Milverton (Whole Site)
SHLAA Ref: L07 (Land North of Milverton)

4.70 This site includes both the East and West allocations mentioned above and therefore both positive and negative effects are likely to be enhanced / exacerbated leading to major effects on transport, prudent use of land; and air, light and noise pollution.

Site: Land at Blackdown
SHLAA Ref: L48 (Land at Blackdown)

4.71 The effects on prudent use of land and transport, are expected to be similar to those identified for North of Milverton (East) as the site currently does not have access to public transport (despite being close to a GP Surgery and schools (within 1 mile) and the development at this site would lead to the loss of Greenfield and Green Belt Land.

4.72 Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases and this may affect the residential areas to the south of the site. In addition, there is potential for contamination to be present as the site contains an old quarry. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address negative effects.

4.73 There is the potential for a long term major negative effect on landscape and a minor negative effect on natural environment as the area has been identified as being of high landscape value; there is a disused quarry and a water course on the site which could provide habitat for a number of protected species. . Also the site is within a water source protection zone and an area of groundwater vulnerability and as a result the allocation could have major negative effects on water quality.

4.74 The effects on historic environment are uncertain at this stage. The effects will depend on the presence/ absence of archaeology.

Site: Whitnash East
SHLAA Ref: L10 (Land South of Sydenham)

4.75 The site is situated to the east of Whitnash and is defined by the railway line to the west, Whitnash Brook to the east, existing development at Sydenham to the north and a smallholding to the south. Proposed development could support new and improve existing public transport infrastructure with long term positive effects on SA objective 2 as well as help to reduce the need to travel for residents with improved access to housing and community facilities. A well-used public footpath/bridleway traverses the site from west/east from Church Lane and the railway bridge. This along with any other existing access links between Whitnash and the countryside should be retained and enhanced where possible.

4.76 Development of the site will lead to the loss of Greenfield and agricultural land with a significant long term negative effect on SA objective 5 (prudent use of land) and a minor long term negative effect on SA objective 9 (air, water & soil quality). Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases.

4.77 There will be some difficulty integrating development with the existing community given the railway corridor along the western boundary of the site, which forms an established and definitive edge to the eastern edge of Whitnash. The development of this site to the south east of Whitnash as well as development in Radford Semele could result in the perceived coalescence of these settlements. Development will need to be carefully planned and designed to minimise potential impacts on the landscape, particularly for local residents.

4.78 Whitnash Brook flows north into the River Leam and becomes a Local Nature Reserve just above Greenfield Road. It is essential that the LNR is retained and protected with a considerable buffer zone between it and any development. The linear pLWS/SINC Whitnash Brook SP36G1 should also be retained and protected with a buffer zone implemented to prevent direct or indirect impact on the site. There are also a number of mature trees present on the site that should also be protected with suitable buffer zones to protect their roots. Potential for short to long term negative effects on biodiversity; however, it is considered that through further project level assessment suitable detailed mitigation measures will be identified to address any potential adverse effects

4.79 The eastern boundary of the site is within Flood Zones 2, 3A & 3B. Proposed development will increase the level of surface water runoff as a result of an increase in impermeable surfaces. This could increase the risk of flooding on the Whitnash Brook to the east of the site as well

as increase the risk of flooding on the River Leam. Any proposal for development should be accompanied by appropriate mitigation, including Sustainable Drainage Systems, to address potential adverse effects on flood risk. Development is likely to require sewage pumping but is located upstream of a sub-catchment with known sewer flooding problems, which have recently been appraised as part of Severn Trent's sewer flooding investment programme. Further hydraulic analysis will be required to assess the impact of this development on sewer capacity.

Site: Westwood Heath (whole)
SHLAA Ref: C02 (Land SW of Westwood Heath Road), CO3 (Westwood Heath Road/ Brockendon Road, C05 (Land off Cromwell Lane, Burton Green) & C13 (Lodge Farm, Westwood Heath Road)

4.80 In relation to travel and transport, the site has good access to public transport with a bus stop within approximately 50 m from the site. However, existing traffic and transport issues and how the allocation will affect them and access to the site is dependent on agreement with a third party. Potential for a medium to long term negative effect on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network. In addition, air, light and noise pollution are likely to increase - particularly in the short term during the construction phases and this may affect the residential areas to the North of the site. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address negative effects. Also the development of the site will result in the loss of high grade agricultural land leading to minor negative effects on soil.

4.81 Development at this site would lead to the loss of Greenfield and Green Belt Land with the potential for a significant long term negative effect on the prudent use of land. There is the potential for a long term major negative effect on landscape and minor negative effects on natural environment as the parts of the site have been identified as being of high landscape value and there are two local wildlife sites adjacent to the site. There are also some hedgerows and mature trees on the site that should be protected from development.

4.82 For this site, there could be minor negative effects on health as development of the site could result in the loss of a sports field. In addition, the effects on historic environment are uncertain at this stage. The effects will depend on the presence/ absence of archaeology.

Site: Welsh Road, Cubbington
SHLAA Ref: Not assessed through SHLAA

4.83 The site currently does not have access to public transport and poor access to healthcare facilities (just under 3 miles away). There is the

potential for short to long term negative effects on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network.

4.84 The majority of the site is in a high risk flood area and it would be recommended that residential development would avoid this area unless there are no reasonable alternatives.

4.85 There is the potential for minor long term positive effects on the prudent use of land and the landscape as the site is Brownfield land with existing poor quality structures. The regeneration of the site and delivery of new high quality housing and open space would help to renew and strengthen the character/ sense of place of the area creating an attractive place for people to live.

4.86 Remediation of the existing industrial site (removal of a number of large structures) will be required so there is a potential issue with contaminants. Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases. In addition, the effects on the historic and natural environment are uncertain at this stage. The effects on the former will depend on the presence/ absence of archaeology. The effects on the latter will depend on the presence/ absence of protected species.

Site: Loes Farm
SHLAA Ref: W28 (Loes Farm, Guy's Cliffe)

4.87 The site currently does not have access to public transport (despite being close to a GP Surgery and schools (within 1.5 miles). There is the potential for short to long term negative effects on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network. In addition, air, light and noise pollution are likely to increase - particularly in the short term during the construction phases and this may affect the residential areas to the south of the site. In addition, the presence of the A46 to the west could be a potential nuisance source for new development.

4.88 Development at this site would lead to the loss of Greenfield and Green Belt Land with the potential for a significant long term negative effect on the prudent use of land. There is the potential for a long term negative effect on landscape as the site includes a large area of Guy's Cliffe Park and Garden.

4.89 At this stage the effect on the historic environment is likely to be negative as the site is adjacent Guy's Cliffe Park and Garden which is of Special Historic Interest (registered park and garden) and the presence of archaeology is likely to be high.

Site: West of St Marys Lands
SHLAA Ref: W35 (Land west of Warwick Racecourse)

4.90 With regard to travel and transport, the site has good access to public transport leading into Warwick's Centre and has good pedestrian access in the form of pavements leading into the Town Centre. There is the potential for short to long term negative effects on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network.

4.91 The potential effects on SA objectives of relating to the natural environment and natural environment and landscape; climate change (adaption - flood risk) and air, water & soil quality are considered to be minor negative. The site is located on Greenfield land outside of main settlements on the edge of open countryside, includes a tributary of the River Avon LWS, and is adjacent to the A46 (noise effects on sensitive residential development). In addition, the south east of the site is an area of high flood risk (15% of the site) and it is recommended that development should avoid this corner.

4.92 In addition, the effects on historic environment are uncertain at this stage. The effects will depend on the presence/ absence of archaeology.

Site: Land South of Gallows Hill, The Asps and Park Farm
SHLAA Ref: W10 (Land South of Gallows Hill), W26 (Gallows Hill/ Europa Way), W27 (The Asps) & Park Farm (not considered through the SHLAA)

4.93 The road network around the site is busy and at times suffers from congestion. The Strategic Transport Assessments (2012) show that development at this site, especially considered cumulatively with other sites proposed in the surrounding area, will lead to an unacceptable level of additional road traffic unless mitigation is provided. There is therefore the potential for a significant long term negative effect on SA objective 2 (sustainable transport). However, the level and location of proposed development has the potential to support new and improve existing public transport infrastructure, particularly with regard to Warwick technology Park, as well as reduce the need to travel for residents in Warwick and Leamington Spa, with the potential for significant long term positive effects on SA objectives 2 (sustainable transport) and 3 (Reduce the need to travel).

4.94 Proposed development is likely to increase air, light and noise pollution - particularly in the short term during construction. This may affect the Warwick Technology Park to the north, The Aspens (Grade II Listed) and the Warwick Castle Historic Park and Garden (Grade I Listed). There is also the potential for development at this site to have significant long term negative effects on the landscape and setting of the towns as well as the Historic Castle Park, which is adjacent to the western boundary of the site.

4.95 The site is predominantly arable Greenfield land, so there is the potential for long term negative effects on SA objective 5 (prudent use of land) through the loss of Greenfield land and SA objective 9 (Air, water & soil quality) through the loss of agricultural land. In addition, a small part of the middle of the site following the Tach brook has been identified as a potential local wildlife site and therefore the development could have minor negative effects.

4.96 The middle part of the site is located within an area of medium to high flood risk. Proposed development will increase the level of surface water runoff as a result of impermeable surfaces. This could increase the risk of flooding on the Tach Brook as well as increase the risk of flooding on the River Avon.

Site: Leamington Cricket Club
SHLAA Ref: L40 (Leamington Cricket Club)

4.97 There is the potential for minor long term negative effects on the prudent use of land, health and the landscape as the site is Greenfield land surrounded by existing development and would result in the loss of sports and recreational facility.

4.98 Potential effects on historic environment are considered to be negative at this stage as there are a number of listed buildings to the west of the allocation; the site is adjacent to the Leamington Spa Conservation Area; and given the heritage of Leamington Spa, there is likely to be archaeology present on the site. It is recommended that Local Plan policies are developed to protect and enhance heritage assets, including their setting, and require mitigation is available to address potential negative effects.

4.99 In relation to travel and transport, the site has good access to public transport with a bus stop within approximately 50 m from the site. There is the potential for short to long term negative effects on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network.

4.100 Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases. This may affect the residential areas surrounding the site. There also may be some contamination in the filled pond on the site..

4.101 There have also been some localised flooding problems along the northern boundary. It is expected that mitigation will be available at the development management level to deal with any additional run-off caused by the additional impermeable surfaces as a result of development.

Site: Warwickshire College, Warwick New Road, Leamington Spa
SHLAA Ref: L36 (Warwickshire College)

4.102 There is the potential for minor long term positive effects on the prudent use of land and the landscape as the site is Brownfield land with existing poor quality structures. The regeneration of the site and delivery of new high quality housing and open space would help to renew and strengthen the character/ sense of place of the area creating an attractive place for people to live.

4.103 There is potential for minor negative effects on historic environment as: there is one listed building to the east of the site; the site is adjacent to a register park and garden; the site is within the Leamington Spa Conservation Area[13]; and given the heritage of Leamington Spa, there is likely to be archaeology present on the site.

4.104 In relation to travel and transport, the site has good access to public transport with a bus stop within the site, although at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them. There is the potential for short to long term negative effects on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network. In addition, air, light and noise pollution are likely to increase - particularly in the short term during the construction phases. This may affect the residential areas surrounding the site. In addition, the presence of the railway adjacent the western border of the site could mean that noise could negatively affect any new development.

4.105 There is the potential for a significant long term negative effect on climate change adaptation as the south eastern perimeter of the site is identified as having medium to high probability of flooding[14]. Residential development should be directed away from areas of high flood risk.

4.106 The allocation would result in the loss of employment land and land for education leading to long-term negative effects unless it is re-provided elsewhere.

Site: Glasshouse Lane/Crewe Lane
SHLAA Ref: K18 (Glasshouse Lane/ Crewe Lane) & K19 (Woodside Training Centre)

4.107 The site currently does not have access to public transport (despite being close to a GP Surgery and schools (within 1.5 miles) and there are also issues with access to and from the site in term of visibility. There is the potential for short to long term negative effects on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network. In addition, air, light and noise pollution are likely to increase - particularly in the short term during the construction

[13] Warwick District Council (2007) Leamington Spa Conservation Area. Online at http://www.warwickdc.gov.uk/NR/rdonlyres/E08E5B78-FF8E-4BC5-AAA5-CFF18AB1A5D5/0/LP_CONLeamingtonSpa.pdf [accessed May 2013]
[14] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]

phases and this may affect the residential areas to the west of the site. In addition, the presence of the A46 to the east could be a potential nuisance source for new development. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address negative effects. Furthermore, development of the site will result in the loss of high grade agricultural land leading to minor negative effects on soil and would lead to the loss of Greenfield and Green Belt Land with the potential for a significant long term negative effect on the prudent use of land.

4.108 At this stage the effect on the historic environment is likely to be major negative as there is a Scheduled Monument on the site. This could be directly affected by the development itself, the presence indicates that there is likely to be archaeology present on the site which could also be directly affected.

4.109 There are surface water drainage problems and the allocation has the potential to increase surface run-off. It is assumed that appropriate mitigation will be put in place at the development management level. The site is underlain by geology which feeds a principal aquifer and as a result the allocation could have minor negative effects on water quality.

Site: Kenilworth Golf Course
SHLAA Ref: K07 (Kenilworth Golf Club, Dalehouse Lane)

4.110 The site is adjacent the Glasshouse Lane/Crewe Lane site and therefore the effects on: prudent use of land; natural environment; air, light and noise pollution; and transport, are expected to be similar.

4.111 There is the potential for major long term negative effect on landscape allocation could affect the Coventry Way/ Centenary Way National Trail which is located on the site. Also the site has the potential to groundwater vulnerability and as a result the allocation could have major negative effects on water quality. In addition, development of the site will result in the loss of high grade agricultural land leading to minor negative effects on soil.

4.112 At this stage the effect on the historic environment are to be uncertain. There are no listed buildings, scheduled monuments or conservation areas on or adjacent to the site; however, the presence of archaeology is unknown.

Site: Oaks Farm
SHLAA Ref: K21 (Oaks Farm)

4.113 The site currently does not have access to public transport (despite being close to a GP Surgery and schools (within 1.5 miles and there is the potential for short to long term negative effects on SA objective 2

(sustainable transport) through increased levels of traffic on the surrounding road network. In addition, air, light and noise pollution are likely to increase - particularly in the short term during the construction phases and this may affect the residential areas to the west of the site. In addition, there are several filled ponds, a gravel pit and an old brick works which could mean that there is potential for contamination. Also there are drainage issues on the site.

4.114 Development at this site would lead to the loss of Greenfield and Green Belt Land with the potential for a significant long term negative effect on the prudent use of land. There is the potential for major long term negative effect on landscape and historic environment as the area has been identified as having a high landscape value; the allocation could affect the Centenary Way National Trail which is located on the site; and there is potential for the settings of Kenilworth Castle Scheduled Monument, the registered park and garden and Oaks Farm house (Grade II Listed) to be adversely impacted.

Reasons for Selecting/Rejecting Strategic Sites

4.115 Table 4.1 below summarises the strategic sites considered through the Local Plan, with an outline of the reasons for selection/ rejection where relevant. It should be noted that whilst the SA findings are considered by the Council in its selection of sites and form part of the evidence supporting the Local Plan, the SA findings are not the sole basis for a decision; other factors, including planning and feasibility, play a key role in the decision-making process.

Table 4.1: Summary of Approach to Strategic Site Alternatives Assessment and Selection

Strategic Sites Considered and Appraised	Reasons for Progressing or Rejecting the Site in Plan Making
Strategic sites taken forward in the Revised Development Strategy (June 2013)	
Former Ridgeway School, Warwick	Site taken forward as it conforms to the Preferred Option for the location of growth and is assessed through the SHLAA as being available, achievable and suitable.
Leamington Fire Station, Leamington Spa	Site taken forward as it conforms to the Preferred Option for the location of growth and is assessed through the SHLAA as being available, achievable and suitable.
Riverside House, Leamington Spa	Site taken forward as it conforms to the Preferred Option for the location of growth and is assessed through the SHLAA as being available, achievable and suitable.
Land at Station Approach, Leamington Spa	Site taken forward as it conforms to the Preferred Option for the location of growth and is assessed through the SHLAA as being available, achievable and suitable.
Myton Garden Suburb (North of Gallows Hill/ West Europa Way), Warwick	Site taken forward as it conforms to the Preferred Option for the location of growth and is assessed through the SHLAA as being available, achievable and suitable.

South of Gallows Hill	Site taken forward as it conforms to the Preferred Option for the location of growth and is assessed through the SHLAA as being available, achievable and suitable.
Lower Heathcote Farm (in the previous SA, it formed part of the site 'South of Harbury Lane')	Site taken forward as it conforms to the Preferred Option for the location of growth and is assessed through the SHLAA as being available, achievable and suitable.
Former Severn Trent Sewage Works (in the previous SA it formed part of the site 'South of Harbury Lane')	Site taken forward as it conforms to the Preferred Option for the location of growth and is assessed through the SHLAA as being available, achievable and suitable.
Grove Farm (in the previous SA it formed part of the site 'South of Harbury Lane')	Site taken forward as it conforms to the Preferred Option for the location of growth and is assessed through the SHLAA as being available, achievable and suitable.
Golf Lane/ Fieldgate Lane, Whitnash	Site taken forward as it conforms to the Preferred Option for the location of growth and is assessed through the SHLAA as being available, achievable and suitable.
Land at Campion School/Whitnash East	Site taken forward as it conforms to the Preferred Option for the location of growth and is assessed through the SHLAA as being available, achievable and suitable.
Red House Farm (East of Lillington)	Site is assessed through the SHLAA as being available, achievable and suitable; however, it does not conform to the Preferred Approach to the location of growth as it is within the Green Belt. Site taken forward as it provides an opportunity for the wider regeneration of the locality.
Warwick Gates Employment Land	Site taken forward as it conforms to the Preferred Option for the location of growth and is assessed through the SHLAA as being available, achievable and suitable.
Woodside Farm	Site taken forward as it conforms to the Preferred Option for the location of growth and is assessed through the SHLAA as being available, achievable and suitable.
Thickthorn	Site is assessed through the SHLAA as being available, achievable and suitable; however, it does not conform to the Preferred Approach to the location of growth as it is within the Green Belt. Site taken forward as it is needed to meet the needs of Kenilworth and is considered to be the least harmful alternative in terms of the purposes of Green Belt Land and the most sustainable in terms of its proximity to the Town and its services.
Alternative sites rejected	
North of Milverton (West)	Site rejected as updated landscape and transport evidence suggests more development could be delivered to the south of the district on non-Green Belt Land.
North of Milverton (East)	Site rejected as updated landscape and transport evidence suggests more development could be delivered to the south of the district on non-Green Belt

	Land.
North of Milverton (whole site)	Site rejected as updated landscape and transport evidence suggests more development could be delivered to the south of the district on non-Green Belt Land.
Land at Blackdown	Site rejected as updated landscape and transport evidence suggests more development could be delivered to the south of the district on non-Green Belt Land.
Westwood Heath	Site rejected as updated landscape and transport evidence suggests more development could be delivered to the south of the district on non-Green Belt Land. There is also potential for impacts on infrastructure outside of Warwick District.
Welsh Road, Cubbington	Site rejected as currently an active employment site and updated landscape and transport evidence suggests more development could be delivered to the south of the district on non-Green Belt Land.
Loes Farm	Site rejected as updated landscape and transport evidence suggests more development could be delivered to the south of the district on non-Green Belt Land. The impacts on landscape would also be difficult to mitigate.
West of St Marys Lands	Site rejected as access constraints were reassessed, confirming the conclusion of the SHLAA, which was that the Racecourse track is essential to the operation of the racecourse so availability is not likely to be realised.
Land South of Gallows Hill, The Asps and Park Farm	Northern part (South of Gallows Hill) of site retained. The Asps and Park Farm were rejected as a result of potential impacts on the landscape and historic environment.
Leamington Cricket Club	Site rejected as there are concerns about the loss of a viable local sporting facility and loss of open space within the existing built up area,
Warwickshire College, Warwick New Road, Leamington Spa.	Site rejected following representations from the College.
Glasshouse Lane/Crewe Lane	Site rejected as updated landscape and transport evidence suggests more development could be delivered to the south of the district on non-Green Belt Land.
Kenilworth Golf Course	Site rejected as updated landscape and transport evidence suggests more development could be delivered to the south of the district on non-Green Belt Land.
Oaks Farm	Site rejected as not identified as suitable for an urban extension in the SHLAA.

5.0 SA of Options for Gypsy and Traveller Sites

Introduction

5.1 The Council is required by national planning policy (NPPF) and the Housing Act 2004, to objectively assess and meet the needs of the population within their area, which includes the needs of the Gypsy and Traveller community. To enable allocations to be made in the Local Plan the Council has undertaken a 'Call for Sites' for potential sites within the District to be identified. A number of sites have been identified through this process as well as the Council's own 'areas of search'. These site options need to be considered through the SA, which will help to inform the Council's decision on which sites should be included in the Local Plan.

Method

5.2 The method for the SA of strategic sites is the same as that presented in Section 3 for the SA of strategic options/alternatives. Detailed appraisals of the strategic sites presented in the Revised Development Strategy (June 2013) as well as those alternative sites not taken forward were carried out against the SA Framework (presented in Appendix I) and the findings are summarised below, with the detailed appraisals provided in Appendix IV.

Summary Findings

5.3 The key findings of the revised SA of strategic sites are summarised below. Full details of the appraisal, including the appraisal matrices are provided in Appendix III. The reasons for the selection or rejection of sites will be provided at the next stage of the SA, once the Council has made a decision on which sites will be taken forward in the Local Plan.

5.4 All the allocations have the potential to lead to long-term positive effects on housing as their allocation will provide land for caravans to meet the current (and potentially additional) residential needs of gypsies and travellers across the district. In addition, it was assessed that all allocations could have indirect long-term positive effects on health and well being/ poverty through providing a permanent/ semi-permanent base with good quality facilities and access to utilities.

5.5 The effects on SA objectives relating to the economy and crime for all sites have been found to be uncertain at this stage. The effects on the latter are likely to depend upon the design and layout finalised at the development management level although consideration should be given to inserting a design policy encourage sustainable design and to take account of the Safer Places: The Planning System and Crime Prevention Guidance (September 2004), to prevent crime. With regard to economy, it was suggested that consideration should be given to including employment uses on the site in addition to residential to support the SA objective on economy.

5.6 In addition, the majority of the allocations were considered to have neutral effects on the following SA objectives: waste & recycling; built environment and climate change mitigation.

GT01 Land Adjacent to the Colbalt Centre, Siskin Drive

5.7 The allocation site is located on a plot of Greenfield land adjacent to the Eastern side of Coventry Airport. The site has safe access to the road network with wide pavements leading into the nearest village/ town and has good access to public transport with a bus stop within 0.5 miles. The site is also is close to a GP Surgery and schools (within 1.5 miles).

5.8 Potential effects on historic environment are uncertain at this stage. The site is in close proximity to a Scheduled Monument within 400 m. Although unlikely to be directly affected by the allocation, because of its presence there could be potential for archaeology on the site which could be directly affected. Further mitigation through design and layout details could be put in place at the development management level.

5.9 The effects on the SA objectives relating to air, water & soil quality and the prudent use of land are considered to be major negative in the long term. This is because the site is located on Green Belt land (no exception for gypsy and traveller development under PO16 - Green belt) and is adjacent to Coventry airport, an industrial park and in the vicinity of several sewage treatment facilities (noise, light and air quality effects). There is also the potential for a long term negative effect the landscape. It is recommended that a noise assessment is carried out to identify possible noise impacts and suggest appropriate mitigation.

GT02 Land at Warwickshire Exhibition Centre, Fosse Way

5.10 The allocation is located on agricultural land just off the B4455 opposite the Warwickshire Exhibition Centre. The site has good access to public transport leading into the nearest village/ town with a bus stop adjacent to the site. The site is also close to a GP Surgery and schools (within 1.5 miles).

5.11 Potential effects on historic environment are uncertain at this stage. The site is next to a roman road and therefore there could be potential for archaeology on the site which could be directly affected. Mitigation is provided by national planning policy and further mitigation through design and layout details could be put in place at the development management level.

5.12 The effects on SA objectives relating to the natural environment and landscape and the prudent use of land are considered to be minor

negative. This is because the site is located on Greenfield land outside of main settlements in the open countryside. It would be recommended that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the allocation into the landscape.

GT03 Land at Barnwell Farm, Harbury Lane

5.13 The site is situated just south of Harbury lane close to the B4455 (Fosse Way). The site has good access to public transport leading into the nearest village/ town with a bus stop adjacent to the site. However, the site is just under 3 miles away from the nearest local services and community facilities and although the site has good access to public transport, the distance to and from these services are considered to be quite far. The effects are considered to be permanent but minor negative in nature.

5.14 Potential effects on historic environment are uncertain at this stage. There is a Scheduled Monument adjacent to the site and although unlikely to be directly affected by the allocation, because of its presence, there could be potential for archaeology on the site which could be directly affected.

5.15 The effects on SA objectives relating to the prudent use of land, landscape and air, water & soil quality are considered to be minor negative. This is because the site is located on Greenfield land outside of main settlements in the open countryside and it contains a site of industrial pollution where emissions are regulated. It would be recommended that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the allocation into the landscape. In addition, it is recommended that a survey of the activities on the industrial site is carried to determine levels of pollutants and suggest appropriate mitigation.

5.16 Fifty per cent of the site is located on an area of high to medium flood risk (Flood zones 2 and 3) and would pose a significant risk to caravans which are considered to be particularly sensitive development to flooding. Development should be directed away from areas of flood risk. There is the potential for a significant short to medium term negative effect on SA objective 11 (climate change adaptation - flood risk) depending on which areas of the site are used.

GT04 Land at Harbury Lane, Fosse Way

5.17 The site is situated just North of Harbury lane close to the B4455 (Fosse Way). The site has good access to public transport leading into the nearest village/ town with a bus stop adjacent to the site and the site is close to a GP Surgery and schools (within 1.5 miles).

5.18 There is the potential for minor negative effect on SA objective relating to the prudent use of land, the natural environment and landscape, climate change adaptation and air, water & soil quality. This is because the site is located on Greenfield land outside of main settlements in the open countryside and it is adjacent to the main railway line into Leamington Spa (noise effects on sensitive residential development). In addition, the north east of the site is an area of high flood risk (5% of the site) and it is recommended that development avoids this corner. It would be recommended that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the allocation into the landscape. In addition, it is recommended that a noise assessment is carried out to identify possible noise impacts and suggest appropriate mitigation.

5.19 In addition, the potential effects on historic environment are uncertain at this stage. There is a Scheduled Monument within 400 m and as a result of its presence there could be potential for archaeology on the site which could be directly affected.

GT05 Land at Tachbrook Hill Farm, Banbury Road

5.20 The allocation is located just off of Banbury road near the village of Bishop's Tachbrook, adjacent the M40. The allocation has the potential to negatively affect the setting of the Listed Building. It is recommended that Local Plan policies are developed to protect and enhance heritage assets, including their setting, and require mitigation is available to address potential negative effects.

5.21 With regard to SA objectives on sustainable transport; the need to travel and accessibility to local services & community facilities, the effects are considered to be negative at this stage. This is due to the site currently having no access to public transport or safe pedestrian walkways and this is considered to be minor as it is assumed this can be mitigated. Furthermore, the site is just under 3 miles away from local services and facilities and with the lack of access to public transport and safe pedestrian walkways, the negative effects are considered to be permanent in nature and therefore major negative.

5.22 The effects on SA objectives relating to the prudent use of land, the natural environment and landscape and air, water & soil quality are considered to be minor negative. This is because the site is located on Greenfield land outside of main settlements in the open countryside and part of the site is adjacent to the M40 (noise effects on sensitive residential development). It is recommended that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the allocation into the landscape. In addition, it is recommended that a noise assessment is carried out to identify possible noise impacts and suggest appropriate mitigation.

GT06 Land at Park Farm, Spinney Farm

5.23 The allocation is located on a triangular parcel of land bounded on all sides by roads. The allocation has the potential to negatively affect a Registered Historic Park and Gardens' special landscape character adjacent to the site.

5.24 With regard to the SA objectives relating to sustainable transport; the need to travel and access to local services & community facilities, the effects are considered to be major negative at this stage. This is due to the location of the site being nearly 3 miles away from the nearest local services and community facilities (school and medical) and that there is currently no access to public transport or safe pedestrian walkways. In addition, the A452 adjacent the site to the east, experiences high volumes of traffic. It would be recommended to insert transport infrastructure requirements for this particular site to ensure that the right level of improvement and upgrade is achieved.

5.25 The effects on SA objectives relating to the prudent use of land, the natural environment and landscape and air, water & soil quality are considered to be minor negative. This is because the site is located on Greenfield land outside of main settlements in the open countryside and is adjacent to the Warwick by-pass (A452) and the M40 (noise effects on sensitive residential development). It is recommended that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the allocation into the landscape. In addition, it is recommended that a noise assessment is carried out to identify possible noise impacts and suggest appropriate mitigation.

GT07 Land at Smiths Nurseries, Stoneleigh Road

5.26 The site has safe access to the road network with wide pavements leading into the nearest village/ town and has good access to public transport with a bus stop within 0.1 miles and : the site within 0.5 adjacent to the Village of Baginton which offers a range of local services and community facilities.

5.27 Potential effects on historic environment are considered to be minor negative at this stage. There is the potential for the development to affect the setting of the Baginton Conservation Area and due to the presence of a Scheduled Monument in close proximity, there could be potential for archaeology on the site which could be directly affected although mitigation is possible.

5.28 The effects on the SA objectives relating to the prudent use of land and air, water & soil quality are considered to be major negative. This is because the site is located on Green Belt land (no exception for gypsy and traveller development under PO16 - Green belt) and is

adjacent to Coventry Airport (noise, light and air quality effects). In addition, it is recommended that a noise assessment is carried out to identify possible noise impacts and suggest appropriate mitigation. There is also potential for minor negative effects on the natural environment and landscape.

GT08 Depot to the West Side of Cubbington Hill Farm

5.29 The site has good access Leamington Spa which is within 0.5 miles although access to public transport is currently poor. However, at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them.

5.30 There is the potential for significant short to long term negative effects on the SA objective relating to the prudent use of land and air. The site is located on land outside of main settlements in the Green Belt (no exception for gypsy and traveller development under PO16 – Green belt) and therefore is considered to have a major long-term negative effect. There is also the potential for significant short to long term 9 (air, water & soil quality) as the site was previously used as an industrial depot and as a result there could be potential for contaminants. It would be recommended that a land quality assessment is carried out to identify possible contaminants impacts and suggest appropriate mitigation.

GT09 Land to the North East of M40 and South of Oakley Wood Road

5.31 The allocation has the potential to affect the setting of the listed buildings which are located on the site. There is also potential for significant negative effects on sustainable transport and access to local services and facilities as the site is nearly 2.5 miles away from the nearest local service or community facility (schools and medical) and there is currently no access to public transport or safe pedestrian walkways. There is also the potential for a negative effect on SA objective 3 (reduce the need to travel). It would be recommended to insert strong transport requirements for this particular site to ensure that the right level of improvement and upgrade is achieved.

5.32 The effects on SA objectives relating to the prudent use of land, the natural environment and landscape and air, water & soil quality are considered to be minor negative. This is because the site is located on Greenfield land outside of main settlements in the open countryside and it is adjacent to the Warwick by-pass (A452) and the M40 (noise effects on sensitive residential development). It is recommended that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the allocation into the landscape. In addition, it is recommended that a noise assessment is carried out to identify possible noise impacts and suggest appropriate mitigation.

GT10 Land at Tollgate House and Guide Dogs National Breeding Centre

5.33 The allocation has the potential to negatively affect the setting of a few listed buildings adjacent to the site and the likelihood of encountering archaeology is high due to a presence of a Scheduled Monument located opposite.

5.34 There is the potential for significant negative effects on sustainable transport and access to local services and facilities as the site is nearly 2.5 miles away from the nearest local service or community facility and there is currently no access to public transport or safe pedestrian walkways. There is also the potential for a negative effect on SA objective 3 (reduce the need to travel). It would be recommended to insert strong transport requirements for this particular site to ensure that the right level of improvement and upgrade is achieved.

5.35 The effects on SA objectives relating to the prudent use of land, the natural environment and landscape and air, water & soil quality are considered to be minor negative. This is because the site is located on Greenfield land outside of main settlements in the open countryside and it is adjacent to the M40 (noise effects on sensitive residential development). It is recommended that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the allocation into the landscape. In addition, it is recommended that a noise assessment is carried out to identify possible noise impacts and suggest appropriate mitigation.

GT11 Land at Budbrooke Lodge, Racecourse and Hampton Road

5.36 The allocation site is situated south of the racecourse adjacent SA objectives relating to sustainable transport and the need to travel as the site has good access to public transport leading into Warwick's Centre and has good pedestrian access in the form of pavements leading into the Town Centre. The site is close to a range of local services and community facilities (within 1.5 miles).

5.37 The potential effects on SA objectives of relating to the natural environment and landscape; climate change (adaption - flood risk) and air, water & soil quality are considered to be minor negative. The site is located on Greenfield land outside of main settlements in the open countryside and is adjacent to the A46 (noise effects on sensitive residential development). In addition, the south east of the site is an area of high flood risk (15% of the site) and it is recommended that development should avoid this corner. Mitigation to a certain extent is provided by national planning policy and it would be recommended that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the allocation

into the landscape. In addition, it is recommended that a noise assessment is carried out to identify possible noise impacts and suggest appropriate mitigation.

GT12 Land at Westham House, Westham Lane

5.38 The allocation consists of a very small parcel of land to the west of Barford. The site has good access to public transport and has good pedestrian access in the form of pavements leading into the Barford's Centre (within 1 mile) where there is a range of local services and community facilities available. However, there is the potential for a long term negative effect on the prudent use of land as the site is Greenfield and the site is close a potential local wildlife site but the presence of protected species and the ecological value of the site in not known at this stage.

GT13 Kites Nest Lane, Beausale

5.39 The allocation is located off a single track rural road (Kites Nest Lane) to the North of Hatton Park Village. There is the potential for significant negative effects on sustainable transport and access to local services and facilities as the site is over 2.5 miles away from the nearest local services or community facilities (schools and medical) and there is currently no access to public transport or safe pedestrian walkways. There is also the potential for a negative effect on SA objective 3 (reduce the need to travel).

5.40 Furthermore, the effects on the SA objectives relating to the prudent use of land are considered to be major negative in the long-term. This is because the site is located on land outside of main settlements on Greenfield land, in the Green Belt (no exception for gypsy and traveller development under PO16 - Green belt).

GT14 Warwick Road, Norton Lindsey

5.41 The site has good access to public transport leading into the nearest Villages' Centre. However, at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them.

5.42 There is the potential for a significant long term negative effect on the prudent use of land through the loss of Green Belt Land (no exception for gypsy and traveller development under PO16 – Green belt). With regard to environmental quality, the site is located on previously developed land which was formerly used as poultry sheds and therefore there is potential for contamination to be present although this is expected to be minor. It is recommended that a land quality

assessment is carried out to identify any potential contaminants and suggest mitigation as appropriate.

GT15 Land to the West of Europa Way

5.43 The allocation consists of a thin strip of land to the East of Europa Way and is in close proximity to two other proposed Gypsy and Traveller allocations at GT05, GT06 and GT09 which could lead to cumulative effects on: sustainable transport; the need to travel; local services and community facilities; landscape.

5.44 With regard to SA objectives relating to sustainable transport; the need to travel; and access to local services & community facilities, the effects are considered to be uncertain/ minor negative at this stage. This is because although the site has good access to local services and facilities within 2 miles, it currently has no access to public transport or safe pedestrian walkways. It is recommended that there are strong public transport infrastructure requirements for this site to ensure that the right level of improvement and upgrade is achieved.

5.45 There is the potential for a long term minor negative effect on the prudent use of land as the site is Greenfield. There is also the potential for a minor negative effect on SA objective 9 (air, water & soil quality) as the site is adjacent to the Warwick by-pass (A452) (noise effects on sensitive residential development). Mitigation to a certain extent is provided by national planning policy and it would be recommended that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the allocation into the landscape. In addition, it is recommended that a noise assessment is carried out to identify possible noise impacts and suggest appropriate mitigation.

GT16 Land West of A429 Barford

5.46 The allocation consists of a large parcel of land to the west of Barford and includes the land identified for GT12. The site has good access to public transport and has good pedestrian access in the form of pavements leading into the Barford's Centre (within 1 mile) where there is a range of local services and community facilities available.

5.47 There is the potential for a long term minor negative effect on the prudent use of land as the site is Greenfield. There is also the potential for a negative effect on flooding as the edges of the site are bounded by the River Avon and fall within a medium flood risk zone. It is recommended that the areas of medium flood risk are avoided and that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the allocation into the landscape.

GT17 Service Area West of A46

5.48 The site is located on greenbelt land outside of main settlements in the open countryside and it is adjacent to the Warwick by-pass (noise effects on sensitive residential development). There is the potential for minor negative effects on the prudent use of land, the landscape as well as air, water & soil quality are considered to be minor negative. Mitigation to a certain extent is provided by national planning policy and it would be recommended that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the allocation into the landscape. In addition, it is recommended that a noise assessment is carried out to identify possible noise impacts and suggest appropriate mitigation.

5.49 There is the potential for significant negative effects on SA objectives 2 (sustainable transport), 3 (reduce the need to travel) & 13 (local services and community facilities) as there is currently no access to public transport or safe pedestrian walkways and local services and facilities are just under 3 miles away. Mitigation is made difficult because of the by-pass and there would need to be a requirement for a bridge to connect the site to the east where the services and facilities are located. In addition, at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them. It is recommended that there are strong public infrastructure requirements for this particular site to ensure that the right level of improvement and upgrade is achieved.

GT18 Service Area East of A46

5.51 The site is located on Greenfield land outside of main settlements in the open countryside and it is adjacent to the Warwick by-pass (noise effects on sensitive residential development). It is also adjacent the racecourse and in close proximity to allocations GT18 and GT11 and as a result there is the potential for cumulative effects on the SA objectives referring to landscape and transport. There is the potential for minor negative effects on the prudent use of land, the landscape as well as air, water & soil quality are considered to be minor negative. Mitigation to a certain extent is provided by national planning policy and it would be recommended that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the allocation into the landscape. In addition, it is recommended that a noise assessment is carried out to identify possible noise impacts and suggest appropriate mitigation.

5.52 There is the potential for significant negative effects on SA objectives 2 (sustainable transport), 3 (reduce the need to travel) & 13 (local services and community facilities) as there is currently no access to public transport or safe pedestrian walkways and local services and facilities are just under 3 miles away. Mitigation is made difficult

because of the by-pass and at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them. It is recommended that there are strong public infrastructure requirements for this particular site to ensure that the right level of improvement and upgrade is achieved and if possible provide a pedestrian/ cycling linkage with site GT11.

GT19 Land off Birmingham Road, Budbrooke

5.53 The allocation is situated to the south of Birmingham Road and it bounded by the Grand Union Canal to the south. The site has good access to public transport and pavements leading into the nearest Warwick's Centre as well as Hatton which provide a range of local services and community facilities. However, the site is located on land outside of main settlements (although on Brownfield land) in the Green Belt (no exception for gypsy and traveller development under PO16 - Green Belt). The loss of Green Belt Land has the potential for a significant long term negative effect on the prudent use of land.

5.54 In addition, the site is adjacent to the Warwick by-pass (noise effects on sensitive residential development). There is therefore the potential for a minor negative effect on SA objective 9 (air, water & soil quality). It is recommended that a noise assessment is carried out to identify possible noise impacts and suggest appropriate mitigation.

GT20 Land at Junction 15 of M40

5.55 The allocation is located adjacent the M40 between Warwick and Barford. There is the potential for significant negative effects on SA objectives 2 (sustainable transport), 3 (reduce the need to travel) & 13 (local services and community facilities) as there is currently no access to public transport or safe pedestrian walkways and local services and facilities are just over 3 miles away. At this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them. It is recommended that there are strong public infrastructure requirements for this particular site to ensure that the right level of improvement and upgrade is achieved.

5.56 There is the potential for significant long term negative effect on SA objective 5 (prudent use of land) as the site is located outside of main settlements on Greenfield land in the Green Belt (no exception for gypsy and traveller development under PO16 - Green belt). In addition the allocation contains a potential local wildlife site which could be directly affected. It would be recommended that strong environmental policies are developed to protect and encourage enhancement of the natural environment and include provision for green infrastructure.

5.57 There is potential for a significant short to long term negative effect on climate change adaptation as 40% of the site is located on an area of high to medium flood risk (Flood zones 2 and 3) and would pose a significant risk to caravans which are considered to be particularly sensitive development to flooding. Development should avoid the areas at risk from flooding.

6.0 Summary of Findings and Next Steps

Findings

6.1 This Interim SA Report has considered the strategic environmental and wider sustainability effects that are likely as a result of strategic options/alternatives and sites considered through the development of the Local Plan. It has also considered the strategic environmental and wider sustainability effects of options for Gypsy and Traveller sites.

6.2 The key findings from the appraisal of strategic options and sites is that the focus of development to the south of Warwick, Leamington and Whitnash has the potential for significant cumulative long term negative effects on landscape, transport infrastructure and the historic environment. New evidence, which includes the Strategic Transport Assessments and further Landscape Character Assessment work, has shown that the cumulative effect of development in the south of the District can be addressed through careful planning and design as well as appropriate contributions towards the improvement of infrastructure. The SA recommends that strong policies are developed through the Local Plan to encourage sustainable design and to protect and enhance the landscape and important heritage and biodiversity as well air, water and soil quality.

6.3 The SA also found that proposed development has the potential for significant cumulative long term positive effects on SA objectives relating to housing, employment and access to services/facilities, with indirect positive long term effects on health and social exclusion. It was also considered that the level of development proposed in the south also offers opportunities for significant improvements to public transport infrastructure.

Next Steps

6.4 This Interim SA Report and the findings of the revised appraisal of strategic options and sites will be used, alongside consultation responses received and the wider evidence base, to inform the preparation of the Submission Draft Local Plan.

6.5 Any significant changes to the strategic options and sites (including Gypsy & Traveller Sites) from those presented in the Revised Development Strategy will be subject to further appraisal. An SA Report will be published alongside the Submission Draft Local Plan and will provide an appraisal of Submission Draft policies along with a Non-Technical Summary, further detail on significant effects, including cumulative effects, and responses to representations received on the SA process.

6.6 This Interim SA Report is available for comments alongside the Revised Development Strategy for a six week period commencing 14 June to 29 July 2013. All responses should be sent to:

Address: Development Policy Manager
Development Services
Warwick District Council
Riverside House
Milverton Hill
Leamington Spa
CV32 5QH

Email: newlocalplan@warwickdc.gov.uk

6.7 Responses may also be made using the Warwick District Council Website by using the following link:

www.warwickdc.gov.uk/newlocalplan

Appendix I: SA Framework

Objective	Key Questions	Indicators
1. To have a strong and stable economy	Will it help meet the employment needs of the local community? Will it help diversify the economy in general? Will it enhance the vitality and viability of the town centre? Will it encourage or enable inward investment? Will it promote investment in future prosperity (for example by supporting R&D, small businesses and/or encouraging skills development)?	1. Amount of employment land with planning permission by type 2. Percentage of enterprises in knowledge intensive services (i.e. creative and digital industries, high value manufacturing, ICT, financial, professional and public services) 3. Amount of completed employment floor space by type 4. Level of unemployment in Warwick District 5. Potential Indicator - Number / percentage of working age population in employment 6. Number of working age population claiming workless benefits by type 7. Number of new business registrants per annum 8. Amount of completed retail, office and leisure floorspace 9. Number of Super Output Areas within the top percentiles of skills deprivation nationally 10. Young people not in education, employment and training (NEET)

2. To enable a range of sustainable transport options	Will it encourage the use of public transport, walking or cycling? Will it help reduce traffic congestion? ?	11. Number of bus and train passenger journeys (NB: This indicator may not be collected in the future) 12. Percentage of people aged 16 to 74 who travel to work via • bicycle and foot • bus and train 13. Traffic speed in main towns (NB: This indicator may not be collected in the future)
3. To reduce the need to travel	Will it reduce the overall need to travel?	14. Average annual daily traffic flows in main towns NB: This indicator may not be collected in the future. 15. Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and major health centre 16. Potential Indicator - Distance to nearest local shopping centre 17. Percentage of households within set distances of key services via the road network
	Will it help reduce the need to travel by car / lorry?	18. Potential Indicator - Average distance travelled to fixed place of work 19. Percentage of people aged 16 to 74 who travel to work via car
4. To reduce the generation of waste and increase recycling	Will it encourage the management of waste in line with the waste management hierarchy, giving first priority to reducing waste, followed by reuse and recycling, then other forms of energy recovery and	20. Total amount of waste per head of population 21. Percentage of total waste per head that is recycled

	lastly disposal? . Will any residual disposal be undertaken in the least environmentally detrimental manner?	22. Percentage of total waste per head that is composted
5. To ensure the prudent use of land and natural resources	Does it optimise the use of previously developed land and buildings? Will it minimise development on Greenfield land? Will it reduce the amount of derelict, degraded or underused land? Does it make efficient use of existing physical infrastructure (i.e. instead of requiring new infrastructure to be built)? Does it encourage resource-efficient design and/or construction (in terms of water and/or raw materials)? Does it encourage the use of materials from alternative and renewable sources?	23. Densities of developed dwellings 24. Percentage of dwellings on previously developed land (i.e. new and converted buildings 25. Amount of developed employment land by type which is on previously developed land 26. Potential Indicator - Proportion of homes being built to Code Levels 4,5 and 6
6. To protect and enhance the natural environment	Will it protect and enhance species, habitats and sites designated for their nature conservation interest? Will it safeguard and/or enhance the character of significant landscape areas?	27. Changes in areas and populations of biodiversity importance (AMR). 28. Potential Indicator - Planning applications decided within (in part) or adjacent to a Local Wildlife Site or potential Local Wildlife Site 29. % of SSSIs in Favourable or Unfavourable Recovering condition (Natural England). 30. Potential Indicator - Achievement of Biodiversity Action Plan targets (CSW LBAP Partnership) 31. Potential Indicator - Area of highly sensitive historic landscape characterisation type(s) which have been altered and their character eroded 32. Potential Indicator - % of planning applications where

		archaeological mitigation strategies (preservation by design and / or archaeological recording) were developed and implemented 33. Potential Indicator - % of planning applications for which archaeological investigations were required prior to approval
7. To create and maintain safe, well-designed, high quality built environments	Will it help provide a sense of identity and local distinctiveness? Will it protect or enhance the setting of the town? Will it promote design that enhances townscapes? Will it protect or improve safety in built environments?	34. Satisfaction with your neighbourhood as a place to live 35. Potential Indicator - Development complying with Secured By Design guidelines
8. To protect and enhance the historic environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value? Will it encourage appropriate use of and/or access to buildings and landscapes of historical/cultural value?	36. Number of listed buildings (by grade) on English Heritage's buildings/sites 'at risk' register 37. Number of scheduled ancient monuments on English Heritage's 'at risk' register 38. Number of registered Parks and Gardens on English Heritage's 'at risk' register 39. Investment in listed buildings – value added by grant schemes 40. Proportion of Conservation Areas protected by article 4 designation 41. Number of Conservation Areas covered by an up to date Conservation Area Statement (reviewed within the last 5 years)
9. To create good	Will it affect local air quality?	42. Extent of Air Quality Management Areas

quality air, water and soils	Will it affect air quality in the Air Quality Management Areas? Will it minimise pollution of soils? Will it minimise light and noise pollution levels? Will it retain the best quality agricultural land? Will it minimise adverse effects on ground and surface water quality?	43. Air quality concentration levels 44. Water quality of rivers 45. Potential Indicator - Major development (over 1000 sqm or 10 dwellings) located in areas of Grades 1, 2 and 3a agricultural
10. To minimise the causes of climate change by reducing greenhouse gases and increasing the proportion of energy generated from renewable and low carbon sources.	Will it reduce overall energy use through increased energy efficiency? Will it reduce or minimise greenhouse gas emissions? Will it increase the proportion of energy generated from renewable and low carbon sources?	(43). Air quality concentration levels 46. Renewable energy installed by type 47. Per capita carbon emissions 48. Potential Indicator - Proportion of electricity produced via renewable resources (26) Potential Indicator – Proportion of new homes built to code levels 4, 5 and 6 49. Potential Indicator - Commercial development built to BREEAM good and excellent
11. To adapt to the predicted impacts of climate change including flood risk	Will it reduce or minimise the risk of flooding? Will it minimise sensitive development in medium and high risk flood zones?	50. Estimated number of addresses located in level 2 or 3 flood zones 51. Planning applications decided in areas of flood risk (zones 2 and 3) by development type 52. Potential Indicator - Number of planning applications incorporating SUDs 53. Potential Indicator - Surface water run off indicator

12. To meet the housing needs of the whole community (ensuring the provision of decent and affordable housing for all, of the right quantity, type, size and tenure)	Is it enabling the housing target to be met? Does it provide for the development of balanced communities by encouraging an appropriate mix of housing (in terms of type, size and tenure)? Will it reduce homelessness and housing need? Will it reduce the number of empty homes?	54. Net additional dwellings for the current year 55. Five year supply of housing 56. Affordable housing completions 57. Number of households on local authority housing waiting list 58. Homeless households in priority need in temporary accommodation 59. No. of private dwellings empty for more than 6 months per 1000 dwellings 60. Housing affordability - ratio of lower quartile house price to lower quartile earnings
13. To protect, enhance and improve accessibility to local services and community facilities	Will it maintain and enhance existing community facilities? Will it put unacceptable pressure on existing services and community facilities? Will it improve access to local services and facilities for the whole community?	61. Number of eligible open spaces managed to Green Flag award standard 62. Percentage of District Council owned public buildings with access and facilities to people with disabilities (17) Percentage of households within set distances of key services
14. To improve health and well being	Will it promote healthy lifestyles? Will it provide and improve access to health and social care services? Will it provide and/or enhance the provision of open space? Will it improve opportunities to participate in the district's cultural, sport and recreational opportunities?	63. Male/Female Years of Life lost per 10,000 population Male/female life expectancy at birth 64. Percentage of residents taking 30 minutes or more moderate exercise five times per week 65. Highest and lowest ranked SOAs for health deprivation and disability

		66. Number of households within 300m, 2km & 5km of 2ha, 20ha and 100ha accessible natural greenspace (ANGst) respectively 67. Potential Indicator - Amount of unrestricted greenspace per 1000 population
15. To reduce poverty and social exclusion	Will it reduce poverty and social exclusion in those areas most affected?	68. Proportion of working age population claiming workless benefits 69. Index of multiple deprivation (rank of super output areas)
16. To reduce crime, fear of crime and antisocial behaviour	Will it reduce actual levels of crime? Will it reduce the fear of crime? Will it reduce / discourage anti-social behaviour?	70. Fear of crime by type home broken into and having something stolen being physically attacked by strangers having their car stolen 71. Recorded crime rates by type Violent crime Vehicle crime Domestic burglary Criminal damage 72. Recorded Antisocial Behaviour Rates 73. Percentage of respondents that have a 'high' perceived level of antisocial behaviour in their local area

Appendix II: SA of Strategic Options/Alternatives

Key:

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

Options for the Level Growth

Option 1: 600 new homes each year

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
Appraisal Summary	+	+	?	?	-	?	-	?	?	?	-	?	?	?	++	+	+	?	?	?

Summary:

The SHMA (2012) identified three possible levels of housing growth[15]. If past trends continue, 596 new homes would be required per annum. If, however, forecast employment levels are to be realised and sufficient homes are provided to meet the needs of this increase in the number of employees, then 716 new homes per annum would be required. Alternatively, if these employment levels are realised but existing levels of commuting were to continue, then 569 new homes per annum would be required. This option could potentially, therefore, meet the housing needs of the District and have a direct significant long term positive effect on the housing SA Objective as it will still help to meet the majority of the identified need. The delivery of 600 homes per annum will have indirect minor medium to long term positive effects on SA objectives relating to the economy, sustainable transport and improving accessibility to services and facilities. Proposed development has the potential for negative effects a number of SA Objectives including the prudent use of land, the natural environment and the quality of air, water and soil[16]; however, there is also uncertainty as the nature of the effect and level of significance will depend on the location of proposed development. The effect of this option on a number of SA Objectives is uncertain as this will be dependent on the location of development and implementation of other policies.

[15] Warwick District Council Strategic Housing Market Assessment (March 2012)
[16] Appendix I & III of the Warwick District Council Interim SA Report (May 2013).

Option 2: 700 new homes each year

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
Appraisal Summary	+	+	?	?	-	?	-	?	?	?	-	?	?	?	++	+	+	?	?	?

Summary:

This option proposes the delivery of 700 new dwellings per year, 100 more dwellings per year than the option 1. As for option 1, this option will have a direct significant long term positive effect on the housing SA Objective. However, this option will have a more significant positive effect than option 1 as it will help to meet the identified housing need of the District[17]. Similarly, this option will have a more significant indirect minor positive effect (medium to long term) on SA objectives relating to the economy, sustainable transport and improving accessibility to services and facilities. Given the higher level of growth, this option compared to option 1has the potential for a greater negative effect on SA Objectives relating to the prudent use of land, the natural environment and the quality of air, water and soil[18]. However, as for option 1, there is still some uncertainty as the nature of the effect and level of significance will depend on the location of proposed development. The effect of this option on a number of SA Objectives is uncertain as this will be dependent on the location of development and implementation of other policies.

[17] Warwick District Council (March 2012) Strategic Housing Market Assessment.
[18] Appendix I & III of the Warwick District Council Interim SA Report (May 2013).

Options for the Location of Growth

Option 1 - Focus development outside the Green Belt

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
Appraisal Summary	+ -	+ -	+ -	+ ?	-	- --	?	--	-	+ -	?	+ -	+ -	+ -	+ -	?

Summary:

A large proportion of the District is designated as Green Belt Land, with under half (43%) of potential development sites identified through the SHLAA[19] located outside the Green Belt. This option would focus development in the south of the District and not offer any scope to meet the needs of Kenilworth or the rural villages in the north. While this option has the potential for a long term positive effect on the housing SA objective through helping to meet housing needs in the south of the District, there is also the potential for a long term negative effect as it won't help to meet the needs of all residents. Similarly, this option would improve accessibility to services and facilities (including health services and facilities) for residents in the south but not in north of the District. It would also help to reduce poverty in the south but not in the north and increase the social exclusion between the urban and rural areas with the potential for long term positive and negative effects against SA Objective 15 (Poverty and Social Exclusion).

The concentration of development to the south of the District, close to the urban areas of Warwick and Leamington Spa has the potential for a medium to long term positive effect on the economy and could potentially help to reduce the need to travel for some residents. However, this would not improve access to employment in the north of the District and could lead to an increased need to travel for these residents to access development in the south. Potential for minor positive/ negative effect on levels of traffic and therefore greenhouse gas emissions. The concentration of development could support sustainable transport options with medium to longer positive effects; however, there is also uncertainty as to the benefits for residents in the north of the District. Potential for concentrated development in the south to increase the level of traffic through the urban areas with a

[19] Warwick District Council (May 2012) Strategic Housing Land Availability Assessment.

medium to long term negative effect on SA Objective 2 (Sustainable transport). This could also potentially increase levels of traffic and therefore levels of atmospheric pollution within the AQMAs[20]. Congestion is one of the main contributors towards areas of poor air quality within the District with road transport responsible for over 40% of CO2 emissions[21].

Focussing development outside the Green Belt, in the south of the District has the potential for a significant medium to long term negative effect on the landscape and historic environment. Warwick Castle and its historic park and garden are Grade I listed and are situated to the south of Warwick along with a number of listed buildings and Scheduled Monuments. The Landscape Character Assessment (LCA) for Land South and Leamington notes that Warwick and Leamington Spa have highly-valued historic cores and Warwick Castle and the associated Castle Park have national heritage significance. The LCS states that "protecting the setting of these features must be considered a principal goal of future development planning in the locality"[22]. There is also some uncertainty as the precise location of development will be set out in later policies and site allocations, which will also be subject to SA.

This option also has the potential for a short to long term negative effect on SA Objective 5 (Prudent use of land and natural resources) through the loss of Greenfield land. The development of large/ strategic sites can provide opportunities for sustainable waste management, including composting.

[20] Warwick District Council Website - Air Pollution: http://www.warwickdc.gov.uk/NR/EXERES/C459BD22-E192-468D-9338-E1ADCFA0C437.htm
[21] Warwickshire County Council Draft Local Transport Plan 3
[22] Warwick District Council (Feb 2009) Landscape Character Assessment for Land South of Warwick and Leamington

Option 2 - Distribute around the urban fringe and across the District (including within and/or on the edge of some villages).

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
Appraisal Summary	+	+	++	+	?	--	-	?	-	-	+	?	?	++	+	+	?	+	?

Summary:

This option has the potential for a significant medium to long term positive effect on the SA Objective relating to housing as it will help to meet the housing needs of residents across the District and improve accessibility to employment. There will also be improved accessibility to services and facilities for the majority of residents with a medium to long term positive effect on SA Objective 13 as well as indirect long term positive effects for the economy. Improved access to housing, employment and health services and facilities has the potential for a long term indirect positive effect on health & well being. There is some uncertainty against health as there is the potential for a negative effect in the short time during construction of development for residents on the urban fringe.

Distributing development around the urban fringe as well as wider the wider District has the potential to support improved public transport services with medium to long term positive effects as well as have significant medium to long term positive effects through reducing the need to travel for residents. A reduction in traffic could have an indirect long term positive effect on SA Objective 10 (climate change mitigation) by helping to reduce greenhouse gas emissions.

This option will lead to the loss of Green Belt Land with long term significant negative effects on the prudent use of land and natural resources. There is the potential for negative effects on the natural environment, landscape, townscape and heritage, as well as air, water and soil quality. The significance of the effect will depend on the precise location of development; however, it is considered that suitable mitigation measures will be available to address adverse effects. The development of large/ strategic sites can provide opportunities for sustainable waste management, including composting.

Option 3 - Disperse development in small/medium sites, including around the villages

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
Appraisal Summary	+	+ -	+ -	?	--	-	?	-	-	?	?	+	+ -	+ ?	+ -	?

Summary:

This option proposes the development of small/medium sites, which would help to avoid some of the negative effects associated with the other options through the development of large scale sites. This option is likely to have medium to long term positive effects on SA Objectives relating to the economy, housing, accessibility to services and facilities and health. However, such a pattern of development is unlikely to deliver the same level of associated benefits in terms of improved employment opportunities, public transport and access to services and facilities that larger scale developments can provide. Smaller sites would make it difficult to provide dedicated services and facilities, which could potentially have negative effects on existing services and facilities.

As for option 2, this option will lead to the loss of Green Belt Land with long term significant negative effects on the prudent use of land and natural resources. This pattern of development would also make it difficult to deliver the necessary infrastructure. There is also the potential for negative effects on the natural environment, landscape, townscape and heritage, as well as air, water and soil quality. The significance of the effect will depend on the precise location of development; however, it is considered that suitable mitigation measures will be available to address adverse effects. A group of smaller sites may have a reduced effect compared to one larger site, but this may not be the case when the cumulative effect of the sites is considered.

Option has the potential to increase traffic and the number of residents travelling, particular from urban areas, as employment and housing development will be spread across the District. This could be positive effects for rural communities but negative for urban communities.

Option 4 - New settlement outside the Green Belt

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
Appraisal Summary	+ -	+ -	+ -	+ ?	-	-- ?	?	-- ?	-	+ -	?	+ -	+ -	+ -	?	?

Summary:

This option would have similar effects to option 1 in terms of focussing development in the south of the District, outside the Green Belt. However, there are associated benefits and opportunities with a single new settlement that option 1 would not deliver. The scale of a new settlement can provide opportunities for encouraging inward investment and new jobs - in the longer term. The status of a new settlement could also help to provide opportunities to attract employment that is not available elsewhere in the area. Provision of services and associated employment in a new settlement reduces the potential for positive effects on existing businesses and will have negative effects for inward investment (and associated indirect positive on other SA objectives such as health) for existing urban areas; such effects from competing investment will have cumulative negative effects on these areas in the longer term.

Similar to option 1, a new settlement in the south of the District would not meet the needs of existing communities, particularly in the north. While this option has the potential for a long term positive effect on the housing SA objective through helping to meet housing needs in the District, there is also the potential for a long term negative effect as it won't help to meet the needs of all residents, particularly in the north.

The scale of a new settlement can provide opportunities for reducing the use of high carbon modes of transport and optimising cycling, walking and public transport. However, there would be limited opportunities for improving and maintaining existing public transport infrastructure. Services, leisure and amenities are likely to be provided as part of such a major development - reducing the need to travel. However, this will not help to reduce the need to travel for residents elsewhere in the District. A new settlement would also be of a scale that can provide opportunities for sustainable waste management, including composting.

Focussing development outside the Green Belt, in the south of the District has the potential for a significant medium to long term negative effect on the

landscape and historic environment. Warwick Castle and its historic park and garden are Grade I listed and are situated to the south of Warwick along with a number of listed buildings and Scheduled Monuments. The Landscape Character Assessment (LCA) for Land South and Leamington notes that Warwick and Leamington Spa have highly-valued historic cores and Warwick Castle and the associated Castle Park have national heritage significance. The LCS states that "protecting the setting of these features must be considered a principal goal of future development planning in the locality"[23]. It should be noted that there is some uncertainty as the precise location for a new settlement is not known.

This option also has the potential for a short to long term negative effect on SA Objective 5 (Prudent use of land and natural resources) through the loss of Greenfield land.

[23] Warwick District Council (Feb 2009) Landscape Character Assessment for Land South of Warwick and Leamington

Option 5 - Protect the Green Belt from development, where non-Green Belt sites are suitable and available) and concentrate growth within and on the edge of existing urban areas as well as distribute growth across the District.

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
Appraisal Summary	+	+ ?	++	+ ?	-	- --	?	--	-	+ ?	?	++	+	+ ?	+	?

Summary:

This option is similar to option 2, seeking to distribute housing around the urban fringe as well as across the wider District, which includes villages. The key difference between the two is that this option seeks to protect the Green Belt from development where alternative non-Green Belt sites are suitable and available. This essentially means that this Option will focus more housing in the South rather than the north of the District, if there are suitable alternative sites available. As for Option 2, this option has the potential for a significant medium to long term positive effect on the SA Objective relating to housing as it will help to meet the housing needs of residents across the District and improve accessibility to employment. There will also be improved accessibility to services and facilities for the majority of residents with a medium to long term positive effect on SA Objective 13 as well as indirect long term positive effects on the economy. Improved access to housing, employment and health services and facilities has the potential for a long term indirect positive effect on health & well being. There is some uncertainty against health as there is the potential for a negative effect in the short time during construction of development for residents on the urban fringe.

Distributing development around the urban fringe as well as the wider District has the potential to support improved public transport services with medium to long term positive effects as well as have significant medium to long term positive effects through reducing the need to travel for residents. A reduction in traffic could have an indirect long term positive effect on SA Objective 10 (climate change mitigation) by helping to reduce greenhouse gas emissions. Potential for concentrated development in the south to increase the level of traffic through the urban areas with a medium to long term

negative effect on SA Objective 2 (Sustainable transport). This could also potentially increase levels of traffic and therefore levels of atmospheric pollution within the AQMAs[24]. Congestion is one of the main contributors towards areas of poor air quality within the District with road transport responsible for over 40% of CO2 emissions[25].

This option will lead to the loss of Greenfield land and still has the potential for the loss of Green Belt land, with short to long term negative effects on the prudent use of land. The effect of this option is considered to be less significant on the prudent use of land as option2, as this option seeks to protect Green Belt land and develop on other suitable non-Green Belt areas where available.

Similar to option 1, this option will focus development outside the Green Belt, in the south of the District, which has the potential for a significant medium to long term negative effect on the landscape and historic environment. Warwick Castle and its historic park and garden are Grade I listed and are situated to the south of Warwick along with a number of listed buildings and Scheduled Monuments. The Landscape Character Assessment (LCA) for Land South and Leamington notes that Warwick and Leamington Spa have highly-valued historic cores and Warwick Castle and the associated Castle Park have national heritage significance. The LCS states that "protecting the setting of these features must be considered a principal goal of future development planning in the locality"[26]. There is also some uncertainty as the precise location of development will be set out in later policies and site allocations, which will also be subject to SA.

There is the potential for negative effects on the natural environment and air, water and soil quality. The significance of the effect will depend on the precise location of development; however, it is considered that suitable mitigation measures will be available to address adverse effects. The development of large/ strategic sites can provide opportunities for sustainable waste management, including composting.

[24] Warwick District Council Website - Air Pollution: http://www.warwickdc.gov.uk/NR/EXERES/C459BD22-E192-468D-9338-E1ADCFA0C437.htm
[25] Warwickshire County Council Draft Local Transport Plan 3
[26] Warwick District Council (Feb 2009) Landscape Character Assessment for Land South of Warwick and Leamington

Options for the Distribution of Sites for Housing

Option 1
Existing Urban Area Brownfield Sites: **700**
North of Lea Spa/ Warwick: **2,640**
South of Lea Spa/Warwick/Whitnash: **2,765**
East of Lea Spa: **0**
East of Kenilworth: **1,620**
Westwood Heath (South of Coventry): **880**
Rural Area: **0**
Total = 8,605

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
Appraisal Summary	+	+ -	+ ?	-	--	- --	?	--	-	-	?	+	+	+ ?	+	?

Summary:

As for the other options, this one has the potential for a significant medium to long term positive effect on the SA objective relating to housing and indirect long term positive effects on the economy, access to local services and facilities and health and well being. Compared to the other options, this one proposes more development in the north of the District, with 880 dwellings at Westwood Heath (south of Coventry) and 1,620 dwellings east of Kenilworth. The option does not propose any development in the rural area. This option, particularly the development at Westwood Heath, is less likely to meet the needs of the District for housing given the location of proposed development away from the urban areas and category 1 villages. It is more likely to meet the needs of Coventry and will therefore have a slightly reduced positive effect against housing compared to the other options that distribute housing more widely across the District, including rural areas.

More development in the north of the District means that this option is likely to have a greater negative effect on SA objective 5 (prudent use of land), given that there will be a greater loss of Green Belt Land, with the potential for significant short to long term negative effects. The reduced quantum of development proposed to the south of Leamington Spa and Warwick would mean that there is less critical mass to support sustainable transport options. However, this option could also put less pressure on an already congested road network in Leamington Spa and Warwick. The Strategic Transport Study (2012) modelled the transport impacts of options 1 to 4 and concluded that all of the options can be accommodated in terms of traffic impact, subject to a combination of innovative engineering solutions combined with significant, effective, sustainable transport provision.

Even though this option proposes slightly less development in the south, there is still the potential for significant long term effects on heritage and landscape. This option has the potential for a greater negative effect compared to options 3 to 6 on heritage to the east of Kenilworth. Stoneleigh Abbey Historic Park and Garden (Grade II) is adjacent to the eastern boundary of the site and part of a Scheduled Monument (Roman Settlement at Glasshouse Wood) falls within the boundary of the proposed site.

Option 2
Existing Urban Area Brownfield Sites: **700**
North of Lea Spa/ Warwick: **1,470**
South of Lea Spa/Warwick/Whitnash: **4,450**
East of Lea Spa: 200
East of Kenilworth: 1,620
Westwood Heath (South of Coventry): 0
Rural Area: 0
Total = 8,440

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
Appraisal Summary	+	+ -	+ ?	-	-	- --	?	--	-	-	?	++	+	+ ?	+	?

Summary:

As for the other options, this one has the potential for a significant medium to long term positive effect on the SA objective relating to housing and indirect long term positive effects on the economy, access to local services and facilities and health and well being. Compared to the other options, this one proposes more development in the south of the District, with over half (4,450 dwellings) of proposed development south of Leamington Spa, Warwick and Whitnash. This means that there would be less development to the north of Leamington Spa and Warwick as well as no development in the rural area. This option will provide more housing and employment to the main urban areas, and would not meet the needs of rural communities. There is the potential for greater negative effect for existing communities in the south in the short term during construction given the concentration of development. However, it is considered that adverse effects could be addressed through appropriate mitigation at the development management level.

More development in the south of the District means that this option is likely to have less of a negative effect on SA objective 5 (prudent use of land), as there will be less loss of Green Belt Land. The concentrated level of development proposed to the south of Leamington Spa, Warwick and Whitnash

would mean that there is better potential to support sustainable transport options. However, it is less likely to deliver sustainable transport options in the north or improve existing services in rural areas. This option could also put increased pressure on an already congested road network in Leamington Spa and Warwick. The Strategic Transport Study (2012) modelled the transport impacts of options 1 to 4 and concluded that all of the options can be accommodated in terms of traffic impact, subject to a combination of innovative engineering solutions combined with significant, effective, sustainable transport provision.

Compared to the other options this one has the potential for the greatest negative effect on heritage in the south of the District, which includes Warwick Castle (Grade I) and its Historic Park and Garden (Grade I). It also has the potential for a greater negative effect compared to options 3 to 6 on heritage to the east of Kenilworth. Stoneleigh Abbey Historic Park and Garden (Grade II) is adjacent to the eastern boundary of the site and part of a Scheduled Monument (Roman Settlement at Glasshouse Wood) falls within the boundary of the proposed site. The concentration of development in the south of the District also has the potential for significant long term negative effects on landscape. However, the cumulative effect of proposed development in the south of the District on landscape, along with recommendations to address adverse effects, were considered in the Options for Future Urban Expansion in Warwick District - Considerations for Sustainable Landscape Planning (Nov 2012).

Option 3
Existing Urban Area Brownfield Sites: **700**
North of Lea Spa/ Warwick: **2,300**
South of Lea Spa/Warwick/Whitnash: **3,900**
East of Lea Spa: **200**
East of Kenilworth: **1,260**
Westwood Heath (South of Coventry): **0**
Rural Area: **200**
Total = 8,563

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
Appraisal Summary	+	+ -	+ ?	-	--	- --	?	--	-	-	?	++	+	+ ?	+	?

Summary:

As for the other options, this one has the potential for a significant medium to long term positive effect on the SA objective relating to housing and indirect long term positive effects on the economy, access to local services and facilities and health and well being. This option provides more a balance than option 2 in terms of the level of development proposed between the north and south of Leamington Spa and Warwick. This option proposes slightly less development east of Kenilworth and a small number of dwellings in the rural area compared to options 1 and 2. This option will have similar effects to the ones identified for option 2, except that it will have a greater positive effect against housing as it would assist in meeting the housing needs in the rural area. Development in the north will predominantly be on Green Belt Land, therefore there is the potential for a significant long term negative effect on the prudent use of land.

Similarly to option 2, concentrating development in the south of the District means that this option is likely to have less of a negative effect on SA objective 5 (prudent use of land), as there will be less loss of Green Belt Land. The concentrated level of development proposed to the south of Leamington Spa, Warwick and Whitnash would mean that there is better potential to support sustainable transport options. Similar to options 1, 3, 4 & 5

this option could also help to support sustainable transport in the north. This option could also put increased pressure on an already congested road network in Leamington Spa and Warwick. The Strategic Transport Study (2012) modelled the transport impacts of options 1 to 4 and concluded that all of the options can be accommodated in terms of traffic impact, subject to a combination of innovative engineering solutions combined with significant, effective, sustainable transport provision.

Compared to option 2, this option will have a slightly reduced but still significant medium to long term negative effect on heritage and landscape in the south of the District. There is the potential for a slightly reduced negative effect compared to options 1 & 2 on heritage to the east of Kenilworth. The cumulative effect of proposed development in the south of the District on landscape, along with recommendations to address adverse effects, were considered in the Options for Future Urban Expansion in Warwick District - Considerations for Sustainable Landscape Planning (Nov 2012).

Option 4
Existing Urban Area Brownfield Sites: **700**
North of Lea Spa/ Warwick: **2,640**
South of Lea Spa/Warwick/Whitnash: **3,365**
East of Lea Spa: **200**
East of Kenilworth: **770**
Westwood Heath (South of Coventry): **350**
Rural Area: **400**
Total = 8,429

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
Appraisal Summary	+	+ -	+ ?	-	--	- --	?	--	-	-	?	++	+	+ ?	+	?

Summary:

As for the other options, this one has the potential for a significant medium to long term positive effect on the SA objective relating to housing and indirect long term positive effects on the economy, access to local services and facilities and health and well being. This option proposes a reduced amount of development to the east of Kenilworth along with a small amount at Westwood Heath in the north and a slightly increased level of development in the rural area compared to option 3. Similar to option 1, this option proposes development at Westwood Heath, albeit a reduced level, which is less likely to meet the needs of the District as it is located away from the urban areas and category 1 villages. However, unlike option1, this option proposes housing development in rural areas, which will help to meet the housing needs of rural communities. This option will have a less significant effect on heritage to the east of Kenilworth, given the reduced level of proposed development.

The level of development proposed in the north has the potential for significant long term negative effects on the prudent use of land through the loss of Green Belt Land. The quantum of development proposed in the south has the potential for significant medium to long term negative effects on the landscape and historic environment. Similar to the other options there is also the potential for short to long term negative effects on transport, waste,

the natural environment, climate change mitigation and air, water & soil quality.

Option 5
Existing Urban Area Brownfield Sites: **480**
North of Lea Spa/ Warwick: **2,640**
South of Lea Spa/Warwick/Whitnash: **3,410**
East of Lea Spa: **200**
East of Kenilworth: **770**
Westwood Heath (South of Coventry): **0**
Rural Area: **830**
Total = 8,360

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
Appraisal Summary	+	+ -	+ ?	-	--	- --	?	--	-	-	?	++	+	+ ?	+	?

Summary:

As for the other options, this one has the potential for a significant medium to long term positive effect on the SA objective relating to housing and indirect long term positive effects on the economy, access to local services and facilities and health and well being. This option proposes a greater amount of development in the rural area. Compared to options 1 to 4, this option will have a greater positive effect on meeting the housing needs of rural communities.

This option proposes a similar amount of development to the north and south of Warwick, Leamington Spa and Whitnash and east of Kenilworth as option 4. The potential for significant long term negative effects on heritage to the east of Kenilworth are therefore slightly reduced compared to options 1, 2 and 3 as less development is proposed. The level of development proposed in the north has the potential for significant long term negative effects on the prudent use of land through the loss of Green Belt Land. The quantum of development proposed in the south has the potential for significant medium to long term negative effects on the landscape and historic environment. Similar to the other options there is also the potential for short to long term negative effects on transport, waste, the natural environment, climate change mitigation and air, water & soil quality.

Option 6
Existing Urban Area Brownfield Sites: **380**
Consolidation of existing employment sites: **450**
Sites on edge of Warwick / Leamington and Whitnash: **4,550**
Kenilworth: **700**
Village development: **1,000**
Total = 7,080

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
Appraisal Summary	+	+	-	+	?	-	-	-	--	?	--	-	-	?	++	+	+	?	+	?

Summary:

As for the other options, this one has the potential for a significant medium to long term positive effect on the SA objective relating to housing and indirect long term positive effects on the economy, access to local services and facilities and health and well being. Compared to the other options, this option proposes an increased level of development in the rural area as well as the consolidation of existing employment sites. Similar to options 2 to 5, there is a focus of development in the south of the District on non-Green Belt Land. This option will have a greater positive effect on rural communities compared to the other options, through the provision of 1,000 dwellings to the villages. This will provide better access to homes with indirect positive effects on health and social exclusion. The delivery of homes in the villages should be balanced with the provision of employment opportunities in order to help reduce the need to travel. This option will also lead to less development north of Warwick and Leamington Spa which means that there will be less loss of Green Belt Land and therefore less of a significant effect on the prudent use of land compared to the other options.

The concentrated level of development proposed to the south of Leamington Spa, Warwick and Whitnash would mean that there is better potential to support sustainable transport options. However, it is less likely to deliver sustainable transport options in the north or improve existing services.

The potential for significant long term negative effects on heritage to the east of Kenilworth are also slightly reduced compared to options 1, 2 and 3 as

less development is proposed. As for options 2 to 5, the quantum of development proposed in the south has the potential for significant medium to long term negative effects on the landscape and historic environment. The cumulative effect of proposed development in the south of the District on landscape, along with recommendations to address adverse effects, were considered in the Options for Future Urban Expansion in Warwick District - Considerations for Sustainable Landscape Planning (Nov 2012). Similar to the other options there is also the potential for short to long term negative effects on transport, waste, the natural environment, climate change mitigation and air, water & soil quality.

Appendix III: SA of Strategic Sites

Key:

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

Within the Urban Areas

Site: Former Ridgeway School
Size, Capacity & Use: 1.8 ha - 50 dwellings, Housing and Open space
SHLAA Ref: W18 (Land at Montague Road)

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
Appraisal Summary	+	+	-	+	-	+	+	?	?	?	-	-	=	+	=	+	+	?

Summary:

The delivery of 50 dwellings has the potential for a long term positive effect on SA objective 12 through helping to meet the housing needs of the area. This has the potential for indirect positive effects on the economy, health and well being and poverty and social exclusion. With regard to travel and transport, the site has good access to public transport leading to Warwick's Centre with a bus stop within approximately 50 m from the site. However, at this stage, little detail is known about how the allocation will affect the surrounding road network. There is the potential for a short to long term negative effect on SA objective 2 (sustainable transport) through increased traffic and SA objectives 9 (air, water & soil quality) and 10 (climate change mitigation) through the associated increase in atmospheric emissions. Suitable infrastructure improvements would be required to ensure that there are no adverse effects on the surrounding road network.

There is the potential for minor long term positive effects on the prudent use of land and the landscape as the site is Brownfield land with existing poor quality structures. The regeneration of the site and delivery of new high quality housing and open space would help to renew and strengthen the character/ sense of place of the area creating an attractive place for people to live.

There are no notable biodiversity designations on the site[27] which could be directly affected by the allocation but there is a potential local wildlife site adjacent the southern part of the site[28] which could be indirectly affected. The potential effects on biodiversity are uncertain at this stage. It is recommended that a buffer is provided between development and the adjacent pLWS. It is also recommended that strong environmental policies are developed to: encourage sustainable design; to protect and encourage enhancement of the natural environment; and to include provision for green infrastructure.

The site is close to a GP Surgery and schools (within 1 mile) and is not within an area of high flood risk[29]. Therefore the effects on the climate change adaption and access to local services and facilities are considered to be neutral. Potential effects on historic environment are uncertain at this stage. Although there are no listed buildings, conservation areas or Schedules Monuments on or adjacent to the site[30], given the heritage of Warwick, there is likely to be archaeology present on the site. Archaeology is likely to be directly affected by the development of the allocation site and therefore it is recommended that Local Plan policies should seek to protect archaeological deposits and require mitigation is available to address potential negative effects of development.

Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases and there is potential noise and air pollution from adjacent employment area to east and south. This may affect the residential areas to the north of the site. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address negative effects. Effectiveness depends on detailed design and implementation - it is recommended that there should be a requirement for an Environmental Management Plan (EMP) (construction & occupation) including monitoring which should be followed-up and that a noise assessment is carried out to identify possible noise impacts and suggest appropriate mitigation. Furthermore, the allocation site is on Brownfield land and therefore there is potential for contamination to be present. It is recommended that a survey is carried out to identify the extent of pollution and suggest mitigation as appropriate.

[27] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].
[28] Warwick District Council (2010) Green Infrastructure Study: Ecological Assets Map. Online at http://www.warwickdc.gov.uk/NR/rdonlyres/6AE6AF66-D360-4728-9AB9-3CB787890738/0/EA2WarwickLeamingtonandWhitnash.pdf [accessed May 2013]
[29] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]
[30] English Heritage (2013) National Heritage List for England. Online at http://list.english-heritage.org.uk/mapsearch.aspx [accessed May 2013]

Site: Leamington Fire Station, Leamington Spa
Size, Capacity & Use: 0.52 ha - 60 dwellings, Housing and Open space
SHLAA Ref: L45 (Leamington Fire Station)

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
Appraisal Summary	+	+ ?	+	-	+	+ ?	?	-	-	=	=	+	=	+	+	?

Summary:

The allocation will provide land for 60 dwellings to meet the current (and potentially additional) residential needs in the area, which will have a long term positive effect on SA objective 12. This will also have indirect positive effects on the economy, health and well being and poverty/ social exclusion through providing good quality housing.

There is the potential for minor long term positive effects on the prudent use of land and the landscape as the site is Brownfield land with existing poor quality structures. The regeneration of the site and delivery of new high quality housing and open space would help to renew and strengthen the character/ sense of place of the area creating an attractive place for people to live.

There are no notable biodiversity designations on or adjacent to the site[31]; however, lower level ecological assessments could determine that the site has some biodiversity value so the effect on the natural environment is uncertain. Potential effects on historic environment are considered to be negative at this stage. Although there are no listed buildings or Scheduled Monuments on the site, there are a number of listed buildings surrounding the allocation on three sides[32]; the site is within the Leamington Spa Conservation Area[33]; and given the heritage of Leamington Spa, there is likely to be archaeology present on the site. Archaeology is likely to be directly affected by the development of the allocation site. It is recommended that Local

[31] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].
[32] English Heritage (2013) National Heritage List for England. Online at http://list.english-heritage.org.uk/mapsearch.aspx [accessed May 2013]
[33] Warwick District Council (2007) Leamington Spa Conservation Area. Online at http://www.warwickdc.gov.uk/NR/rdonlyres/E08E5B78-FF8E-4BC5-AAA5-CFF18AB1A5D5/0/LP_CONLeamingtonSpa.pdf [accessed May 2013]

Plan policies are developed to protect and enhance heritage assets, including their setting, and require mitigation is available to address potential negative effects.

In relation to travel and transport, although the site has good access to public transport with a bus stop within approximately 50 m from the site, the sites' proximity to a traffic signalled junction at Dale Street/ Warwick Street and that the site has been identified as being heavily used by traffic[34], could lead to short (during construction) to long term negative effects. The Local Plan will include policies to ensure that traffic and transport issues are identified and that appropriate mitigation are implemented as well as introduce requirements for developers to contribute to transport infrastructure improvements. Suitable infrastructure improvements would be required to ensure that there are no adverse effects on the surrounding road network.

Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases. This may affect the residential areas surrounding the site. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address negative effects. Effectiveness depends on detailed design and implementation - it is recommended that there should be a requirement for an EMP (construction & occupation) including monitoring which should be followed-up. Furthermore, the allocation site is on Brownfield land and requires major site clearance, therefore, there is potential for contamination to be present. It is recommended that a survey is carried out to identify potential contaminants and suggest mitigation as appropriate.

[34] Warwickshire county council and Highways Agency (March 2012) Warwick District Council Local Development Framework Core Strategy Strategic Transport Assessment Overview Report. Online at http://www.warwickdc.gov.uk/NR/rdonlyres/0E13ED7C-6364-4D29-A85C-FD72EC235B3D/0/WDCLDFSTAOverviewFinal.pdf [Accessed May 2013].

Site: Riverside House, Leamington Spa
Size, Capacity & Use: 1.75 ha - 60 dwellings, Housing and Open space
SHLAA Ref: L37 (Riverside House)

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
Appraisal Summary	+	+	?	+	-	+	+	?	?	-	-	=	--	+	=	+	+	?

Summary:

The allocation will provide land for 50 dwellings to meet the current (and potentially additional) residential needs in the area, which will have a long term positive effect on SA objective 12. This will also have indirect positive effects on the economy, health and well being and poverty/ social exclusion through providing good quality housing. With regard to travel and transport, the site has good access to public transport leading to Warwick's Centre with a bus stop within approximately 50 m from the site. It is within walking distance of Leamington Town centre. However, at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them. The Local Plan will include policies to ensure that traffic and transport issues are identified and that appropriate mitigation are implemented as well as introduce requirements for developers to contribute to transport infrastructure improvements. Suitable infrastructure improvements would be required to ensure that there are no adverse effects on the surrounding road network.

There is the potential for minor long term positive effects on the prudent use of land and the landscape as the site is Brownfield land with existing poor quality structures. The regeneration of the site and delivery of new high quality housing and open space would help to renew and strengthen the character/ sense of place of the area creating an attractive place for people to live. There are no notable biodiversity designations on the site[35] which could be directly affected by the allocation but there is a potential local wildlife site adjacent the southern part of the site[36] which could be indirectly affected. The potential effects on biodiversity are uncertain at this stage. It is recommended that a buffer is provided between development and the

[35] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].
[36] Warwick District Council (2010) Green Infrastructure Study: Ecological Assets Map. Online at http://www.warwickdc.gov.uk/NR/rdonlyres/6AE6AF66-D360-4728-9AB9-3CB787890738/0/EA2WarwickLeamingtonandWhitnash.pdf [accessed May 2013]

adjacent pLWS. It is also recommended that strong environmental policies are developed to: encourage sustainable design; to protect and encourage enhancement of the natural environment; and to include provision for green infrastructure.

Potential effects on historic environment are considered to be negative at this stage. Although there are no listed buildings or Scheduled Monuments on the site: there are a number of listed buildings adjacent the western boundary[37]; is adjacent the Leamington Spa Conservation Area[38]; there is a Registered park and Garden adjacent the south part of the site; and given the heritage of the surrounding area, there is likely to be archaeology present on the site. All these assets are likely to be directly/ indirectly affected by the development of the allocation site. It is recommended that Local Plan policies seek to protect and enhance heritage assets, including their setting, and require mitigation is available to address potential negative effects of development.

Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases. This may affect the residential areas to the north, east and west of the site. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address negative effects. Effectiveness depends on detailed design and implementation - it is recommended that there should be a requirement for an EMP (construction & occupation) including monitoring which should be followed-up. Furthermore, the allocation site is on Brownfield land and therefore there is potential for contamination to be present. It is recommended that a survey is carried out to identify potential contaminants and suggest mitigation as appropriate.

There is the potential for a significant long term negative effect on climate change adaptation as approximately 38% of the site is identified as having medium to high probability of flooding[39]. However, the area proposed for residential development does not include the flood risk area.

[37] English Heritage (2013) National Heritage List for England. Online at http://list.english-heritage.org.uk/mapsearch.aspx [accessed May 2013]
[38] Warwick District Council (2007) Leamington Spa Conservation Area. Online at http://www.warwickdc.gov.uk/NR/rdonlyres/E08E5B78-FF8E-4BC5-AAA5-CFF18AB1A5D5/0/LP_CONLeamingtonSpa.pdf [accessed May 2013]
[39] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]

Site: Land at Station Approach, Leamington Spa
Size, Capacity & Use: 4.47 ha - 220 dwellings, Housing and Open space
SHLAA Ref: L35 (Land at Station Approach)

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
Appraisal Summary	+	+ ?	+	-	+	+ ?	+ ?	+ ?	-	=	=	++	+ ?	+ ?	+	+

Summary:

The site is situated within Leamington Spa adjacent to the railway track and in close proximity to the railway station and therefore has good access to public transport. Development at this site has the potential for medium to long term positive effect on SA objectives related to the economy and housing. There could also be indirect positive effects on health and well being, poverty and social exclusion and economy. It is considered that any issues with regard to access can be resolved if the site is developed comprehensively. Development of the site will require the relocation of the bus depot; the Council is working with Stagecoach to assist with this.

The site is Brownfield land so will have a positive effect on the SA objective relating to the prudent use of land. Development also has the potential to improve what is considered a crime hotspot (Warwick District Council, Community Protection Officers) with positive effect on SA objective 16 (crime).

The site abuts the Leamington Spa Conservation so there is the potential for a negative effect; however, careful planning and design of development could help to enhance the setting of the Conservation with a long term positive effect on heritage. There is the potential for short term negative effects on health in the short term during construction for the residents adjacent to the northern boundary of the site. There are some protected trees on site and these should be protected from development and retained where possible.

Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases and there is a potential noise pollution source from the railway. This may affect the proposed dwelling houses and the existing ones close to the site. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address negative effects. Effectiveness depends on detailed design and implementation - it is recommended that there should be a requirement for an EMP (construction &

occupation) including monitoring which should be followed-up and that a noise assessment is carried out to identify possible noise impacts and suggest appropriate mitigation.

On the Edge of Warwick, Leamington Spa & Whitnash

Site: Myton Garden Suburb (North of Gallows Hill/ West Europa Way), Warwick
Size, Capacity & Use: 63.3ha - 1,050 to 1,250 dwellings - Housing, Option for employment land – 7 - 8 ha, Open space and play areas, local centre and community facilities, new Primary School and Option for Park and Ride.
SHLAA Ref: W08 (Land West of Europa Way) & W21 (County Land, Europa Way)

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
Appraisal Summary	++	+ + --	++	-	-	- --	-	-	-	-	-	++	++	+	+	?

Summary:

The delivery of between 1,050 to 1,250 new dwellings, employment (7 – 8 ha) and community facilities (local centre, new primary school and contributions to secondary school) will have a significant medium to long term effect on SA objectives relating to the economy, housing and accessibility of services and facilities.

The road network around the site is busy and at times suffers from congestion. The Strategic Transport Assessments[40] show that development at this site, especially considered cumulatively with other sites proposed in the surrounding area, will lead to an unacceptable level of additional road traffic unless mitigation is provided. There is therefore the potential for a significant long term negative effect on SA objective 2 (sustainable transport). However, the Strategic Transport Assessment Phase 2[41] considered that despite the apparent issues with the network delivery, proposed development is likely to be feasible and mitigation possible. It is considered that appropriate mitigation will be available to address the potential significant long term negative effects on transport resulting in residual minor negative effects. It should be a requirement for any proposal to include a travel plan as part of an EMP to

[40] Warwick District Council Evidence Base - Strategic Transport Assessments. Available online: http://www.warwickdc.gov.uk/WDC/Planning/Planning+policy/Local+Development+Framework/Evidence+Base/
[41] Warwickshire County Council (Feb 2013) Warwick Strategic Transport Assessment: Warwick STA - Phase 2 Assessment.

reduce impacts during construction and operation.

The level and location of proposed development has the potential to support new and improve existing public transport infrastructure as well as reduce the need to travel for residents in Warwick, Leamington Spa and Whitnash, with the potential for significant long term positive effects on SA objectives 2 (sustainable transport) and 3 (Reduce the need to travel). There is also the potential for a significant positive cumulative effect with the South of Gallows Hill site.

Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases. This may affect the residential areas and Round Oak School in the north and Warwick Technology Park to the south west. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address adverse effects. Effectiveness depends on detailed design and implementation - it is recommended that there should be a requirement for an Environmental Management Plan (construction & occupation) including monitoring which should be followed-up.

There is the potential for negative effects on SA objective 4 (waste & recycling), as given the scale of development proposed there are likely to be large amounts of waste created in the short term during construction and in the long term as a result of additional households and businesses generating waste day to day. It is recommended that the Council require a waste management plan to accompany any proposal for development; which should include provision of space for storage of recycling facilities per dwelling.

The site is Greenfield land, which is predominantly arable with some pasture. Development will have long term negative effects on SA objective 5 (prudent use of land) through the loss of Greenfield land and SA objective 9 (Air, water & soil quality) through the loss of agricultural land. The Landscape Character Assessment (LCA)[42] identified the site as having low to medium landscape value. Although the site has been a strategic break or gap between Warwick and Leamington the LCA considered that the sites value to the setting of the towns has been greatly diminished by surrounding land use, which includes the development of the Warwick Technology Park and commercial development to the east of Europa Way. It was concluded that a carefully planned development on the site could enhance the setting of the towns and provide better transition from rural to urban land. There is still the potential for long term negative effects on landscape if development is not planned carefully, particularly when considered cumulatively with other developments proposed south of Warwick and Leamington Spa, such as south of Gallows Hill. Any proposal for development at this site should take account of the recommendations set out in the Options for Future Urban Expansion in Warwick District - Considerations for Sustainable Landscape Planning (Nov 2012). The mitigation measures set out should address potential adverse effects on landscape resulting in residual minor negative effects.

[42] Warwick District Council (Feb 2009) Landscape Character Assessment for Land South of Warwick and Leamington.

There are mature trees, a brook (running from north to south) and a large pond present on the site[43]. The SHLAA[44] (2012) identified that there is evidence of badgers and badger setts in the northern portion of the site. The site has no designated biodiversity value but any proposal for the site should ensure that habitats are maintained and enhanced where possible, which includes the mature trees, brook and pond. A licence would be required for the relocation of any badgers present on the site; however, this will be dealt with through lower level environmental assessments. It is recommended that strong environmental policies are developed to: encourage sustainable design; to protect and encourage enhancement of the natural environment; and to include provision for green infrastructure.

There is the potential for negative effects on heritage through impacts on landscape as well as Heathcote Hill Farmhouse (Grade II Listed Building)[45], which is adjacent to the site. Local Plan policies should seek to protect and enhance heritage assets, including their setting, and require mitigation is available to address potential adverse effects. It is considered that suitable mitigation will be available to address any potential adverse effects.

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).

[43] Warwick District Habitats Assessment (2008).
[44] Warwick District Council (May 2012) Strategic Housing Land Availability Assessment Main Report.
[45] English Heritage - The National Heritage List for England. Available online: http://list.english-heritage.org.uk/mapsearch.aspx

Site: South of Gallows Hill
Size, Capacity & Use: 35.9 ha – 430 - 630 dwellings, Option for employment land – 7 – 8 ha, Open Space and play area, Option for Park and Ride
SHLAA Ref: W10 (Land South of Gallows Hill) & W26 (Gallows Hill/ Europa Way)

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
Appraisal Summary	+	+ --	+	-	--	--	?	--	-	-	-	++	+	+	+	?

Summary:

The site is situated to the south of the Myton Garden Suburb site, separated by Heathcote Lane and Gallows Hill Road. Given the proximity of the sites, there will be some similarities with regard to identified effects and the possibilities of cumulative effects in particular on landscape and transport.

Development at this site has the potential for a significant medium to long term positive effect on SA objectives relating to housing through the delivery of between 430 – 630 dwellings. In addition, there will be indirect positive effects on economy (potential increase supply of labour and consumer spending in the area), local community services (likely increased use) health and well being and poverty and social exclusion (access to good quality housing).

As for the Myton Garden Suburb, the road network around the site is busy and at times suffers from congestion. The Strategic Transport Assessments[46] show that development at this site, especially considered cumulatively with other sites proposed in the surrounding area, will lead to an unacceptable level of additional road traffic unless mitigation is provided. There is therefore the potential for a significant long term negative effect on SA objective 2 (sustainable transport). However, the Strategic Transport Assessment Phase 2[47] considered that despite the apparent issues with the network delivery, proposed development in the south is likely to be feasible and mitigation possible – the allocation includes an option for a park and ride facility. It is considered that appropriate mitigation will be available to address the potential significant long term negative effects on transport resulting in residual

[46] Warwick District Council Evidence Base - Strategic Transport Assessments. Available online: http://www.warwickdc.gov.uk/WDC/Planning/Planning+policy/Local+Development+Framework/Evidence+Base/
[47] Warwickshire County Council (Feb 2013) Warwick Strategic Transport Assessment: Warwick STA - Phase 2 Assessment.

minor negative effects. It is suggested that the Local Plan includes policies to ensure that traffic and transport issues are identified and that appropriate mitigation is implemented as well as introducing requirements for developers contributing to transport infrastructure improvements and sustainable transport. In addition, it should be a requirement for any proposal to include a travel plan as part of an EMP to reduce impacts during construction and operation.

The level and location of proposed development has the potential to support new and improve existing public transport infrastructure, particularly with regard to Warwick technology Park, as well as reduce the need to travel for residents in Warwick and Leamington Spa, with the potential for significant long term positive effects on SA objectives 2 (sustainable transport) and 3 (Reduce the need to travel), particularly coupled with development at the Myton Garden Suburb Site, potential for significant positive cumulative effects.

Proposed development is likely to increase air, light and noise pollution - particularly in the short term during construction. This may affect the Warwick Technology Park to the north and the Warwick Castle Historic park and Garden (Grade I Listed)[48]. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address adverse effects. Effectiveness depends on detailed design and implementation - it is recommended that there should be a requirement for an EMP (construction & occupation) including monitoring which should be followed-up.

There is the potential for negative effects on SA objective 4 (waste & recycling), as given the scale of development proposed there are likely to be large amounts of waste created in the short term during construction and in the long term as a result of additional households and businesses generating waste day to day. It is recommended that the Council require a waste management plan to accompany any proposal for development; which should include provision of space for storage of recycling facilities per dwelling.

The site is predominantly arable Greenfield land, so there is the potential for long term negative effects on SA objective 5 (prudent use of land) through the loss of Greenfield land and SA objective 9 (Air, water & soil quality) through the loss of agricultural land. The LCA[49] (Feb 2009) identified the site as having high landscape value. It is identified as being an area of well-maintained agricultural land that is important to the setting of Castle Park and prominent in approaches to Warwick. The LCA states that it should be safeguarded from development. It should be noted that the LCA considered a much larger area for development that included the Asps site to the south, which has now been removed from consideration as a result of concerns over the impact of development on the historic environment and landscape.

[48] English Heritage - The National Heritage List for England. Available online: http://list.english-heritage.org.uk/mapsearch.aspx
[49] Warwick District Council (Feb 2009) Landscape Character Assessment for Land South of Warwick and Leamington.

A review of the LCA was undertaken in 2012[50] which found that there is a developable land area at this site (SHLAA Ref W10 & W26) of around 30 ha. Development at this site would 'jump' the present settlement boundary and extend the urban landscape into agricultural land - but could largely be contained within the existing landscape pattern. It considered that with adequate landscape infrastructure the principal landscape planning considerations set out in the review (maintaining a rural setting for principal visual receptors, avoiding adverse impacts on Castle Park, protecting Tach Brook and minimising wider landscape impacts) could be achievable.

There is the potential for development at this site to have significant medium to long term negative effects on the landscape and setting of the towns as well as the Historic Castle Park, which is adjacent to the north west boundary of the site. Any proposal for development at this site should be required to incorporate the recommendations as set out in the Options for Future Urban Expansion in Warwick District - Considerations for Sustainable Landscape Planning (Nov 2012). Given the findings of the LCA review in 2012, it is considered that appropriate mitigation measures are available to address potential adverse effects on landscape and therefore the setting of the Historic Castle Park, resulting in residual minor negative effects.

The majority of the site is agricultural land and has no designated biodiversity value. Tach Brook runs along the southern boundary (pLWS) of the site and into the River Avon (a LWS). The Brook is a potential water vole habitat and also provides an important linkage with the surrounding landscape so should be protected and maintained with suitable buffer zones to minimise disturbance[51]. There woodlands and mature trees along the southern boundary of the site should also be protected and maintained. Potential for a minor negative effect on biodiversity. It is recommended that strong environmental policies are developed to: encourage sustainable design; to protect and encourage enhancement of the natural environment; and to include provision for green infrastructure.

Tach Brook is subject to flooding but shouldn't significantly affect development on the site, particularly if there is a buffer between development and the Brook[52]. Proposed development will increase the level of surface water runoff as a result of impermeable surfaces. This could increase the risk of flooding on the Tach Brook to the south of the site as well as increase the risk of flooding on the River Avon. Any proposal for development should be accompanied by appropriate mitigation, including Sustainable Drainage Systems, to address potential adverse effects on flood risk.

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).

[50] Warwick District Council (Nov 2012) Options for Future Urban Expansion in Warwick District - Considerations for Sustainable Landscape Planning.
[51] Warwick District Habitats Assessment (2008).
[52] Warwick District Council (April 2013) Level 1 Strategic Flood Risk Assessment.

Site: Lower Heathcote Farm (in the previous SA it formed part of the site 'South of Harbury Lane')
Size, Capacity & Use: 720 dwellings, Local Centre and community facilities, land for a Secondary School facility, Primary school, Open space and play area, Playing fields and Land for a Country Park
SHLAA Ref: Site forms part of W07 (Lower Heathcote Farm & Adjoining Land)

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
Appraisal Summary	++	+ + --	++	-	--	--	?	?	-	-	-	++	++	+ ?	+	?

Summary:

The site is situated to the south of Leamington Spa and Whitnash and is generally defined by Harbury Lane to the north, the Tach Brook watercourse to the south and south west and the A452 (Europa Way) to the west. The delivery of approximately 720 dwellings, employment (school and community facility related), community facilities and a school at this site will have a significant long term positive effect on SA objectives relating to the economy, housing and accessibility to services and facilities. In addition, there will be indirect positive effects on health and well being and poverty and social exclusion. There will be improved accessibility to housing and employment opportunities for residents and help to reduce the need to travel with a significant long term positive effect on SA objective 3 (Reduce the need to travel). Proposed development is also of a scale to support new and improve existing public transport infrastructure with the potential for significant long term positive effects on SA objective 2 (sustainable transport).

The road network around the site is busy and at times suffers from congestion. The Strategic Transport Assessments[53] show that development at this site, especially considered cumulatively with other sites proposed in the surrounding area, will lead to an unacceptable level of additional road traffic unless mitigation is provided. There is therefore the potential for a significant long term negative effect on SA objective 2 (sustainable transport). However, the Strategic Transport Assessment Phase 2 considered that despite the apparent issues with the network delivery, proposed development is likely to be feasible and mitigation possible. It is considered that appropriate mitigation will be available to address the potential significant long term negative effects on transport resulting in residual minor negative effects. The Local Plan will include policies to ensure that traffic and transport issues are identified and that appropriate mitigation is implemented as well as introduce requirements for developers to contribute to transport infrastructure

[53] Warwickshire County Council (Feb 2013) Warwick Strategic Transport Assessment: Warwick STA - Phase 2 Assessment.

improvements and sustainable transport. A travel plan should be required for any proposal at this site as part of an EMP, to reduce impacts during construction and operation.

There is the potential for negative effects on SA objective 4 (waste & recycling), as given the scale of development proposed there are likely to be large amounts of waste created in the short term during construction and in the long term as a result of additional households and community facilities generating waste day to day. It is recommended that the Council require a waste management plan to accompany any proposal for development; which should include provision of space for storage of recycling facilities per dwelling.

The site is on a ridge of higher ground that is prominent in some views from the south and the LCA (2009)[54] assessed that it has a medium to high landscape value. While the site clearly has landscape qualities, the review of the LCA undertaken in 2012[55] identified that the site also has detracting features, which includes the intensive agriculture. Proposed development at the site has the potential for a significant long term negative effect on the landscape if not carefully planned and designed, particularly when considered cumulatively with other development proposed to the south of Warwick, Leamington Spa and Whitnash. The LCA Review (2012) concluded that adverse effects on landscape, particularly cumulative effects, could only be addressed, "with a genuine and wholehearted approach to providing landscape infrastructure. We believe it could be made to work with benefits for existing and future residents - but the standard of development must greatly surpass what has gone before in the locality"[56]. Based on the LCA Review (2012) it is assumed that suitable mitigation is available and if implemented would address the potential significant adverse effects on landscape, resulting in potentially insignificant negative residual effects. Any proposal for development should take account of the findings and recommendations set out in the Options for Future Urban Expansion in Warwick District - Considerations for Sustainable Landscape Planning (Nov 2012).

There are no listed buildings, Conservation Areas or Scheduled Monuments on or adjacent to the site, however, the potential for archaeology is unknown and therefore effects are uncertain. It is recommended that Local Plan policies are developed to protect and enhance heritage assets, including their setting, and require mitigation is available to address potential negative effects.

There are no notable biodiversity designations on or adjacent to the site. Tach Brook (tributary of River Avon LWS) runs along the southern boundary of site and is a potential water vole habitat and there are also two fishing lakes in the north west of the site. The brook and lakes should both be protected with suitable buffer zones implemented. The site also contains species rich hedgerows and mature tress which should be retained where possible and protected from development[57].

[54] Warwick District Council (Feb 2009) Landscape Character Assessment for Land South of Warwick and Leamington.
[55] Warwick District Council (Nov 2012) Options for Future Urban Expansion in Warwick District - Considerations for Sustainable Landscape Planning.
[56] Ibid.
[57] Warwick District Habitats Assessment (2008).

The site is predominantly arable Greenfield land so development will have a significant long term negative effect on the prudent use of land. Development would lead to the loss of agricultural land with a minor negative effect on SA objective 9. As the site is adjacent an old sewage works, remediation works are likely to be required so there is a potential issue with contaminated land. Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases. This may affect the residential areas to the north. Short-term negative effects during construction can be mitigated through appropriate phasing and an Environmental Management Plan (construction & occupation), including monitoring which should be followed-up.

Tach Brook is subject to flooding but shouldn't significantly affect development on the site, particularly if there is a buffer between development and the Brook[58]. Proposed development will increase the level of surface water runoff as a result of an increase in impermeable surfaces. This could increase the risk of flooding on the Tach Brook to the south of the site as well as increase the risk of flooding on the River Avon. Any proposal for development should be accompanied by appropriate mitigation, including Sustainable Drainage Systems, to address potential adverse effects on flood risk.

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).

[58] Warwick District Council (April 2013) Level 1 Strategic Flood Risk Assessment.

Site: Former Severn Trent Sewage Works (in the previous SA it formed part of the site 'South of Harbury Lane')
Size, Capacity & Use: 225 dwellings, Open Space and play area and land for a Country Park
SHLAA Ref: W03 (Heathcote Sewage Works)

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
Appraisal Summary	+	+ + --	++	-	+	-	?	?	-	-	-	++	+	+ ?	+	?

Summary:

The site is situated to the south of Leamington Spa and Whitnash and is generally defined by Harbury Lane to the north and the Tach Brook watercourse to the south. It shares borders to the east with Grove Farm and to the west with Heathcote Farm. The delivery of approximately 225 dwellings, open space and a play area at this site will have a significant long term positive effect on SA objectives relating to the housing. In addition, there will be indirect positive effects on economy (potential increase supply of labour and consumer spending in the area), local community services (likely increased use) health and well being and poverty and social exclusion (access to good quality housing). There will be improved accessibility to housing for residents and help to reduce the need to travel with a significant long term positive effect on SA objective 3 (Reduce the need to travel). Proposed development is also of a scale to support new and improve existing public transport infrastructure with the potential for significant long term positive effects on SA objective 2 (sustainable transport).

The road network around the site is busy and at times suffers from congestion. The Strategic Transport Assessments[59] show that development at this site, especially considered cumulatively with other sites proposed in the surrounding area, will lead to an unacceptable level of additional road traffic unless mitigation is provided. There is therefore the potential for a significant long term negative effect on SA objective 2 (sustainable transport). However, the Strategic Transport Assessment Phase 2 considered that despite the apparent issues with the network delivery, proposed development is likely to be feasible and mitigation possible. It is considered that appropriate mitigation will be available to address the potential significant long term negative effects on transport resulting in residual minor negative effects. The Local Plan will include policies to ensure that traffic and transport issues are identified and that appropriate mitigation is implemented as well as introduce requirements for developers to contribute to transport infrastructure

[59] Warwickshire County Council (Feb 2013) Warwick Strategic Transport Assessment: Warwick STA - Phase 2 Assessment.

improvements and sustainable transport. A travel plan should be required for any proposal at this site as part of an EMP, to reduce impacts during construction and operation.

There is the potential for negative effects on SA objective 4 (waste & recycling), as given the scale of development proposed there are likely to be large amounts of waste created in the short term during construction and in the long term as a result of additional households waste day to day. It is recommended that the Council require a waste management plan to accompany any proposal for development; which should include provision of space for storage of recycling facilities per dwelling.

The site is on a ridge of higher ground that is prominent in some views from the south and the LCA (2009)[60] assessed that it has a medium to high landscape value. The review of the LCA undertaken in 2012[61] identified that the site also has detracting features, which include the derelict sewage works. Redevelopment is likely to improve the landscape if carefully planned and designed, particularly when considered cumulatively with other development proposed to the south of Warwick, Leamington Spa and Whitnash. The LCA Review (2012) concluded that adverse effects on landscape, particularly cumulative effects, could only be addressed, "with a genuine and wholehearted approach to providing landscape infrastructure. We believe it could be made to work with benefits for existing and future residents - but the standard of development must greatly surpass what has gone before in the locality"[62]. Based on the LCA Review (2012) it is assumed that suitable mitigation is available and if implemented would address the potential significant adverse effects on landscape, resulting in potentially insignificant negative residual effects. Any proposal for development should take account of the findings and recommendations set out in the Options for Future Urban Expansion in Warwick District - Considerations for Sustainable Landscape Planning (Nov 2012).

There are no listed buildings, Conservation Areas or Scheduled Monuments on or adjacent to the site, however, the potential for archaeology is unknown and therefore effects are uncertain. It is recommended that Local Plan policies are developed to protect and enhance heritage assets, including their setting, and require mitigation is available to address potential negative effects.

There are no notable biodiversity designations on or adjacent to the site. Tach Brook (tributary of River Avon LWS) runs along the southern boundary of site and is a potential water vole habitat and there are also two fishing lakes in the north west of the site. The brook and lakes should both be protected with suitable buffer zones implemented. The site also contains species rich hedgerows and mature tress which should be retained where possible and protected from development[63].

[60] Warwick District Council (Feb 2009) Landscape Character Assessment for Land South of Warwick and Leamington.
[61] Warwick District Council (Nov 2012) Options for Future Urban Expansion in Warwick District - Considerations for Sustainable Landscape Planning.
[62] Ibid.
[63] Warwick District Habitats Assessment (2008).

The site is on Brownfield land so development could have a minor long term positive effect on the prudent use of land. Extensive remediation of the sewage works and the landfill site will be required so there is a potential issue with contaminated land. Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases. This may affect the residential areas to the north. Short-term negative effects during construction can be mitigated through appropriate phasing and an Environmental Management Plan (construction & occupation), including monitoring which should be followed-up.

Tach Brook is subject to flooding but shouldn't significantly affect development on the site, particularly if there is a buffer between development and the Brook[64]. Proposed development will increase the level of surface water runoff as a result of an increase in impermeable surfaces. This could increase the risk of flooding on the Tach Brook to the south of the site as well as increase the risk of flooding on the River Avon. Any proposal for development should be accompanied by appropriate mitigation, including Sustainable Drainage Systems, to address potential adverse effects on flood risk.

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).

[64] Warwick District Council (April 2013) Level 1 Strategic Flood Risk Assessment.

Site: Grove Farm (in the previous SA it formed part of the site 'South of Harbury Lane')
Size, Capacity & Use: 575 dwellings, Local centre and community facilities, Open space and play area, and land for a Country Park.
SHLAA Ref: L09 (Land at Grove Farm)

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
Appraisal Summary	+	+ + --	++	-	--	? --	?	-	-	-	=	++	++	+ ?	+	?

Summary:

The site is situated to the south of Leamington Spa and Whitnash and is generally defined by Harbury Lane to the north and the Tach Brook watercourse to the south. It shares borders to west with the Former Severn Trent Sewage Works and there will be some similarities with regard to identified effects and the possibilities of cumulative effects in particular on landscape and transport.

The delivery of approximately 575 dwellings at this site will have a significant long term positive effect on SA objectives relating to the housing. In addition, there will be indirect positive effects on economy (potential increase supply of labour and consumer spending in the area), local community services (likely increased use) health and well being and poverty and social exclusion (access to good quality housing). There will be improved accessibility to housing for residents and help to reduce the need to travel with a significant long term positive effect on SA objective 3 (Reduce the need to travel). Proposed development is also of a scale to support new and improve existing public transport infrastructure with the potential for significant long term positive effects on SA objective 2 (sustainable transport).

The road network around the site is busy and at times suffers from congestion. The Strategic Transport Assessments[65] show that development at this site, especially considered cumulatively with other sites proposed in the surrounding area, will lead to an unacceptable level of additional road traffic unless mitigation is provided. There is therefore the potential for a significant long term negative effect on SA objective 2 (sustainable transport). However, the Strategic Transport Assessment Phase 2 considered that despite the apparent issues with the network delivery, proposed development is likely to be feasible and mitigation possible. It is considered that appropriate mitigation will be available to address the potential significant long term negative

[65] Warwickshire County Council (Feb 2013) Warwick Strategic Transport Assessment: Warwick STA - Phase 2 Assessment.

effects on transport resulting in residual minor negative effects. The Local Plan will include policies to ensure that traffic and transport issues are identified and that appropriate mitigation is implemented as well as introduce requirements for developers to contribute to transport infrastructure improvements and sustainable transport. A travel plan should be required for any proposal at this site as part of an EMP, to reduce impacts during construction and operation.

There is the potential for negative effects on SA objective 4 (waste & recycling), as given the scale of development proposed there are likely to be large amounts of waste created in the short term during construction and in the long term as a result of additional households and community facilities generating waste day to day. It is recommended that the Council require a waste management plan to accompany any proposal for development; which should include provision of space for storage of recycling facilities per dwelling.

The site is on a ridge of higher ground that is prominent in some views from the south and the LCA (2009)[66] assessed that it has a medium to high landscape value. While the site clearly has landscape qualities, the review of the LCA undertaken in 2012[67] identified that the site also has detracting features, which includes the intensive agriculture. Proposed development at the site has the potential for a significant long term negative effect on the landscape if not carefully planned and designed, particularly when considered cumulatively with other development proposed to the south of Warwick, Leamington Spa and Whitnash. The LCA Review (2012) concluded that adverse effects on landscape, particularly cumulative effects, could only be addressed, "with a genuine and wholehearted approach to providing landscape infrastructure. We believe it could be made to work with benefits for existing and future residents - but the standard of development must greatly surpass what has gone before in the locality"[68]. Based on the LCA Review (2012) it is assumed that suitable mitigation is available and if implemented would address the potential significant adverse effects on landscape, resulting in potentially insignificant negative residual effects. Any proposal for development should take account of the findings and recommendations set out in the Options for Future Urban Expansion in Warwick District - Considerations for Sustainable Landscape Planning (Nov 2012). Mitigating the potential adverse effects on landscape should ensure that there are no adverse effects on the setting of heritage assets, including the Mallory Court Historic Park and Garden (Grade II)[69].

Development at this site would be relatively easy to integrate with existing development; howeverthe perception of coalescence with Bishops Tachbrook is an issue. Careful planning and design should help to avoid this as well as the mitigation set out in the LCA Review (2012) to address adverse effects on landscape. The provision of a significant landscape buffer along the Tach Brook and screening views from the south are some of

[66] Warwick District Council (Feb 2009) Landscape Character Assessment for Land South of Warwick and Leamington.
[67] Warwick District Council (Nov 2012) Options for Future Urban Expansion in Warwick District - Considerations for Sustainable Landscape Planning.
[68] Ibid.
[69] English Heritage - The National Heritage List for England. Available online: http://list.english-heritage.org.uk/mapsearch.aspx

the measures that could be implemented. There are no notable biodiversity designations on or adjacent to the site. The site also contains species rich hedgerows and mature tress which should be retained where possible and protected from development[70].

The site is predominantly arable Greenfield land so development will have a significant long term negative effect on the prudent use of land. Development would lead to the loss of agricultural land with a minor negative effect on SA objective 9. As the site is adjacent an old sewage works, remediation works are likely to be required so there is a potential issue with contaminated land. Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases. This may affect the residential areas to the north. Short-term negative effects during construction can be mitigated through appropriate phasing and an Environmental Management Plan (construction & occupation), including monitoring which should be followed-up.

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).

[70] Warwick District Habitats Assessment (2008).

Site: Golf Lane/ Fieldgate Lane, Whitnash
Size, Capacity & Use: 4 ha - 100 dwellings, Open space
SHLAA Ref: L11 (Golf Lane/Fieldgate Lane)

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
Appraisal Summary	+	-	?	-	-	-	?	-	-	-	-	++	?	+	?	+	?

Summary:

The site is situated to the south of Whitnash, defined by Golf Lane and the Leamington & County Golf Club to the west, the railway line to the east and existing residential development to the north. There is the potential for significant long term positive effects on housing and there will be indirect positive effects on economy (potential increase supply of labour and consumer spending in the area), local community services (likely increased use) health and well being and poverty and social exclusion (access to good quality housing).

Given the scale of proposed development it is less likely to support a range of sustainable transport options or reduce the need to travel as some of the larger allocations. There is a bus stop within 250 m of the site. Increased traffic as a result of proposed development could have impacts on the junction of Golf Lane and Whitnash Road as well as the junction of Heathcote Road and Tachbrook Road. Suitable infrastructure improvements would be required to ensure that there are no adverse effects on the surrounding road network.

The LCA (2009)[71] concluded that the site is well contained parcel of land where development would not have a major impact on the overall landscape setting around Warwick and Leamington Spa. However, the LCA noted that development at the site would represent the gradual creep of the urban area towards the south east. Potential for minor long term negative effects on landscape.

Development of the site will lead to the loss of Greenfield and agricultural land with a minor long term negative effect on SA objective 5 (prudent use

[71] Warwick District Council (Feb 2009) Landscape Character Assessment for Land South of Warwick and Leamington.

of land) and 9 (air, water & soil quality). There are two pLWS/SINCs adjacent to the east and west of the site and mature species rich hedgerow along the boundary of the site[72]. These should be protected from development and enhanced where possible. It is recommended that strong environmental policies are developed to: encourage sustainable design; to protect and encourage enhancement of the natural environment; and to include provision for green infrastructure.

The site has some historic value as the ridge and furrow pattern present is typically derived from farming techniques in the middle ages. The LCA (2009) noted that this site was the best example of ridge and furrow noted in the study area, although other good examples are known to exist west of the A46 and around Hampton Magna. Potential for a minor long term negative effect on heritage[73].

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).

[72] Warwick District Habitats Assessment (2008).
[73] Warwick District Council (Feb 2009) Landscape Character Assessment for Land South of Warwick and Leamington.

Site: Land at Campion School/Whitnash East
Size, Capacity & Use: 41 ha - 500 dwellings, Open space and community facilities
SHLAA Ref: L10 (Land South of Sydenham) & L39 (Land at Campion School/ Whitnash East

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
Appraisal Summary	+	+	-	+	-	-	-	?	?	-	-	-	++	+	+	?	?	?

Summary:

The site is situated to the east of Whitnash and is defined by the railway line to the west, Whitnash Brook to the east, existing development at Sydenham to the north and a smallholding to the south. Proposed development has the potential to have a long term positive effects on the SA objective relating to housing. The provision of 200 dwellings will help to meet the current and additional residential needs of the area, which will have indirect positive effects on economy, health and well being/ poverty through providing good quality housing. There is also the potential for a long term positive effect on SA objective 13 through the provision of community facilities. Although included within the development boundary, it is understood that the school in the north will be excluded from development. Development at this site will require significant contributions towards infrastructure and services, including transport, health, education and parks and open spaces. Proposed development could support new and improve existing public transport infrastructure with long term positive effects on SA objective 2 as well as help to reduce the need to travel for residents with improved access to housing and community facilities. A well-used public footpath/bridleway traverses the site from west/east from Church Lane and the railway bridge. This along with any other existing access links between Whitnash and the countryside should be retained and enhanced where possible.

Development of the site will lead to the loss of Greenfield and agricultural land with a minor long term negative effect on SA objective 5 (prudent use of land) and on SA objective 9 (air, water & soil quality). Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases. This may affect the residential areas and school in the north but is less likely to affect existing development to the west given the existing railway corridor. Short-term negative effects during construction can be mitigated through appropriate phasing and an Environmental Management Plan (construction & occupation), including monitoring which should be followed-up. A buffer will also be required to protect development from the noise and vibration created by the railway.

There is the potential for negative effects on SA objective 4 (waste & recycling), as given the scale of development proposed there are likely to be large amounts of waste created in the short term during construction and in the long term as a result of additional households and businesses generating waste day to day. It is recommended that the Council require a waste management plan to accompany any proposal for development; which should include provision of space for storage of recycling facilities per dwelling.

There will be some difficulty integrating development with the existing community given the railway corridor along the western boundary of the site, which forms an established and definitive edge to the eastern edge of Whitnash. The LCA (2009)[74] considered that the site in general is relatively hidden from the larger part of Leamington and that development would only have local visual impacts. The development of this site to the south east of Whitnash as well as development in Radford Semele could result in the perceived coalescence of these settlements. The LCA (2009) considered that if development were to occur it would be important to retain an appropriate buffer corridor along Whitnash Brook, which runs along the eastern boundary of the site. Development will need to be carefully planned and designed to minimise potential impacts on the landscape, particularly for local residents.

Whitnash Brook flows north into the River Leam and becomes a Local Nature Reserve just above Greenfield Road. It is essential that the LNR is retained and protected with a considerable buffer zone between it and any development. The linear pLWS/SINC Whitnash Brook SP36G1 should also be retained and protected with a buffer zone implemented to prevent direct or indirect impact on the site[75]. There are also a number of mature trees present on the site that should also be protected with suitable buffer zones to protect their roots. Potential for short to long term negative effects on biodiversity; however, it is considered that through further project level assessment suitable detailed mitigation measures will be identified to address any potential adverse effects. It is recommended that strong environmental policies are developed to: encourage sustainable design; to protect and encourage enhancement of the natural environment; and to include provision for green infrastructure.

The eastern boundary of the site is within Flood Zones 2, 3A & 3B[76]. Proposed development will increase the level of surface water runoff as a result of an increase in impermeable surfaces. This could increase the risk of flooding on the Whitnash Brook to the east of the site as well as increase the risk of flooding on the River Leam. Any proposal for development should be accompanied by appropriate mitigation, including Sustainable Drainage Systems, to address potential adverse effects on flood risk. Development is likely to require sewage pumping but is located upstream of a sub-catchment with known sewer flooding problems, which have recently been appraised as part of Severn Trent's sewer flooding investment programme. Further hydraulic analysis will be required to assess the impact of this development on sewer capacity.

[74] Ibid.
[75] Warwick District Habitats Assessment (2008).
[76] Warwick District Council (April 2013) Level 1 Strategic Flood Risk Assessment.

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).

Site: Red House Farm (East of Lillington)
Size, Capacity & Use: 13.5 ha – 220 - 250 dwellings (with potential for an additional 25 – 35), Housing and Open space
SHLAA Ref: L23 (Land at Red House Farm, Campion Hills)

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
Appraisal Summary	+	+	-	+	-	--	?	-	?	?	-	-	=	++	+	+	+	?

Summary:

The delivery of between 220 - 250 dwellings will have a significant medium to long term effect on the SA objective relating to housing need. This will also have indirect positive effects on the economy, health and well being and poverty/ social exclusion through providing good quality housing. The allocation does not provide for additional employment land; however, the additional housing could increase the supply of labour and could lead to an increase spending on goods and services in the area. In relation to travel and transport, the site has good access to public transport leading to Leamington's Centre with a bus stop within approximately 50 m from the site. However, at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them and access to the site is dependent on agreement with a third party. Potential for a medium to long term negative effect on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network. The Local Plan will include policies to ensure that traffic and transport issues are identified and that appropriate mitigation are implemented as well as introduce requirements for developers to contribute to transport infrastructure improvements. Suitable infrastructure improvements would be required to ensure that there are no adverse effects on the surrounding road network.

Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases. This may affect the residential areas to the west of the site. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address negative effects. Effectiveness depends on detailed design and implementation - it is recommended that there should be a requirement for an EMP (construction & occupation) including monitoring which should be followed-up.

Development at this site would lead to the loss of Greenfield and Green Belt Land with the potential for a significant long term negative effect on the prudent use of land. The Landscape Character Assessment Review[77] concluded that pending a more detailed review of possible site constraints and infrastructural requirements, the site appears to offer good potential for future urban expansion. There is the potential for a long term negative effect on landscape; however, if a sensitive approach to development is taken there is the potential for it to be quite well contained. There is also an opportunity to enhance the existing urban/ rural interface.

There are no international, national or local nature conservation designations on the site[78] and the LCA Review (2012)[79] identified it having limited ecological value. There are some hedgerows and mature trees on the site that should be protected from development. At this stage the effect on the historic environment is uncertain. There are no listed buildings, scheduled monuments or conservation areas on or adjacent to the site; however, the presence of archaeology is unknown at the stage[80]. The site is also not in an area of high flood risk[81].

In terms of waste, given the scale of development proposed there are likely to be negative effects as waste will be created in the short-term during construction and in the long term by additional households generating waste day to day. It is recommended that mitigation is put in place with the requirement to submit a waste management plan possibly as part of an EMP to include provision of space for storage of recycling facilities per dwelling and address construction waste.

The effects on Crime are uncertain at this stage and will depend on the design and layout finalised at the development management level.

[77] Warwick District Council (Nov 2012) Options for Future Urban Expansion in Warwick District - Considerations for Sustainable Landscape Planning.
[78] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].
[79] Warwick District Council (Nov 2012) Options for Future Urban Expansion in Warwick District - Considerations for Sustainable Landscape Planning.
[80] English Heritage (2013) National Heritage List for England. Online at http://list.english-heritage.org.uk/mapsearch.aspx [accessed May 2013]
[81] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]

Site: West Warwick Gates Employment Land
Size, Capacity & Use: 9.77 ha - 220 dwellings, Open space and play area
SHLAA Ref: W20 (Warwick Gates Employment Land)

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
Appraisal Summary	+	-	?	-	-	-	-	?	?	-	=	=	++	-	+	+	?

Summary:

The delivery of 220 dwellings will have a significant medium to long term effect on the SA objective relating to housing need. This will also have indirect positive effects on the economy, health and well being and poverty/ social exclusion through providing good quality housing. The allocation does not provide for additional employment land; however, the additional housing could increase the supply of labour and could lead to an increase spending on goods and services in the area.

The site currently does not have access to public transport (despite being close to a GP Surgery and schools (within 1.5 miles) and the A452 Heathcote Lane/Gallows Hill/Harbury Lane experience high volumes of traffic[82]. There is the potential for short to long term negative effects on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network, which is already experiencing capacity issues. The Local Plan will include policies to ensure that traffic and transport issues are identified and that appropriate mitigation are implemented as well as introduce requirements for developers to contribute to transport infrastructure improvements. Suitable infrastructure improvements would be required to ensure that there are no adverse effects on the surrounding road network.

Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases and there are potential noise and air pollution sources from the adjoining employment uses. This may affect the residential areas to the east of the site. It is considered that suitable

[82] Warwickshire county council and Highways Agency (March 2012) Warwick District Council Local Development Framework Core Strategy Strategic Transport Assessment Overview Report. Online at http://www.warwickdc.gov.uk/NR/rdonlyres/0E13ED7C-6364-4D29-A85C-FD72EC235B3D/0/WDCLDFSTAOverviewFinal.pdf [Accessed May 2013].

mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address negative effects. Effectiveness depends on detailed design and implementation - it is recommended that there should be a requirement for an EMP (construction & occupation) including monitoring which should be followed-up and that a noise assessment is carried out to identify possible noise impacts and suggest appropriate mitigation.

There is the potential for a long term negative effect on landscape, particularly when considered cumulatively with other proposed allocations south of Warwick and Leamington Spa. The cumulative effect of proposed development on the landscape is considered in the Options for Future Urban Expansion in Warwick District - Considerations for Sustainable Landscape Planning (Nov 2012). Any proposal for this site should be required to take account of the recommendations set out in the Considerations for Sustainable Landscape Planning Report (Nov 2012). This will help to ensure that any adverse effects, including cumulative, are addressed, resulting in residual minor negative effects.

Development of the site will lead to the loss of Greenfield/ agricultural land with long term negative effects on SA objective 5 (prudent use of land) and 9 (air, water & soil quality). There are no international, national or local nature conservation designations on the site[83] and the LCA Review (2012)[84] identified it having limited ecological value. There are some hedgerows and mature trees on the site that should be protected from development. At this stage the effect on the historic environment is uncertain. There are no listed buildings, scheduled monuments or conservation areas on or adjacent to the site; however, the presence of archaeology is unknown at the stage[85]. The site is also not in an area of high flood risk[86]. There are no international, national or local nature conservation designations on the site[87]; however, there are a line of protected oak trees adjacent to Heathcote Lane and to north east of the site that should be protected from development.

In terms of waste, given the scale of development proposed there are likely to be negative effects as waste will be created in the short-term during construction and in the long-term by additional households generating waste day to day. It is recommended that mitigation is put in place with the requirement to submit a waste management plan possibly as part of an EMP to include provision of space for storage of recycling facilities per dwelling and address construction waste. The effects on Crime are uncertain at this stage and will depend on the design and layout finalised at the development management level.

[83] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].
[84] Warwick District Council (Nov 2012) Options for Future Urban Expansion in Warwick District - Considerations for Sustainable Landscape Planning.
[85] English Heritage (2013) National Heritage List for England. Online at http://list.english-heritage.org.uk/mapsearch.aspx [accessed May 2013]
[86] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]
[87] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].

Site: Woodside Farm
Size, Capacity & Use: 10.99 ha - 280 dwellings, Open space and play area
SHLAA Ref: L14 (Land at Woodside Farm)

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
Appraisal Summary	+	-	-	-	-	-	?	-	-	=	=	++	=	+	+	?

Summary:

The delivery of 280 dwellings will have a significant medium to long term effect on the SA objective relating to housing need. This will also have indirect positive effects on the economy, health and well being and poverty/ social exclusion through providing good quality housing. The allocation does not provide for additional employment land; however, the additional housing could increase the supply of labour and could lead to an increase spending on goods and services in the area.

The site currently does not have access to public transport (despite being close to a GP Surgery and schools (within 1.5 miles) and the B4087 Tachbrook Road/Harbury Lane experiences high volumes of traffic[88]. There is the potential for short to long term negative effects on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network, which is already experiencing capacity issues. The Local Plan will include policies to ensure that traffic and transport issues are identified and that appropriate mitigation are implemented as well as introduce requirements for developers to contribute to transport infrastructure improvements. Suitable infrastructure improvements would be required to ensure that there are no adverse effects on the surrounding road network.

Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases. This may affect the residential areas to the north and west of the site. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and

[88] Warwickshire county council and Highways Agency (March 2012) Warwick District Council Local Development Framework Core Strategy Strategic Transport Assessment Overview Report. Online at http://www.warwickdc.gov.uk/NR/rdonlyres/0E13ED7C-6364-4D29-A85C-FD72EC235B3D/0/WDCLDFSTAOverviewFinal.pdf [Accessed May 2013].

will also be available at the project level to address negative effects. Effectiveness depends on detailed design and implementation - it is recommended that there should be a requirement for an EMP (construction & occupation) including monitoring which should be followed-up and that a noise assessment is carried out to identify possible noise impacts and suggest appropriate mitigation.

Development of the site will lead to the loss of Greenfield with long term negative effects on the prudent use of land. The site is identified in the SHLAA as having an impact on the open countryside and having medium landscape value. The LCA (2009)[89] considered that there is the potential for development at this site to impact on the setting of existing properties both at Woodside Farm and at the edge of Whitnash to the north. However, it concluded that in terms of the overall setting for Leamington Spa and Whitnash development would have little impact. There is the potential for minor long term negative effects on the landscape; however, it is considered that a sensitive approach to design would help to avoid negative impacts.

There are no listed buildings, Conservation Areas or Scheduled Monuments on the site: however, there are a number of listed buildings adjacent the western boundary; a Registered park and Garden adjacent the south part of the site[90] and given the heritage of the surrounding area there is likely to be archaeology present on the site. Archaeology is likely to be directly affected by the development of the allocation site. There is the potential for a long term negative effect on the historic environment. It is recommended that Local Plan policies are developed to protect and enhance heritage assets, including their setting, and require mitigation is available to address potential negative effects.

There are no notable biodiversity designations on or adjacent to the site. Any mature or protected trees should be incorporated into the design and layout of the allocation and protected from development. This site is not in an area of high flood risk[91]. The effects on Crime are uncertain at this stage and will depend on the design and layout finalised at the development management level.

In terms of waste, given the scale of development proposed there are likely to be negative effects as waste will be created in the short-term during construction and in the long-term by additional households generating waste day to day. It is recommended that mitigation is put in place with the requirement to submit a waste management plan possibly as part of an EMP to include provision of space for storage of recycling facilities per dwelling and address construction waste.

[89] Warwick District Council (Feb 2009) Landscape Character Assessment for Land South of Warwick and Leamington.
[90] English Heritage (2013) National Heritage List for England. Online at http://list.english-heritage.org.uk/mapsearch.aspx [accessed May 2013]
[91] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]

On the Edge of Kenilworth

Site: Thickthorn
Size, Capacity & Use: 46.6 ha - approx. 700 dwellings - mixed use (housing, employment (8 ha), community facilities, open space and a primary school)
SHLAA Ref: K01 (Land at Thickthorn), K05 (Kenilworth RFC - Land off Rocky Lane), K06 (Kenilworth RFC - Land at Glasshouse Lane), K09 (Jersey Farm, Glasshouse Lane) & K20 (Kenilworth Wardens Cricket Club)

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
Appraisal Summary	++	+	-	+	-	--	-	?	--	-	-	-	++	++	+	-	+	?

Summary:

The site is a proposed urban extension to the south east of Kenilworth, with the A46 running along the eastern boundary. The delivery of approx. 700 dwellings, employment (8 ha), open space, community facilities and a primary school will have a significant long term positive effect on SA objectives relating to housing, employment and accessibility to services and facilities. The development will improve access to housing, employment opportunities and facilities for the residents of Kenilworth. Development at this site would require the relocation of sports clubs, which is not required to have significant effects as improved alternative sport facilities will be provided elsewhere.

Proposed development at the site has the potential to support new and improve existing public transport infrastructure as well as reduce the need to travel for residents in Kenilworth, with the potential for long term positive effects on SA objectives 2 (sustainable transport) and 3 (Reduce the need to travel). Any proposal for development should seek to ensure that there are good cycling and walking links into the town centre and that the public footpath that traverses the north of the site is retained and enhanced where possible.

Proposed development will increase the level of traffic in Kenilworth and along the A46, with the potential for a short to long term negative effect on transport. No significant transport infrastructure issues have been identified through the SHLAA (2012)[92] and the Strategic Transport Assessment (2012)[93] set out a comprehensive and viable set of mitigation measures to address potential adverse effects of proposed development on traffic, which includes improvements to Thickthorn Roundabout. It should be a requirement for any proposal to include a travel plan as part of an EMP to reduce impacts during construction and operation.

The site is arable Greenfield and Green Belt Land, so there is the potential for significant long term negative effects on SA objective 5 (prudent use of land) through the loss of Greenfield and Green Belt Land. There is also the potential for a long term negative effect on SA objective 9 (Air, water & soil quality) through the loss of agricultural land[94]. The site was assessed as having low landscape value in the Landscape Character Assessment (2009)[95] as it is severed from its natural landscape context by road building and appears to be a discrete landscape parcel with established visual enclosure. Potential for a medium to long term negative effect on the landscape; however, it is considered that suitable mitigation is available at the development management stage.

There is the potential for significant long term negative effect on heritage as Thickthorn Manor and Stables (Grade II Listed Buildings) are adjacent to the site and a small portion of the north east of the site contains part of a Scheduled Monument (Roman settlement at Glasshouse Wood). Stoneleigh Abbey Historic Park and Garden (Grade II) is also adjacent to the eastern boundary of the site, albeit separated by the A46[96]. Development at this site would need to ensure that there is no significant adverse effect to important heritage, in particular the Scheduled Monument and its setting. The Scheduled Monument is already bisected by the A46 and the section of designated land within the boundary of the site is currently being used as a sports ground.

The key habitat feature of the site is the potential Local Wildlife Site of Thickthorn Wood, which is also an Ancient Woodland. Thickthorn Wood pLSW and Ancient Woodland is bisected by the A46 and partially within the boundary of the site to the south east. The Glasshouse Spinney pLSW and Ancient Woodland is adjacent to the northern boundary of the site. These areas as well as any other important biodiversity should be protected from development[97]. Any proposal for the site will be accompanied by a low level ecological appraisal, which will provide further detail on the habitats and species present on the site and set out measures to avoid and mitigate adverse effects. Development should avoid Thickthorn Wood as well as the northern boundary of the site (Glasshouse Spinney) and ensure appropriate buffers are in place to minimise the impacts of development. The site also

[92] Warwick District Council (May 2012) Strategic Housing Land Availability Assessment Main Report.
[93] Warwickshire County Council (Feb 2013) Warwick Strategic Transport Assessment: Warwick STA - Phase 2 Assessment.
[94] Coventry Joint Green Belt Review (2009).
[95] Warwick District Council (Feb 2009) Landscape Character Assessment for Land South of Warwick and Leamington.
[96] English Heritage - The National Heritage List for England. Available online: http://list.english-heritage.org.uk/mapsearch.aspx
[97] Warwick District Habitats Assessment (2008).

contains species rich hedgerows and mature trees (some with Tree Preservation Orders), which should also be protected and retained. It is recommended that strong environmental policies are developed to: encourage sustainable design; to protect and encourage enhancement of the natural environment; and to include provision for green infrastructure.

Proposed development is likely to increase air, light, water and noise pollution - particularly in the short term during construction. This will affect the residential properties adjacent to the site. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address adverse effects. Effectiveness depends on detailed design and implementation - it is recommended that there should be a requirement for an EMP (construction & occupation) including monitoring which should be followed-up. An appropriate buffer between development and the A46 will also be required to minimise noise and atmospheric pollution generated from the A46. The underlying geology feeds a principal aquifer and any development on the site must not compromise the quality of the water. This will be considered in more detail through project level assessments, which will propose suitable measures to avoid and mitigate potential adverse effects.

There is the potential for negative effects on SA objective 4 (waste & recycling), as given the scale of development proposed there are likely to be large amounts of waste created in the short term during construction and in the long term as a result of additional households and businesses generating waste day to day. It is recommended that the Council require a waste management plan to accompany any proposal for development; which should include provision of space for storage of recycling facilities per dwelling.

There are potential surface water drainage issues on the east of the site where it slopes down towards the A46. A buffer zone between development and the A46 should help to address with along with other surface water management measures considered at the project level.

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).

Alternative Non-Village Sites Considered through the Plan-Making Process

Site: North of Milverton (West)
SHLAA Ref: L07 (Land North of Milverton)

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
Appraisal Summary	+	-	-	-	--	-	?	?	--	-	=	++	+	+	+	?

Summary:

The allocation has the potential to provide a number of houses which will have a significant long term positive effect on SA objectives relating to the housing. In addition, there will be indirect positive effects on economy (potential increase supply of labour and consumer spending in the area), local community services (likely increased use) health and well being and poverty and social exclusion (access to good quality housing).

The site currently does not have access to public transport (despite being close to a GP Surgery and schools (within 1.5 miles) and at this stage, little detail is known about existing traffic issues such as congestion. There is the potential for short to long term negative effects on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network. The Local Plan will include policies to ensure that traffic and transport issues are identified and that appropriate mitigation are implemented as well as introduce requirements for developers to contribute to transport infrastructure improvements. Suitable infrastructure improvements would be required to ensure that there are no adverse effects on the surrounding road network.

Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases and this may affect the residential areas to the south of the site. In addition, the presence of the railway to the west could be a potential nuisance source for new development and there is potential for contamination to be present as the site is adjacent to an old landfill and quarry site. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address negative effects. Effectiveness depends on detailed design and implementation - it is recommended that there should be a requirement for an EMP (construction & occupation)

including monitoring which should be followed-up.

Development at this site would lead to the loss of Greenfield and Green Belt Land with the potential for a significant long term negative effect on the prudent use of land. There is the potential for a long term negative effect on landscape as the area has been identified as having a medium landscape value[98]; however, if a sensitive approach to development is taken there is the potential for it to be quite well contained. There is also an opportunity to enhance the existing urban/ rural interface.

There are no international, national or local nature conservation designations on the site[99]. There are some hedgerows and mature trees on the site that should be protected from development. In addition, development of the site will result in the loss of high grade agricultural land leading to minor negative effects on soil. Also the site is not within an area of high flood risk[100].

At this stage the effect on the historic environment is likely to be uncertain. There are no listed buildings, scheduled monuments or Conservation Areas on or adjacent to the site[101] and the presence of archaeology is unknown, although the area has a rich heritage.

In terms of waste, there are likely to be minor negative effects as waste will be created in the short-term during construction and in the long term by additional households generating waste day to day. It is recommended that mitigation is put in place with the requirement to submit a waste management plan possibly as part of an EMP to include provision of space for storage of recycling facilities per dwelling and address construction waste.

The effects on Crime are uncertain at this stage and will depend on the design and layout finalised at the development management level.

[98] Warwick District Council (Feb 2009) Landscape Character Assessment for Land South of Warwick and Leamington.
[99] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].
[100] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]
[101] English Heritage (2013) National Heritage List for England. Online at http://list.english-heritage.org.uk/mapsearch.aspx [accessed May 2013]

Site: North of Milverton (East)
SHLAA Ref: L07 (Land North of Milverton)

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
Appraisal Summary	+	-	-	-	--	-	?	-	-	-	-	++	+	+	+	?

Summary:

The site is adjacent to North of Milverton (West) and therefore there are likely to be cumulative effects on transport and landscape in particular.

The allocation has the potential to provide a large number of houses which will have a significant long term positive effect on SA objectives relating to the housing. In addition, there will be indirect positive effects on economy (potential increase supply of labour and consumer spending in the area), local community services (likely increased use) health and well being and poverty and social exclusion (access to good quality housing).

The site currently does not have access to public transport (despite being close to a GP Surgery and schools (within 1.5 miles) and at this stage, little detail is known about existing traffic issues such as congestion. There is the potential for short to long term negative effects on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network. The Local Plan will include policies to ensure that traffic and transport issues are identified and that appropriate mitigation are implemented as well as introduce requirements for developers to contribute to transport infrastructure improvements. Suitable infrastructure improvements would be required to ensure that there are no adverse effects on the surrounding road network.

Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases and this may affect the residential areas to the south of the site. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address negative effects. Effectiveness depends on detailed design and implementation - it is recommended that there should be a requirement for an EMP (construction & occupation) including monitoring which should be followed-up.

Development at this site would lead to the loss of Greenfield and Green Belt Land with the potential for a significant long term negative effect on the prudent use of land. There is the potential for a long term negative effect on landscape as the area has been identified as having a medium landscape value[102]; however, if a sensitive approach to development is taken there is the potential for it to be quite well contained. There is also an opportunity to enhance the existing urban/ rural interface.

There are no international or national nature conservation designations on the site[103]. It does include a minor watercourse designated as a local wildlife site linked to the River Avon which could be directly affected and there are some hedgerows and mature trees on the site that should be protected from development.

At this stage the effect on the historic environment is likely to be minor negative. There are no listed buildings, scheduled monuments on or adjacent to the site[104]; however, the south-eastern part of the site is adjacent to the Leamington Spa Conservation area and although the presence of archaeology is unknown, the area has a rich heritage. Therefore there is potential for the development of the allocation to affect the character and appearance of the conservation area and archaeology.

Also the majority of the site is not within an area of high flood risk although a tiny fraction to the very north-east of the site is at risk[105]. It is assumed that appropriate mitigation will be put in place at the development management level. The north/ north-eastern part of the site is within a water source protection zone and an area of groundwater vulnerability and as a result the allocation could have major negative effects on water quality. In addition, development of the site will result in the loss of high grade agricultural land leading to minor negative effects on soil.

In terms of waste, given the size of the allocation plot there are likely to be negative effects as waste will be created in the short-term during construction and in the long term by additional households generating waste day to day. It is recommended that mitigation is put in place with the requirement to submit a waste management plan possibly as part of an EMP to include provision of space for storage of recycling facilities per dwelling and address construction waste.

The effects on Crime are uncertain at this stage and will depend on the design and layout finalised at the development management level.

[102] Warwick District Council (Feb 2009) Landscape Character Assessment for Land South of Warwick and Leamington.
[103] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].
[104] English Heritage (2013) National Heritage List for England. Online at http://list.english-heritage.org.uk/mapsearch.aspx [accessed May 2013]
[105] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]

Site: North of Milverton (Whole Site)
SHLAA Ref: L07 (Land North of Milverton)

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
Appraisal Summary	+	--	-	-	--	-	?	-	--	-	-	++	+	+	+	?

Summary:

This site includes both the East and West allocations mentioned above and therefore both positive and negative effects are likely to be enhanced / exacerbated.

The allocation has the potential to provide a large number of houses which will have a significant long term positive effect on SA objectives relating to the housing. In addition, there will be indirect positive effects on economy (potential increase supply of labour and consumer spending in the area), local community services (likely increased use) health and well being and poverty and social exclusion (access to good quality housing).

The site currently does not have access to public transport (despite being close to a GP Surgery and schools (within 1.5 miles) and if the entire site is developed, it is unlikely that the existing road capacity would be sufficient to accommodate any increase in traffic. However, at this stage, little detail is known about existing traffic issues such as congestion. There is the potential for short to long term negative effects on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network. The Local Plan will include policies to ensure that traffic and transport issues are identified and that appropriate mitigation are implemented as well as introduce requirements for developers to contribute to transport infrastructure improvements. Suitable infrastructure improvements would be required to ensure that there are no adverse effects on the surrounding road network.

Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases and this may affect the residential areas to the south of the site. In addition, the presence of the railway to the west could be a potential nuisance source for new development and there is potential for contamination to be present as the site is adjacent to an old landfill and quarry site. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address negative effects. Effectiveness

depends on detailed design and implementation - it is recommended that there should be a requirement for an EMP (construction & occupation) including monitoring which should be followed-up.

Development at this site would lead to the loss of Greenfield and Green Belt Land with the potential for a significant long term negative effect on the prudent use of land. There is the potential for a long term negative effect on landscape as the area has been identified as having a medium landscape value[106]; however, if a sensitive approach to development is taken there is the potential for it to be quite well contained. There is also an opportunity to enhance the existing urban/ rural interface.

There are no international or national nature conservation designations on the site[107]. It does include a minor watercourse designated as a local wildlife site linked to the River Avon which could be directly affected and there are some hedgerows and mature trees on the site that should be protected from development.

At this stage the effect on the historic environment is likely to be minor negative. There are no listed buildings, scheduled monuments on or adjacent to the site[108]; however, the south-eastern part of the site is adjacent to the Leamington Spa Conservation area and although the presence of archaeology is unknown, the area has a rich heritage. Therefore there is potential for the development of the allocation to affect the character and appearance of the conservation area and archaeology.

Also the majority of the site is not within an area of high flood risk although a tiny fraction to the very north-east of the site is at risk[109]. It is assumed that appropriate mitigation will be put in place at the development management level. The north/ north-eastern part of the site is within a water source protection zone and an area of groundwater vulnerability and as a result the allocation could have major negative effects on water quality. In addition, development of the site will result in the loss of high grade agricultural land leading to minor negative effects on soil.

In terms of waste, given the size of the allocation plot there are likely to be negative effects as waste will be created in the short-term during construction and in the long term by additional households generating waste day to day. It is recommended that mitigation is put in place with the requirement to submit a waste management plan possibly as part of an EMP to include provision of space for storage of recycling facilities per dwelling and address construction waste.

The effects on Crime are uncertain at this stage and will depend on the design and layout finalised at the development management level.

[106] Warwick District Council (Feb 2009) Landscape Character Assessment for Land South of Warwick and Leamington.
[107] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].
[108] English Heritage (2013) National Heritage List for England. Online at http://list.english-heritage.org.uk/mapsearch.aspx [accessed May 2013]
[109] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]

Site: Land at Blackdown
SHLAA Ref: L48 (Land at Blackdown)

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
Appraisal Summary	+	-	-	-	--	--	?	-	--	-	-	++	+	+	+	?

Summary:

The allocation has the potential to provide a large number of houses which will have a significant long term positive effect on SA objectives relating to the housing. In addition, there will be indirect positive effects on economy (potential increase supply of labour and consumer spending in the area), local community services (likely increased use) health and well being and poverty and social exclusion (access to good quality housing).

The site currently does not have access to public transport (despite being close to a GP Surgery and schools (within 1 mile) and at this stage, little detail is known about existing traffic issues such as congestion. There is the potential for short to long term negative effects on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network. The Local Plan will include policies to ensure that traffic and transport issues are identified and that appropriate mitigation are implemented as well as introduce requirements for developers to contribute to transport infrastructure improvements. Suitable infrastructure improvements would be required to ensure that there are no adverse effects on the surrounding road network.

Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases and this may affect the residential areas to the south of the site. In addition, there is potential for contamination to be present as the site contains an old quarry. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address negative effects. Effectiveness depends on detailed design and implementation - it is recommended that there should be a requirement for an EMP (construction & occupation) including monitoring which should be followed-up.

Development at this site would lead to the loss of Greenfield and Green Belt Land with the potential for a significant long term negative effect on the prudent use of land. There is the potential for a long term major negative effect on landscape as the area has been identified as being of high

landscape value[110].
There are no international or national nature conservation designations on the site[111]. It does include a minor watercourse designated as a local wildlife site linked to the River Avon which could be directly affected and there are some hedgerows and mature trees on the site that should be protected from development. In addition, there is a disused quarry on the site which could provide habitat for a number of protected species. It is also recommended that strong environmental policies are developed to: encourage sustainable design; to protect and encourage enhancement of the natural environment; and to include provision for green infrastructure.

At this stage the effect on the historic environment is likely to be uncertain. There are no listed buildings, scheduled monuments or Conservation Area on or adjacent to the site[112]; however, the presence of archaeology is unknown, although the area has a rich heritage.

Also the site is not within an area of high flood risk[113] although the site is within a water source protection zone and an area of groundwater vulnerability and as a result the allocation could have major negative effects on water quality. In addition, development of the site will result in the loss of high grade agricultural land leading to minor negative effects on soil.

In terms of waste, there are likely to be negative effects as waste will be created in the short-term during construction and in the long term by additional households generating waste day to day. It is recommended that mitigation is put in place with the requirement to submit a waste management plan possibly as part of an EMP to include provision of space for storage of recycling facilities per dwelling and address construction waste.

The effects on Crime are uncertain at this stage and will depend on the design and layout finalised at the development management level.

[110] Warwick District Council (Feb 2009) Landscape Character Assessment for Land South of Warwick and Leamington.
[111] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].
[112] English Heritage (2013) National Heritage List for England. Online at http://list.english-heritage.org.uk/mapsearch.aspx [accessed May 2013]
[113] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]

Site: Whitnash East
SHLAA Ref: L10 (Land South of Sydenham)

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
Appraisal Summary	+	+	-	+	-	-	-	?	?	-	-	-	++	+	+	?	?	?

Summary:

The site is situated to the east of Whitnash and is defined by the railway line to the west, Whitnash Brook to the east, existing development at Sydenham to the north and a smallholding to the south. Proposed development has the potential to have a long term positive effects on the SA objective relating to housing. The provision of dwellings will help to meet the current and additional residential needs of the area, which will have indirect positive effects on health and well being/ poverty through providing good quality housing. There also will be indirect positive effects on economy (potential increase supply of labour and consumer spending in the area) and local community services (likely increased use). Proposed development could support new and improve existing public transport infrastructure with long term positive effects on SA objective 2 as well as help to reduce the need to travel for residents with improved access to housing and community facilities. A well-used public footpath/bridleway traverses the site from west/east from Church Lane and the railway bridge. This along with any other existing access links between Whitnash and the countryside should be retained and enhanced where possible.

Development of the site will lead to the loss of Greenfield and agricultural land with a significant long term negative effect on SA objective 5 (prudent use of land) and a minor long term negative effect on SA objective 9 (air, water & soil quality). Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases. This may affect the residential areas and school in the north but is less likely to affect existing development to the west given the existing railway corridor. Short-term negative effects during construction can be mitigated through appropriate phasing and an Environmental Management Plan (construction & occupation), including monitoring which should be followed-up. A buffer will also be required to protect development from the noise and vibration created by the railway.

There is the potential for negative effects on SA objective 4 (waste & recycling), as given the scale of development proposed there are likely to be large amounts of waste created in the short term during construction and in the long term as a result of additional households generating waste day to

day. It is recommended that the Council require a waste management plan to accompany any proposal for development; which should include provision of space for storage of recycling facilities per dwelling.

There will be some difficulty integrating development with the existing community given the railway corridor along the western boundary of the site, which forms an established and definitive edge to the eastern edge of Whitnash. The LCA (2009)[114] considered that the site in general is relatively hidden from the larger part of Leamington and that development would only have local visual impacts. The development of this site to the south east of Whitnash as well as development in Radford Semele could result in the perceived coalescence of these settlements. The LCA (2009) considered that if development were to occur it would be important to retain an appropriate buffer corridor along Whitnash Brook, which runs along the eastern boundary of the site. Development will need to be carefully planned and designed to minimise potential impacts on the landscape, particularly for local residents.

Whitnash Brook flows north into the River Leam and becomes a Local Nature Reserve just above Greenfield Road. It is essential that the LNR is retained and protected with a considerable buffer zone between it and any development. The linear pLWS/SINC Whitnash Brook SP36G1 should also be retained and protected with a buffer zone implemented to prevent direct or indirect impact on the site[115]. There are also a number of mature trees present on the site that should also be protected with suitable buffer zones to protect their roots. Potential for short to long term negative effects on biodiversity; however, it is considered that through further project level assessment suitable detailed mitigation measures will be identified to address any potential adverse effects. It is recommended that strong environmental policies are developed to: encourage sustainable design; to protect and encourage enhancement of the natural environment; and to include provision for green infrastructure.

The eastern boundary of the site is within Flood Zones 2, 3A & 3B[116]. Proposed development will increase the level of surface water runoff as a result of an increase in impermeable surfaces. This could increase the risk of flooding on the Whitnash Brook to the east of the site as well as increase the risk of flooding on the River Leam. Any proposal for development should be accompanied by appropriate mitigation, including Sustainable Drainage Systems, to address potential adverse effects on flood risk. Development is likely to require sewage pumping but is located upstream of a sub-catchment with known sewer flooding problems, which have recently been appraised as part of Severn Trent's sewer flooding investment programme. Further hydraulic analysis will be required to assess the impact of this development on sewer capacity.

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).

[114] Ibid.
[115] Warwick District Habitats Assessment (2008).
[116] Warwick District Council (April 2013) Level 1 Strategic Flood Risk Assessment.

Site: Westwood Heath (whole)
SHLAA Ref: C02 (Land SW of Westwood Heath Road), CO3 (Westwood Heath Road/ Brockendon Road, C05 (Land off Cromwell Lane, Burton Green) & C13 (Lodge Farm, Westwood Heath Road)

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
Appraisal Summary	+	+	-	-	-	--	--	?	?	-	-	=	++	+	+	-	+	?

Summary:

Development at this site has the potential for a significant medium to long term positive effect on SA objectives relating to housing through the delivery of 880 dwellings. In addition, there will be indirect positive effects on economy (potential increase supply of labour and consumer spending in the area), local community services (likely increased use) health and well being and poverty and social exclusion (access to good quality housing). Although the potential loss of a sports field could have minor negative effects on health.

In relation to travel and transport, the site has good access to public transport with a bus stop within approximately 50 m from the site. However, at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them and access to the site is dependent on agreement with a third party. Potential for a medium to long term negative effect on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network. The Local Plan will include policies to ensure that traffic and transport issues are identified and that appropriate mitigation are implemented as well as introduce requirements for developers to contribute to transport infrastructure improvements. Suitable infrastructure improvements would be required to ensure that there are no adverse effects on the surrounding road network.

Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases and this may affect the residential areas to the North of the site. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address negative effects. Effectiveness depends on detailed design and implementation - it is recommended that there should be a requirement for an EMP (construction & occupation) including monitoring which should be followed-up.

Development at this site would lead to the loss of Greenfield and Green Belt Land with the potential for a significant long term negative effect on the

prudent use of land. There is the potential for a long term major negative effect on landscape as the parts of the site have been identified as being of high landscape value[117].

There are no international, national or local nature conservation designations on the site[118] although there are two local wildlife sites adjacent to the site. There are some hedgerows and mature trees on the site that should be protected from development. It is also recommended that strong environmental policies are developed to: encourage sustainable design; to protect and encourage enhancement of the natural environment; and to include provision for green infrastructure.

At this stage the effect on the historic environment is likely to be uncertain. There are no listed buildings, scheduled monuments or Conservation Area on or adjacent to the site[119]; however, the presence of archaeology is unknown, although the area has a rich heritage.

Also the site is not within an area of high flood risk[120] but the development of the site will result in the loss of high grade agricultural land leading to minor negative effects on soil.

In terms of waste, given the large size of the allocation there are likely to be negative effects as waste will be created in the short-term during construction and in the long term by additional households generating waste day to day. It is recommended that mitigation is put in place with the requirement to submit a waste management plan possibly as part of an EMP to include provision of space for storage of recycling facilities per dwelling and address construction waste.

The effects on Crime are uncertain at this stage and will depend on the design and layout finalised at the development management level.

[117] Warwick District Council (Feb 2009) Landscape Character Assessment for Land South of Warwick and Leamington.
[118] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].
[119] English Heritage (2013) National Heritage List for England. Online at http://list.english-heritage.org.uk/mapsearch.aspx [accessed May 2013]
[120] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]

Site: Welsh Road, Cubbington
SHLAA Ref: Not assessed through SHLAA

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
Appraisal Summary	+	-	-	-	+	+	?	?	?	-	-	--	-	-	+	+	+	?

Summary:

The allocation has the potential to provide a large number of houses which will have a significant long term positive effect on SA objectives relating to the housing. In addition, there will be indirect positive effects on economy (potential increase supply of labour and consumer spending in the area), local community services (likely increased use) health and well being and poverty and social exclusion (access to good quality housing).

The site currently does not have access to public transport and poor access to healthcare facilities (just under 3 miles away). In addition, at this stage, little detail is known about existing traffic issues such as congestion. There is the potential for short to long term negative effects on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network. The Local Plan will include policies to ensure that traffic and transport issues are identified and that appropriate mitigation are implemented as well as introduce requirements for developers to contribute to transport infrastructure improvements. Suitable infrastructure improvements would be required to ensure that there are no adverse effects on the surrounding road network.

There are no international, national or local nature conservation designations on or adjacent to the site[121] although the large structures on the site could provide roosting habitats for bats. It is also recommended that strong environmental policies are developed to: encourage sustainable design; to protect and encourage enhancement of the natural environment; and to include provision for green infrastructure.

At this stage the effect on the historic environment is likely to be uncertain. There are no listed buildings, scheduled monuments or Conservation Area on or adjacent to the site[122]; however, the presence of archaeology is unknown, although the area has a rich heritage.

[121] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].

The majority of the site is in a high risk flood area[123] and it would be recommended that residential development would avoid this area unless there are no reasonable alternatives.

In terms of waste, given the size of the allocation plot there are likely to be negative effects as waste will be created in the short-term during construction and in the long term by additional households generating waste day to day. It is recommended that mitigation is put in place with the requirement to submit a waste management plan possibly as part of an EMP to include provision of space for storage of recycling facilities per dwelling and address construction waste.

There is the potential for minor long term positive effects on the prudent use of land and the landscape as the site is Brownfield land with existing poor quality structures. The regeneration of the site and delivery of new high quality housing and open space would help to renew and strengthen the character/ sense of place of the area creating an attractive place for people to live.

Remediation of the existing industrial site (removal of a number of large structures) will be required so there is a potential issue with contaminants. Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases. This may affect the residential areas to the north. Short-term negative effects during construction can be mitigated through appropriate phasing and an Environmental Management Plan (construction & occupation), including monitoring which should be followed-up.

[122] English Heritage (2013) National Heritage List for England. Online at http://list.english-heritage.org.uk/mapsearch.aspx [accessed May 2013]
[123] Warwick District Council (April 2013) Level 1 Strategic Flood Risk Assessment.

Site: Loes Farm
SHLAA Ref: W28 (Loes Farm, Guy's Cliffe)

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
Appraisal Summary	+	-	-	-	--	--	?	-	-	-	=	++	+	+	+	?

Summary:

The allocation has the potential to provide housing which will have a major long term positive effect on SA objectives relating to the housing. In addition, there will be indirect positive effects on economy (potential increase supply of labour and consumer spending in the area), local community services (likely increased use) health and well being and poverty and social exclusion (access to good quality housing).

The site currently does not have access to public transport (despite being close to a GP Surgery and schools (within 1.5 miles). However, at this stage, little detail is known about existing traffic issues such as congestion. There is the potential for short to long term negative effects on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network. The Local Plan will include policies to ensure that traffic and transport issues are identified and that appropriate mitigation are implemented as well as introduce requirements for developers to contribute to transport infrastructure improvements. Suitable infrastructure improvements would be required to ensure that there are no adverse effects on the surrounding road network.

Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases and this may affect the residential areas to the south of the site. In addition, the presence of the A46 to the west could be a potential nuisance source for new development. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address negative effects. Effectiveness depends on detailed design and implementation - it is recommended that there should be a requirement for an EMP (construction & occupation) including monitoring which should be followed-up.

Development at this site would lead to the loss of Greenfield and Green Belt Land with the potential for a significant long term negative effect on the prudent use of land. There is the potential for a long term negative effect on landscape as the site abuts a large area of Guy's Cliffe Park and Garden.

There are no international, national or local nature conservation designations on the site[124]. There are some hedgerows and mature trees on the site that should be protected from development. Also the site is not within an area of high flood risk[125]. It is expected that mitigation will be available at the development management level to deal with any additional run-off caused by the additional impermeable surfaces as a result of development.

At this stage the effect on the historic environment is likely to be minor negative. There are no listed buildings, scheduled monuments on or adjacent to the site[126]; however, the site is adjacent Guy's Cliffe Park and Garden which is of Special Historic Interest (registered park and garden) and although the presence of archaeology is unknown, the area has a rich heritage. Guys Cliffe Scheduled Ancient Monument is located on land adjacent to the site.

In terms of waste, given the size of the allocation plot there are likely to be negative effects as waste will be created in the short-term during construction and in the long term by additional households generating waste day to day. It is recommended that mitigation is put in place with the requirement to submit a waste management plan possibly as part of an EMP to include provision of space for storage of recycling facilities per dwelling and address construction waste.

The effects on Crime are uncertain at this stage and will depend on the design and layout finalised at the development management level.

[124] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].
[125] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]
[126] English Heritage (2013) National Heritage List for England. Online at http://list.english-heritage.org.uk/mapsearch.aspx [accessed May 2013]

Site: West of St Marys Lands
SHLAA Ref: W35 (Land west of Warwick Racecourse)

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
Appraisal Summary	+	+	?	+	-	-	-	?	?	-	-	-	++	+	+	+	?

Summary:

The allocation has the potential to provide housing which will have a major long term positive effect on SA objectives relating to the housing. In addition, there will be indirect positive effects on economy (potential increase supply of labour and consumer spending in the area), local community services (likely increased use) health and well being and poverty and social exclusion (access to good quality housing).

With regard to travel and transport, the site has good access to public transport leading into Warwick's Centre and has good pedestrian access in the form of pavements leading into the Town Centre. However, at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them. There is the potential for short to long term negative effects on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network. The Local Plan will include policies to ensure that traffic and transport issues are identified and that appropriate mitigation are implemented as well as introduce requirements for developers to contribute to transport infrastructure improvements. Suitable infrastructure improvements would be required to ensure that there are no adverse effects on the surrounding road network.

At this stage the effect on the historic environment is likely to be uncertain. There are no listed buildings, scheduled monuments or Conservation Area on or adjacent to the site[127]; however, the presence of archaeology is unknown, although the area has a rich heritage.

The potential effects on SA objectives relating to the natural environment and landscape; climate change (adaption - flood risk) and air, water & soil

[127] English Heritage (2013) National Heritage List for England. Online at http://list.english-heritage.org.uk/mapsearch.aspx [accessed May 2013]

quality are considered to be minor negative. The site is located on Greenfield land outside of main settlements on the edge open countryside and is adjacent to the A46 (noise effects on sensitive residential development). In addition, the south east of the site is an area of high flood risk[128] (15% of the site) and it is recommended that development should avoid this corner. Mitigation to a certain extent is provided by national planning policy and it would be recommended that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the allocation into the landscape. In addition, it is recommended that a noise assessment is carried out to identify possible noise impacts and suggest appropriate mitigation. There are no international, national or local nature conservation designations on or adjacent to the site[129] although it contains a tributary of the River Avon LWS and also the presence of protected species and the ecological value of the site in not known at this stage. It is recommended that strong environmental policies are developed to protect and encourage enhancement of the natural environment and include provision for green infrastructure.

The effect on crime are uncertain at this stage and will depend on the design and layout finalised at the development management level although consideration should be given to inserting a design policy encourage sustainable design and to take account of the Safer Places: The Planning System and Crime Prevention Guidance (September 2004), to prevent crime.

[128] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]
[129] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].

Site: Land South of Gallows Hill, The Asps and Park Farm
SHLAA Ref: W10 (Land South of Gallows Hill), W26 (Gallows Hill/ Europa Way), W27 (The Asps) & Park Farm (not considered through the SHLAA)

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
Appraisal Summary	+	+	--	+	-	--	--	?	--	-	-	-	++	+	+	+	?

Summary:

Development at this site has the potential for a significant medium to long term positive effect on SA objectives relating to housing through the delivery of a large number of dwellings. In addition, there will be indirect positive effects on economy (potential increase supply of labour and consumer spending in the area), local community services (likely increased use) health and well being and poverty and social exclusion (access to good quality housing).

The road network around the site is busy and at times suffers from congestion. The Strategic Transport Assessments[130] show that development at this site, especially considered cumulatively with other sites proposed in the surrounding area, will lead to an unacceptable level of additional road traffic unless mitigation is provided. There is therefore the potential for a significant long term negative effect on SA objective 2 (sustainable transport). However, the Strategic Transport Assessment Phase 2[131] considered that despite the apparent issues with the network delivery, proposed development in the south is likely to be feasible and mitigation possible . It is considered that appropriate mitigation will be available to address the potential significant long term negative effects on transport resulting in residual minor negative effects. It is suggested that the Local Plan includes policies to ensure that traffic and transport issues are identified and that appropriate mitigation is implemented as well as introducing requirements for developers contributing to transport infrastructure improvements and sustainable transport. In addition, it should be a requirement for any proposal to include a travel plan as part of an EMP to reduce impacts during construction and operation.

[130] Warwick District Council Evidence Base - Strategic Transport Assessments. Available online: http://www.warwickdc.gov.uk/WDC/Planning/Planning+policy/Local+Development+Framework/Evidence+Base/
[131] Warwickshire County Council (Feb 2013) Warwick Strategic Transport Assessment: Warwick STA - Phase 2 Assessment.

The level and location of proposed development has the potential to support new and improve existing public transport infrastructure, particularly with regard to Warwick technology Park, as well as reduce the need to travel for residents in Warwick and Leamington Spa, with the potential for significant long term positive effects on SA objectives 2 (sustainable transport) and 3 (Reduce the need to travel).

Proposed development is likely to increase air, light and noise pollution - particularly in the short term during construction. This may affect the Warwick Technology Park to the north, The Aspens (Grade II Listed) and the Warwick Castle Historic park and Garden (Grade I Listed)[132]. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address adverse effects. Effectiveness depends on detailed design and implementation - it is recommended that there should be a requirement for an EMP (construction & occupation) including monitoring which should be followed-up.

There is the potential for negative effects on SA objective 4 (waste & recycling), as given the scale of development proposed there are likely to be large amounts of waste created in the short term during construction and in the long term as a result of additional households generating waste day to day. It is recommended that the Council require a waste management plan to accompany any proposal for development; which should include provision of space for storage of recycling facilities per dwelling.

The site is predominantly arable Greenfield land, so there is the potential for long term negative effects on SA objective 5 (prudent use of land) through the loss of Greenfield land and SA objective 9 (Air, water & soil quality) through the loss of agricultural land. The LCA[133] (Feb 2009) identified the site as having high landscape value. It is identified as being an area of well-maintained agricultural land that is important to the setting of Castle Park and prominent in approaches to Warwick. The LCA states that it should be safeguarded from development.

A review of the LCA was undertaken in 2012[134] which found that there is a developable land area at this site (SHLAA Ref W10 & W26) of around 30 ha. Development at this site would 'jump' the present settlement boundary and extend the urban landscape into agricultural land - but could largely be contained within the existing landscape pattern. It considered that with adequate landscape infrastructure the principal landscape planning considerations set out in the review (maintaining a rural setting for principal visual receptors, avoiding adverse impacts on Castle Park, protecting Tach Brook and minimising wider landscape impacts) could be achievable.

There is the potential for development at this site to have significant long term negative effects on the landscape and setting of the towns as well as the Historic Castle Park, which is adjacent to the western boundary of the site. Any proposal for development at this site should be required to incorporate the recommendations as set out in the Options for Future Urban Expansion in Warwick District - Considerations for Sustainable Landscape Planning (Nov

[132] English Heritage - The National Heritage List for England. Available online: http://list.english-heritage.org.uk/mapsearch.aspx
[133] Warwick District Council (Feb 2009) Landscape Character Assessment for Land South of Warwick and Leamington.
[134] Warwick District Council (Nov 2012) Options for Future Urban Expansion in Warwick District - Considerations for Sustainable Landscape Planning.

2012).

The majority of the site is agricultural land and has no designated biodiversity value although a small part of the middle of the site following the Tach brook has been identified as a potential local wildlife site and therefore the development could have minor negative effects. Tach Brook runs through the middle of the site and into the River Avon. The Brook is a potential water vole habitat and also provides an important linkage with the surrounding landscape so should be protected and maintained with suitable buffer zones to minimise disturbance[135]. There woodlands and mature trees along the southern boundary of the site should also be protected and maintained. Potential for a minor negative effect on biodiversity. It is recommended that strong environmental policies are developed to: encourage sustainable design; to protect and encourage enhancement of the natural environment; and to include provision for green infrastructure.

The middle part of the site is located within an area of medium to high flood risk. Proposed development will increase the level of surface water runoff as a result of impermeable surfaces. This could increase the risk of flooding on the Tach Brook as well as increase the risk of flooding on the River Avon. Any proposal for development should be accompanied by appropriate mitigation, including Sustainable Drainage Systems, to address potential adverse effects on flood risk.

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).

[135] Warwick District Habitats Assessment (2008).

Site: Leamington Cricket Club
SHLAA Ref: L40 (Leamington Cricket Club)

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
Appraisal Summary	+	+	?	+	-	-	-	+	-	-	-	-	++	+	+	-	+	?

Summary:

The allocation will provide land to meet the current (and potentially additional) residential needs in the area, which will have a long term positive effect on SA objective 12. This will also have indirect positive effects on the economy, health and well being and poverty/ social exclusion through providing good quality housing.

There is the potential for minor long term negative effects on the prudent use of land, health and the landscape as the site is Greenfield land surrounded by existing development and would result in the loss of sports and recreational facility.

There are no notable biodiversity designations on or adjacent to the site[136]; however, lower level ecological assessments could determine that the site has some biodiversity value so the effect on the natural environment is uncertain. Potential effects on historic environment are considered to be negative at this stage. Although there are no listed buildings or Scheduled Monuments on the site, there are a number of listed buildings to the west of the allocation[137]; the site is adjacent to the Leamington Spa Conservation Area[138]; and given the heritage of Leamington Spa, there is likely to be archaeology present on the site. It is recommended that Local Plan policies are developed to protect and enhance heritage assets, including their

[136] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].
[137] English Heritage (2013) National Heritage List for England. Online at http://list.english-heritage.org.uk/mapsearch.aspx [accessed May 2013]
[138] Warwick District Council (2007) Leamington Spa Conservation Area. Online at http://www.warwickdc.gov.uk/NR/rdonlyres/E08E5B78-FF8E-4BC5-AAA5-CFF18AB1A5D5/0/LP_CONLeamingtonSpa.pdf [accessed May 2013]

setting, and require mitigation is available to address potential negative effects.

In relation to travel and transport, the site has good access to public transport with a bus stop within approximately 50 m from the site, although at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them. There is the potential for short to long term negative effects on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network. The Local Plan will include policies to ensure that traffic and transport issues are identified and that appropriate mitigation are implemented as well as introduce requirements for developers to contribute to transport infrastructure improvements. Suitable infrastructure improvements would be required to ensure that there are no adverse effects on the surrounding road network.

Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases. This may affect the residential areas surrounding the site. There also may be some contamination in the filled pond on the site. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address negative effects. Effectiveness depends on detailed design and implementation - it is recommended that there should be a requirement for an EMP (construction & occupation) including monitoring which should be followed-up.

Also the site is not within an area of high flood risk[139]. However, there have been some localised flooding problems along the northern boundary. The Lillington Brook transverses part of the northern boundary of the site and is culverted under part of the site. It is expected that mitigation will be available at the development management level to deal with any additional run-off caused by the additional impermeable surfaces as a result of development.

In terms of waste, given the size of the allocation plot there are likely to be negative effects as waste will be created in the short-term during construction and in the long term by additional households generating waste day to day. It is recommended that mitigation is put in place with the requirement to submit a waste management plan possibly as part of an EMP to include provision of space for storage of recycling facilities per dwelling and address construction waste.

The effects on Crime are uncertain at this stage and will depend on the design and layout finalised at the development management level.

[139] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]

Site: Warwickshire College, Warwick New Road, Leamington Spa
SHLAA Ref: L36 (Warwickshire College)

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
Appraisal Summary	+	-	+	?	+	-	+	+	?	?	-	-	=	-	++	+	-	+	+	?

Summary:

The allocation will provide land for housing to meet the current (and potentially additional) residential needs in the area, which will have a long term positive effect on SA objective 12. This will also have indirect positive effects on the economy, health and well being and poverty/ social exclusion through providing good quality housing.

There is the potential for minor long term positive effects on the prudent use of land and the landscape as the site is Brownfield land with existing poor quality structures. The regeneration of the site and delivery of new high quality housing and open space would help to renew and strengthen the character/ sense of place of the area creating an attractive place for people to live.

There are no notable biodiversity designations on the site[140] which could be directly affected by the allocation but there is a potential local wildlife site adjacent to the southern part of the site[141] which could be indirectly affected. The potential effects on biodiversity are uncertain at this stage. It is recommended that a buffer is provided between development and the adjacent pLWS and that protected trees are maintained. It is recommended that strong environmental policies are developed to: encourage sustainable design; to protect and encourage enhancement of the natural environment; and to include provision for green infrastructure.

[140] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].
[141] Warwick District Council (2010) Green Infrastructure Study: Ecological Assets Map. Online at http://www.warwickdc.gov.uk/NR/rdonlyres/6AE6AF66-D360-4728-9AB9-3CB787890738/0/EA2WarwickLeamingtonandWhitnash.pdf [accessed May 2013]

Although there are no listed buildings or Scheduled Monuments on the site, there is one listed building to the east of the site[142]; the site is adjacent to a register park and garden; the site is within the Leamington Spa Conservation Area[143]; and given the heritage of Leamington Spa, there is likely to be archaeology present on the site. Archaeology is likely to be directly affected by the development of the allocation site. It is recommended that Local Plan policies are developed to protect and enhance heritage assets, including their setting, and require mitigation is available to address potential negative effects.

In relation to travel and transport, the site has good access to public transport with a bus stop within the site, although at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them. There is the potential for short to long term negative effects on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network. The Local Plan will include policies to ensure that traffic and transport issues are identified and that appropriate mitigation are implemented as well as introduce requirements for developers to contribute to transport infrastructure improvements. Suitable infrastructure improvements would be required to ensure that there are no adverse effects on the surrounding road network.

Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases. This may affect the residential areas surrounding the site. In addition, the presence of the railway adjacent the western border of the site could mean that noise could negatively affect any new development. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address negative effects. Effectiveness depends on detailed design and implementation - it is recommended that there should be a requirement for an EMP (construction & occupation) including monitoring which should be followed-up. Furthermore, the allocation site is on Brownfield land and requires major site clearance.

There is the potential for a significant long term negative effect on climate change adaptation as the south eastern perimeter of the site is identified as having medium to high probability of flooding[144]. Residential development should be directed away from areas of high flood risk.

The allocation would result in the loss of employment land and land for education leading to long-term negative effects unless it is re-provided elsewhere.

[142] English Heritage (2013) National Heritage List for England. Online at http://list.english-heritage.org.uk/mapsearch.aspx [accessed May 2013]
[143] Warwick District Council (2007) Leamington Spa Conservation Area. Online at http://www.warwickdc.gov.uk/NR/rdonlyres/E08E5B78-FF8E-4BC5-AAA5-CFF18AB1A5D5/0/LP_CONLeamingtonSpa.pdf [accessed May 2013]
[144] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]

Site: Glasshouse Lane/Crewe Lane
SHLAA Ref: K18 (Glasshouse Lane/ Crewe Lane) & K19 (Woodside Training Centre)

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
Appraisal Summary	+	-	-	-	--	-	?	--	-	-	-	++	+	+	+	?

Summary:

The allocation has the potential to provide a large number of houses which will have a significant long term positive effect on SA objectives relating to the housing. In addition, there will be indirect positive effects on economy (potential increase supply of labour and consumer spending in the area), local community services (likely increased use) health and well being and poverty and social exclusion (access to good quality housing).

The site currently does not have access to public transport (despite being close to a GP Surgery and schools (within 1.5 miles) and at this stage, little detail is known about existing traffic issues such as congestion. There are also issues with access to and from the site in term of visibility. There is the potential for short to long term negative effects on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network. The Local Plan will include policies to ensure that traffic and transport issues are identified and that appropriate mitigation are implemented as well as introduce requirements for developers to contribute to transport infrastructure improvements. Suitable infrastructure improvements would be required to ensure that there are no adverse effects on the surrounding road network.

Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases and this may affect the residential areas to the west of the site. In addition, the presence of the A46 to the east could be a potential nuisance source for new development. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address negative effects. Effectiveness depends on detailed design and implementation - it is recommended that there should be a requirement for an EMP (construction & occupation) including monitoring which should be followed-up.

Development at this site would lead to the loss of Greenfield and Green Belt Land with the potential for a significant long term negative effect on the prudent use of land.

There are no international or national nature conservation designations on the site[145]; however there is a pLWS and some ancient woodland on the south of the site. There are some hedgerows and mature trees on the site that should be protected from development. It is recommended that strong environmental policies are developed to: encourage sustainable design; to protect and encourage enhancement of the natural environment; and to include provision for green infrastructure.

At this stage the effect on the historic environment is likely to be major negative. There are no listed buildings or Conservation Areas on or adjacent to the site[146]; however, there is part of a Scheduled Monument on the site. This could be directly affected by the development itself, the presence indicates that there is likely to be archaeology present on the site which could also be directly affected.

Although the site is not within an area of high flood risk, there are surface water drainage problems and the allocation has the potential to increase surface run-off[147]. It is assumed that appropriate mitigation will be put in place at the development management level. The site is underlain by geology which feeds a principal aquifer and as a result the allocation could have minor negative effects on water quality. In addition, development of the site will result in the loss of high grade agricultural land leading to minor negative effects on soil.

In terms of waste, given the size of the allocation plot there are likely to be negative effects as waste will be created in the short-term during construction and in the long term by additional households generating waste day to day. It is recommended that mitigation is put in place with the requirement to submit a waste management plan possibly as part of an EMP to include provision of space for storage of recycling facilities per dwelling and address construction waste.

The effects on Crime are uncertain at this stage and will depend on the design and layout finalised at the development management level.

[145] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].
[146] English Heritage (2013) National Heritage List for England. Online at http://list.english-heritage.org.uk/mapsearch.aspx [accessed May 2013]
[147] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]

Site: Kenilworth Golf Course
SHLAA Ref: K07 (Kenilworth Golf Club, Dalehouse Lane)

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
Appraisal Summary	+	-	-	-	--	--	?	?	--	-	=	++	+	+	+	?

Summary:

The allocation has the potential to provide a large number of houses which will have a significant long term positive effect on SA objectives relating to the housing. In addition, there will be indirect positive effects on economy (potential increase supply of labour and consumer spending in the area), local community services (likely increased use) health and well being and poverty and social exclusion (access to good quality housing).

The site currently does not have access to public transport (despite being close to a GP Surgery and schools (within 1.5 miles) and at this stage, little detail is known about existing traffic issues such as congestion. There is the potential for short to long term negative effects on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network. The Local Plan will include policies to ensure that traffic and transport issues are identified and that appropriate mitigation are implemented as well as introduce requirements for developers to contribute to transport infrastructure improvements. Suitable infrastructure improvements would be required to ensure that there are no adverse effects on the surrounding road network.

Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases and this may affect the residential areas to the west of the site. In addition, the presence of the A46 to the east could be a potential nuisance source for new development. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address negative effects. Effectiveness depends on detailed design and implementation - it is recommended that there should be a requirement for an EMP (construction & occupation) including monitoring which should be followed-up.

Development at this site would lead to the loss of Greenfield and Green Belt Land with the potential for a significant long term negative effect on the prudent use of land. There is the potential for major long term negative effect on landscape as the area has been identified as having a high

landscape value[148] and the allocation could affect the Coventry Way/ Centenary Way National Trail which is located on the site.

There are no international, national or local nature conservation designations on the site[149]. However there is a pLWS to the north of the site. There are some hedgerows and many mature trees on the site that should be protected from development. It is recommended that strong environmental policies are developed to: encourage sustainable design; to protect and encourage enhancement of the natural environment; and to include provision for green infrastructure.

At this stage the effect on the historic environment are to be uncertain. There are no listed buildings, scheduled monuments or conservation areas on or adjacent to the site[150]; however, the presence of archaeology is unknown.

Also the site is not within an area of high flood risk[151]. It is assumed that appropriate mitigation will be put in place at the development management level to address any potential increase in surface water run-off. The site has the potential to groundwater vulnerability and as a result the allocation could have major negative effects on water quality. In addition, development of the site will result in the loss of high grade agricultural land leading to minor negative effects on soil.

In terms of waste, given the size of the allocation plot there are likely to be negative effects as waste will be created in the short-term during construction and in the long term by additional households generating waste day to day. It is recommended that mitigation is put in place with the requirement to submit a waste management plan possibly as part of an EMP to include provision of space for storage of recycling facilities per dwelling and address construction waste.

The effects on Crime are uncertain at this stage and will depend on the design and layout finalised at the development management level.

[148] Warwick District Council (Feb 2009) Landscape Character Assessment for Land South of Warwick and Leamington.
[149] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].
[150] English Heritage (2013) National Heritage List for England. Online at http://list.english-heritage.org.uk/mapsearch.aspx [accessed May 2013]
[151] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]

Site: Oaks Farm
SHLAA Ref: K21 (Oaks Farm)

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
Appraisal Summary	+	-	-	-	--	--	?	--	-	-	-	++	+	+	+	?

Summary:

The allocation has the potential to provide a large number of houses which will have a significant long term positive effect on SA objectives relating to the housing. In addition, there will be indirect positive effects on economy (potential increase supply of labour and consumer spending in the area), local community services (likely increased use) health and well being and poverty and social exclusion (access to good quality housing).

The site currently does not have access to public transport (despite being close to a GP Surgery and schools (within 1.5 miles) and at this stage, little detail is known about existing traffic issues such as congestion. There is the potential for short to long term negative effects on SA objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network. The Local Plan will include policies to ensure that traffic and transport issues are identified and that appropriate mitigation are implemented as well as introduce requirements for developers to contribute to transport infrastructure improvements. Suitable infrastructure improvements would be required to ensure that there are no adverse effects on the surrounding road network.

Air, light and noise pollution are likely to increase - particularly in the short term during the construction phases and this may affect the residential areas to the west of the site. In addition, there are several filled ponds, a gravel pit and an old brick works which could mean that there is potential for contamination. It is considered that suitable mitigation will be set out through development management policies in the Local Plan and will also be available at the project level to address negative effects. Effectiveness depends on detailed design and implementation - it is recommended that there should be a requirement for an EMP (construction & occupation) including monitoring which should be followed-up.

Development at this site would lead to the loss of Greenfield and Green Belt Land with the potential for a significant long term negative effect on the prudent use of land. There is the potential for major long term negative effect on landscape as the area has been identified as having a high

landscape value[152] and the allocation could affect the Centenary Way National Trail which is located on the site.

There are no international or national nature conservation designations on the site[153]. However there is a pLWS located on the site. There are some hedgerows and many mature trees on the site that should be protected from development. It is recommended that strong environmental policies are developed to: encourage sustainable design; to protect and encourage enhancement of the natural environment; and to include provision for green infrastructure.

At this stage the effect on the historic environment is likely to be major negative. There is potential for the settings of Kenilworth Castle Scheduled Monument, the registered park and garden and Oaks Farm house (Grade II Listed) to be adversely impacted. It is recommended that Local Plan policies seek to protect and enhance heritage assets, including their setting, and require mitigation is available to address potential negative effects of development.

Also the site is not within an area of high flood risk[154] although there are drainage issues. It is assumed that appropriate mitigation will be put in place at the development management level to address any potential increase in surface water run-off.

In terms of waste, given the size of the allocation plot there are likely to be negative effects as waste will be created in the short-term during construction and in the long term by additional households generating waste day to day. It is recommended that mitigation is put in place with the requirement to submit a waste management plan possibly as part of an EMP to include provision of space for storage of recycling facilities per dwelling and address construction waste.

The effects on Crime are uncertain at this stage and will depend on the design and layout finalised at the development management level.

[152] Warwick District Council (Feb 2009) Landscape Character Assessment for Land South of Warwick and Leamington.
[153] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].
[154] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]

Appendix IV: SA of Options for Gypsy and Traveller Sites

Key:

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

GT01 Land Adjacent to the Colbalt Centre, Siskin Drive

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
Appraisal Summary	?	+	+	?	=	--	--	=	?	--	=	=	++	=	+	+	?

Summary:

The allocation is considered to lead to minor long-term positive effects on SA objectives relating to sustainable transport; the need to travel; health and well being and poverty & social exclusion. There is the potential for a significant long term positive effect on SA objective 12, through helping to meet the needs of gypsy and travellers. With regard to travel and transport, the site has safe access to the road network with wide pavements leading into the nearest village/ town and has good access to public transport with a bus stop within 0.5 miles. However, at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them. With regard to housing, the allocation will provide land for caravans to meet the current (and potentially additional) residential needs in the area and this will have indirect long term positive effects on health and well being/ poverty through providing a permanent/ semi-permanent base with good quality facilities and access to utilities.

The effects are anticipated to be neutral on the SA objectives relating to the built environment; waste & recycling; climate change (mitigation & adaption) and local services & community facilities. This is because the site is close to a GP Surgery and schools (within 1.5 miles), not in an area of high flood risk[155] and it is expected that all new development will meet with the requirements of national planning policy.

Potential effects on historic environment are uncertain at this stage. Although there are no listed buildings or Conservation areas on or adjacent to the site, there is a Scheduled Monument within 400 m.[156] Although unlikely to be directly affected by the allocation, because of its presence there could be potential for archaeology on the site which could be directly affected. Mitigation is provided to a certain extent by national planning policy and further mitigation through design and layout details could be put in place at the development management level.

[155] Environment Agency (2013) Flood Maps - Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]
[156] English Heritage (2013) National Heritage List for England. Online at http://list.english-heritage.org.uk/mapsearch.aspx [accessed May 2013]

The effects on the SA objectives relating to air, water & soil quality and the prudent use of land are considered to be major negative in the long term. This is because the site is located on Green Belt land[157] (no exception for gypsy and traveller development under PO16 - Green belt) and is adjacent to Coventry airport, an industrial park and in the vicinity of several sewage treatment facilities (noise, light and air quality effects). There is also the potential for a long term negative effect the landscape. It is recommended that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the allocation into the landscape. In addition, it is recommended that a noise assessment is carried out to identify possible noise impacts and suggest appropriate mitigation. There are no international, national or local nature conservation designations on or adjacent to the site[158] but the presence of protected species and the ecological value of the site in not known at this stage. It would be recommended that strong environmental policies are developed to protect and encourage enhancement of the natural environment and include provision for green infrastructure.

In addition, the effects on the economy and crime are uncertain at this stage. The effects on the latter will depend on the design and layout finalised at the development management level although consideration should be given to inserting a design policy encourage sustainable design and to take account of the Safer Places: The Planning System and Crime Prevention Guidance (September 2004), to prevent crime. With regard to Economy, it should be considered whether to explicitly allow for employment uses on the site in addition to residential to support the SA objective on the economy.

[157] Warwick District Council (May 2012) local Plan – Helping Shape the District, Preferred Options. Online at http://www.warwickdc.gov.uk/NR/rdonlyres/4E01EA4B-85C2-48D5-A649-6FAB2EF4533F/0/LocalPlanPreferredOptionsCompletewithAppendicesandCoversRFS.pdf
[158] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].

GT02 Land at Warwickshire Exhibition Centre, Fosse Way

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
Appraisal Summary	?	+	+	?	=	-	-	=	?	=	=	=	++	=	+	+	?

Summary:

The allocation is considered to lead to minor long-term positive effects on SA objectives relating to sustainable transport; the need to travel; health and well being and poverty & social exclusion. There is also the potential for a significant long term positive effect on SA objective 12, through helping to meet the needs of gypsy and travellers. With regard to travel and transport, the site has good access to public transport leading into the nearest village/ town with a bus stop adjacent to the site. However, at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them. With regard to housing, the allocation will provide land for caravans to meet the current (and potentially additional) residential needs in the area and this will have indirect positive effects on health and well being/ poverty through providing a permanent/ semi-permanent base with good quality facilities and access to utilities.

The effects are anticipated to be neutral on the SA objectives relating to air, water & soil quality; the built environment; waste & recycling; climate change (mitigation & adaption) and accessibility to local services & community facilities. This is because the site is close to a GP Surgery and schools (within 1.5 miles), not in an area of high flood risk[159] and it is expected that all new development will meet with the requirements of national planning policy.

Potential effects on historic environment are uncertain at this stage. Although there are no listed buildings, Conservation areas or Scheduled Monuments on or adjacent to the site, it is next to a roman road and therefore there could be potential for archaeology on the site which could be

[159] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]

directly affected. Mitigation is provided by national planning policy and further mitigation through design and layout details could be put in place at the development management level. It is recommended that Local Plan policies are developed to protect and enhance heritage assets, including their setting, and require mitigation is available to address potential negative effects.

The effects on SA objectives relating to the natural environment and landscape and the prudent use of land are considered to be minor negative. This is because the site is located on Greenfield land outside of main settlements in the open countryside. It would be recommended that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the allocation into the landscape. Furthermore, there are no international, national or local nature conservation designations on or adjacent to the site[160] but the presence of protected species and the ecological value of the site in not known at this stage. It would be recommended that strong environmental policies are developed to protect and encourage enhancement of the natural environment and include provision for green infrastructure.

In addition, the effects on SA objectives relating to the economy and crime are uncertain at this stage. The effects on the latter will depend on the design and layout finalised at the development management level although consideration should be given to inserting a design policy encourage sustainable design and to take account of the Safer Places: The Planning System and Crime Prevention Guidance (September 2004), to prevent crime. With regard to economy, it should be considered whether to explicitly allow for employment uses on the site in addition to residential to support the SA objective on economy.

[160] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].

GT03 Land at Barnwell Farm, Harbury Lane

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
Appraisal Summary	?	+	+	?	=	-	-	=	?	-	=	--	++	-	+	+	?

Summary:

The allocation is considered to lead to minor long term positive effects on SA objectives relating to sustainable transport; the need to travel; health and well being and poverty & social exclusion. There is also the potential for a significant long term positive effect on SA objective 12, through helping to meet the needs of gypsy and travellers. With regard to travel and transport, the site has good access to public transport leading into the nearest village/ town with a bus stop adjacent to the site. However, at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them. With regard to housing, the allocation will provide land for caravans to meet the current (and potentially additional) residential needs in the area and this will have indirect positive effects on health and well being/ poverty through providing a permanent/ semi-permanent base with good quality facilities and access to utilities. The effects are anticipated to be neutral on the SA objectives relating to the built environment; waste & recycling; and climate change mitigation.

The site is just under 3 miles away from the nearest local services and community facilities and although the site has good access to public transport, the distance to and from these services are considered to be quite far. The effects are considered to be permanent but minor negative in nature.

Potential effects on historic environment are uncertain at this stage. Although there are no listed buildings or Conservation areas on or adjacent to the site, there is a Scheduled Monument adjacent to the site[161]. Although unlikely to be directly affected by the allocation, because of its presence there could be potential for archaeology on the site which could be directly affected. Mitigation is provided to a certain extent by national planning policy. It is recommended that Local Plan policies are developed to protect and enhance heritage assets, including their setting, and require mitigation is available to address potential negative effects.

[161] English Heritage (2013) National Heritage List for England. Online at http://list.english-heritage.org.uk/mapsearch.aspx [accessed May 2013]

The effects on SA objectives relating to the prudent use of land, landscape and air, water & soil quality are considered to be minor negative. This is because the site is located on Greenfield land outside of main settlements in the open countryside and it contains a site of industrial pollution where emissions are regulated[162]. It would be recommended that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the allocation into the landscape. In addition, it is recommended that a survey of the activities on the industrial site is carried out to determine levels of pollutants and suggest appropriate mitigation. There are no international, national or local nature conservation designations on or adjacent to the site[163] but the presence of protected species and the ecological value of the site in not known at this stage. It would be recommended that strong environmental policies are developed to protect and encourage enhancement of the natural environment and include provision for green infrastructure.

Fifty per cent of the site is located on an area of high to medium flood risk (Flood zones 2 and 3) and would pose a significant risk to caravans which are considered to be particularly sensitive development to flooding. Development should be directed away from areas of flood risk. There is the potential for a significant short to medium term negative effect on SA objective 11 (climate change adaptation - flood risk) depending on which areas of the site are used.

In addition, the effects on the economy and crime are uncertain at this stage. The effects on the latter will depend on the design and layout finalised at the development management level although consideration should be given to inserting a design policy encourage sustainable design and to take account of the Safer Places: The Planning System and Crime Prevention Guidance (September 2004), to prevent crime. With regard to economy, it should be considered whether to explicitly allow for employment uses on the site in addition to residential to support the SA objective on economy.

[162] Environment Agency (2013) Maps – Pollution. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]
[163] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].

GT04 Land at Harbury Lane, Fosse Way																
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**
Appraisal Summary	?	+	+	=	-	-	=	?	-	=	-	++	=	+	+	?

Summary:

The allocation is considered to lead to minor long term positive effects on SA objectives relating to sustainable transport; the need to travel; health and well being and poverty & social exclusion. There is also the potential for a significant long term positive effect on SA objective 12, through helping to meet the needs of gypsy and travellers. With regard to travel and transport, the site has good access to public transport leading into the nearest village/ town with a bus stop adjacent to the site. However, at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them. With regard to housing, the allocation will provide land for caravans to meet the current (and potentially additional) residential needs in the area and this will have indirect positive effects on health and well being/ poverty through providing a permanent/ semi-permanent base with good quality facilities and access to utilities.

The effects are anticipated to be neutral on SA objectives relating to the built environment; waste & recycling; climate change mitigation; and accessibility to local services & community facilities. This is because the site is close to a GP Surgery and schools (within 1.5 miles) and it is expected that all new development will meet with the requirements of national planning policy.

Potential effects on historic environment are uncertain at this stage. Although there are no listed buildings or Conservation areas on or adjacent to the site, there is a Scheduled Monument within 400 m[164]. Although unlikely to be directly affected by the allocation, because of its presence there could be potential for archaeology on the site which could be directly affected. Mitigation is provided to a certain extent by national planning policy. It is recommended that Local Plan policies are developed to protect and enhance heritage assets, including their setting, and require mitigation is

[164] English Heritage (2013) National Heritage List for England. Online at http://list.english-heritage.org.uk/mapsearch.aspx [accessed May 2013]

available to address potential negative effects.

There is the potential for minor negative effect on SA objective relating to the prudent use of land, the natural environment and landscape, climate change adaptation and air, water & soil quality. This is because the site is located on Greenfield land outside of main settlements in the open countryside and it is adjacent to the main railway line into Leamington Spa (noise effects on sensitive residential development). In addition, the north east of the site is an area of high flood risk[165] (5% of the site) and it is recommended that development avoids this corner. It would be recommended that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the allocation into the landscape. In addition, it is recommended that a noise assessment is carried out to identify possible noise impacts and suggest appropriate mitigation. There are no international, national nature conservation designations on or adjacent to the site[166]. It does however contain a potential local wildlife site[167] but the presence of protected species and the ecological value of the site in not known at this stage. It would be recommended that strong environmental policies are developed to protect and encourage enhancement of the natural environment and include provision for green infrastructure.

The potential effects on SA objective relating to the economy and crime are uncertain at this stage. The effects on the latter will depend on the design and layout finalised at the development management level although consideration should be given to inserting a design policy encourage sustainable design and to take account of the Safer Places: The Planning System and Crime Prevention Guidance (September 2004), to prevent crime. With regard to Economy, it should be considered whether to explicitly allow for employment uses on the site in addition to residential to support the SA objective on Economy.

[165] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]
[166] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].
[167] Warwick District Council (2010) Green Infrastructure Study – Assets Maps. Online at http://www.warwickdc.gov.uk/NR/rdonlyres/6AE6AF66-D360-4728-9AB9-3CB787890738/0/EA2WarwickLeamingtonandWhitnash.pdf

GT05 Land at Tachbrook Hill Farm, Banbury Road																
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**
Appraisal Summary	**?**	**-**	**-**	**=**	**-**	**-**	**=**	**-**	**-**	**=**	**=**	**++**	**--**	**+**	**+**	**?**

Summary:

The allocation is considered to lead to minor long term positive effects on SA objectives relating to health and poverty & social exclusion as well as have major long term positive effects on Housing needs. The allocation will provide land for caravans to meet existing (and potentially additional) residential needs in the area and this will have indirect positive effects on health and well being/ poverty through providing a permanent/ semi-permanent base with good quality facilities and access to utilities.

The effects are anticipated to be neutral for SA objectives on the built environment; waste & recycling and climate change (mitigation & adaption). This is because the site is not in an area of high flood risk[168] and it is expected that all new development will meet with the requirements of national planning policy.

Potential effects on historic environment are considered to be minor negative at this stage. Although there are no Conservation areas or Scheduled Monuments on or adjacent to the site, there is a listed building within the site[169]. The allocation has the potential to affect the setting of the Listed Building. In addition, the potential for archaeology is unknown. Mitigation is provided to a certain extent by national planning policy and further mitigation through design and layout details could be put in place at the development management level. It is recommended that Local Plan policies are developed to protect and enhance heritage assets, including their setting, and require mitigation is available to address potential negative effects.

[168] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]
[169] English Heritage (2013) National Heritage List for England. Online at http://list.english-heritage.org.uk/mapsearch.aspx [accessed May 2013]

With regard to SA objectives on sustainable transport; the need to travel and accessibility to local services & community facilities, the effects are considered to be negative at this stage. This is due to the site currently having no access to public transport or safe pedestrian walkways and this is considered to be minor as it is assumed this can be mitigated. In addition, at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them. Mitigation is provided to a certain extent by national planning policy but the effectiveness of the mitigation will depend on design and layout at the development management level. It would be recommended to insert strong transport requirements for this particular site to ensure that the right level of improvement and upgrade is achieved. Furthermore, the site is just under 3 miles away from local services and facilities and with the lack of access to public transport and safe pedestrian walkways, the negative effects are considered to be permanent in nature and therefore major negative.

The effects on SA objectives relating to the prudent use of land, the natural environment and landscape and air, water & soil quality are considered to be minor negative. This is because the site is located on Greenfield land outside of main settlements in the open countryside and part of the site is adjacent to the M40 (noise effects on sensitive residential development). It is recommended that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the allocation into the landscape. In addition, it is recommended that a noise assessment is carried out to identify possible noise impacts and suggest appropriate mitigation. Furthermore, there are no international, national or local nature conservation designations on or adjacent to the site[170] but the presence of protected species and the ecological value of the site in not known at this stage. It would be recommended that strong environmental policies are developed to protect and encourage enhancement of the natural environment and include provision for green infrastructure.

The potential effects on the economy and crime are uncertain at this stage. The effects on the latter will depend on the design and layout finalised at the development management level although consideration should be given to inserting a design policy encourage sustainable design and to take account of the Safer Places: The Planning System and Crime Prevention Guidance (September 2004), to prevent crime. With regard to economy, it should be considered whether to explicitly allow for employment uses on the site in addition to residential to support the SA objective on economy.

[170] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].

GT06 Land at Park Farm, Spinney Farm																
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**
Appraisal Summary	?	--	-	=	-	-	=	-	-	=	=	++	--	+	+	?

Summary:

The allocation is considered to lead to minor long term positive effects on SA objectives relating to health and poverty & social exclusion as well as have major long term positive effects on Housing needs. The allocation will provide land for caravans to meet existing (and potentially additional) residential needs in the area and this will have indirect positive effects on health and well being/ poverty through providing a permanent/ semi-permanent base with good quality facilities and access to utilities.

The effects are anticipated to be neutral on the SA objectives relating to the built environment; waste & recycling; climate change mitigation & adaption). This is because the site is not within an area of high flood risk[171] and it is expected that all new development will meet with the requirements of national planning policy.

Potential effects on historic environment are considered to be minor negative at this stage. Although there are no listed buildings, Conservation areas or Scheduled Monuments on or adjacent to the site, there is a Registered Historic Park and Garden adjacent to the site[172]. The allocation has the potential to affect the landscapes' special character. Mitigation is provided to a certain extent by national planning policy and further mitigation through design and layout details could be put in place at the development management level. It is recommended that Local Plan policies are developed to protect and enhance heritage assets, including their setting, and require mitigation is available to address potential negative effects.

[171] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]
[172] English Heritage (2013) National Heritage List for England. Online at http://list.english-heritage.org.uk/mapsearch.aspx [accessed May 2013]

With regard to the SA objectives relating to sustainable transport; the need to travel and access to local services & community facilities, the effects are considered to be major negative at this stage. This is due to the location of the site being nearly 3 miles away from the nearest local services and community facilities (school and medical) and that there is currently no access to public transport or safe pedestrian walkways. In addition, the A452 adjacent the site to the east, experiences high volumes of traffic[173]. Mitigation is provided to a certain extent by national planning policy but the effectiveness of the mitigation will depend on design and layout at the development management level. It would be recommended to insert transport infrastructure requirements for this particular site to ensure that the right level of improvement and upgrade is achieved.

The effects on SA objectives relating to the prudent use of land, the natural environment and landscape and air, water & soil quality are considered to be minor negative. This is because the site is located on Greenfield land outside of main settlements in the open countryside and is adjacent to the Warwick by-pass (A452) and the M40 (noise effects on sensitive residential development). It is recommended that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the allocation into the landscape. In addition, it is recommended that a noise assessment is carried out to identify possible noise impacts and suggest appropriate mitigation. Furthermore, there are no international, national or local nature conservation designations on or adjacent to the site[174] but the presence of protected species and the ecological value of the site in not known at this stage. It is recommended that strong environmental policies are developed to protect and encourage enhancement of the natural environment and include provision for green infrastructure.

The effects on the economy and crime are uncertain at this stage. The effects on the latter will depend on the design and layout finalised at the development management level although consideration should be given to inserting a design policy encourage sustainable design and to take account of the Safer Places: The Planning System and Crime Prevention Guidance (September 2004), to prevent crime. With regard to economy, it should be considered whether to explicitly allow for employment uses on the site in addition to residential to support the SA objective on economy.

[173] Warwickshire county council and Highways Agency (March 2012) Warwick District Council Local Development Framework Core Strategy Strategic Transport Assessment Overview Report. Online at http://www.warwickdc.gov.uk/NR/rdonlyres/0E13ED7C-6364-4D29-A85C-FD72EC235B3D/0/WDCLDFSTAOverviewFinal.pdf [Accessed May 2013].
[174] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].

GT07 Land at Smiths Nurseries, Stoneleigh Road																
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**
Appraisal Summary	?	+	?	+	=	--	-	=	-	--	=	=	++	=	+	+	?

Summary:

The allocation is considered to have the potential for minor long term positive effects on the SA objectives relating to sustainable transport; the need to travel; health and well being and poverty & social exclusion as well as have major long term positive effects on Housing needs. With regard to travel and transport, the site has safe access to the road network with wide pavements leading into the nearest village/ town and has good access to public transport with a bus stop within 0.1 miles. However, at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them. With regard to housing, the allocation will provide land for caravans to meet the current (and potentially additional) residential needs in the area and this will have indirect positive effects on health and well being/ poverty through providing a permanent/ semi-permanent base with good quality facilities and access to utilities.

The effects are anticipated to be neutral on SA objectives relating to the built environment; waste & recycling; climate change (mitigation & adaption) and local services & community facilities. This is because: the site within 0.5 adjacent to the Village of Baginton which offers a range of local services and community facilities; not in an area of high flood risk[175]; and it is expected that all new development will meet with the requirements of national planning policy.

Potential effects on historic environment are considered to be minor negative at this stage. Although there are no listed buildings on or adjacent to the site, there is a Scheduled Monument within 100 m[176] and the site abuts the Baginton Conservation Area[177] to the North. There is the potential for the

[175] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]
[176] English Heritage (2013) National Heritage List for England. Online at http://list.english-heritage.org.uk/mapsearch.aspx [accessed May 2013]

development to affect the setting of the Conservation Area and although the Scheduled monument is unlikely to be directly affected by the allocation, because of its presence there could be potential for archaeology on the site which could be directly affected. Mitigation is provided to a certain extent by national planning policy and further mitigation through design and layout details could be put in place at the development management level. It is recommended that Local Plan policies are developed to protect and enhance heritage assets, including their setting, and require mitigation is available to address potential negative effects.

The effects on the SA objectives relating to the prudent use of land and air, water & soil quality are considered to be major negative. This is because the site is located on Green Belt land[178] (no exception for gypsy and traveller development under PO16 - Green belt) and is adjacent to Coventry Airport (noise, light and air quality effects). It would be recommended that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the allocation into the landscape. In addition, it is recommended that a noise assessment is carried out to identify possible noise impacts and suggest appropriate mitigation. Furthermore, there are no international, national or local nature conservation designations on or adjacent to the site[179] but the presence of protected species and the ecological value of the site in not known at this stage. There is the potential for minor negative effects on the natural environment and landscape. It would be recommended that strong environmental policies are developed to protect and encourage enhancement of the natural environment and include provision for green infrastructure.

In addition, the effects on the economy and crime are uncertain at this stage. The effects on the latter will depend on the design and layout finalised at the development management level although consideration should be given to inserting a design policy encourage sustainable design and to take account of the Safer Places: The Planning System and Crime Prevention Guidance (September 2004), to prevent crime. With regard to economy, it should be considered whether to explicitly allow for employment uses on the site in addition to residential to support the SA objective on economy.

[177] Warwick District Council (2007) Local Plan Conservation Areas Maps - Baginton. Online at http://www.warwickdc.gov.uk/NR/rdonlyres/94910166-74B6-483B-B0B1-0357944BCE42/0/LP_CONBaginton.pdf
[178] Warwick District Council (May 2012) local Plan – Helping Shape the District, Preferred Options. Online at http://www.warwickdc.gov.uk/NR/rdonlyres/4E01EA4B-85C2-48D5-A649-6FAB2EF4533F/0/LocalPlanPreferredOptionsCompletewithAppendicesandCoversRFS.pdf
[179] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].

GT08 Depot to the West Side of Cubbington Hill Farm																
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**
Appraisal Summary	?	+ ?	+	=	--	-	=	=	-	=	=	++	=	+	+	?

Summary:

There is the potential for minor long term negatives effects on SA objectives relating to sustainable transport, the need to travel; health and well being and poverty and social exclusion as well as significant on term positive effects on housing needs. The allocation will provide land for caravans to meet the current (and potentially additional) residential needs in the area and this will have indirect positive effects on health and well being/ poverty through providing a permanent/ semi-permanent base with good quality facilities and access to utilities. With regard to travel and transport, the site has good access Leamington Spa which is within 0.5 miles although access to public transport is currently poor. However, at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them.

The effects are anticipated to be neutral for SA objectives on the built environment; waste & recycling; climate change mitigation & adaptation); the historic environment and access to local services & community facilities. This is because: the site is close to a range of local services and community facilities (within 1 mile); not in an area of high flood risk[180]; there are no listed buildings, Conservation Areas or Scheduled Monuments on or adjacent to the site; and it is expected that all new development will meet with the requirements of national planning policy.

[180] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]

There is the potential for significant short to long term negative effects on the SA objective relating to the prudent use of land and air. The site is located on land outside of main settlements in the Green Belt[181] (no exception for gypsy and traveller development under PO16 – Green belt) and therefore is considered to have a major long-term negative effect. It is recommended that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the allocation into the landscape. There is also the potential for significant short to long term 9 (air, water & soil quality) as the site was previously used as an industrial depot and as a result there could be potential for contaminants. It would be recommended that a land quality assessment is carried out to identify possible contaminants impacts and suggest appropriate mitigation. Furthermore, there are no international, national or local nature conservation designations on or adjacent to the site[182] but the presence of protected species and the ecological value of the site in not known at this stage. It would be recommended that strong environmental policies are developed to protect and encourage enhancement of the natural environment and include provision for green infrastructure.

The effect on the economy and crime are uncertain at this stage. The effects on the latter will depend on the design and layout finalised at the development management level although consideration should be given to inserting a design policy encourage sustainable design and to take account of the Safer Places: The Planning System and Crime Prevention Guidance (September 2004), to prevent crime. With regard to economy, it should be considered whether to explicitly allow for employment uses on the site in addition to residential to support the SA objective on economy.

[181] Warwick District Council (May 2012) local Plan – Helping Shape the District, Preferred Options. Online at http://www.warwickdc.gov.uk/NR/rdonlyres/4E01EA4B-85C2-48D5-A649-6FAB2EF4533F/0/LocalPlanPreferredOptionsCompletewithAppendicesandCoversRFS.pdf
[182] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].

GT09 Land to the North East of M40 and South of Oakley Wood Road																
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**
Appraisal Summary	?	--	-	=	?	-	=	-	-	=	=	++	--	+	+	?

Summary:

The allocation has the potential for minor long term positive effects on SA objectives relating to health and well being and poverty & social exclusion as well as significant long term positive effects on Housing needs. The allocation will provide land for caravans to meet existing (and potentially additional) residential needs in the area and this will have indirect positive effects on health and well being/ poverty through providing a permanent/ semi-permanent base with good quality facilities and access to utilities.

The effects are anticipated to be neutral with regard to the built environment; waste & recycling; climate change (mitigation & adaptation) as the site is not in an area of high flood risk[183] and it is expected that all new development will meet with the requirements of national planning policy.

Potential effects on historic environment are considered to be minor negative at this stage. Although there are no Conservation areas or Scheduled Monuments on or adjacent to the site, there is are a few listed buildings within the site[184]. The allocation has the potential to affect the setting of the listed buildings. In addition, the potential for archaeology is unknown. Mitigation is provided to a certain extent by national planning policy and further mitigation through design and layout details could be put in place at the development management level. It is recommended that Local Plan policies are developed to protect and enhance heritage assets, including their setting, and require mitigation is available to address potential negative effects.

There is the potential for significant negative effects on sustainable transport and access to local services and facilities as the site is nearly 2.5 miles away from the nearest local service or community facility (schools and medical) and there is currently no access to public transport or safe pedestrian

[183] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]
[184] English Heritage (2013) National Heritage List for England. Online at http://list.english-heritage.org.uk/mapsearch.aspx [accessed May 2013]

walkways. There is also the potential for a negative effect on SA objective 3 (reduce the need to travel). In addition, at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them. Mitigation is provided to a certain extent by national planning policy but the effectiveness of the mitigation will depend on design and layout at the development management level. It would be recommended to insert strong transport requirements for this particular site to ensure that the right level of improvement and upgrade is achieved.

The effects on SA objectives relating to the prudent use of land, the natural environment and landscape and air, water & soil quality are considered to be minor negative. This is because the site is located on Greenfield land outside of main settlements in the open countryside and it is adjacent to the Warwick by-pass (A452) and the M40 (noise effects on sensitive residential development). It is recommended that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the allocation into the landscape. In addition, it is recommended that a noise assessment is carried out to identify possible noise impacts and suggest appropriate mitigation. Furthermore, there are no international, national or local nature conservation designations on or adjacent to the site[185] but the presence of protected species and the ecological value of the site in not known at this stage. It is also recommended that strong environmental policies are developed to protect and encourage enhancement of the natural environment and include provision for green infrastructure.

The effect on the economy and crime are uncertain at this stage. The effects on the latter will depend on the design and layout finalised at the development management level although consideration should be given to inserting a design policy encourage sustainable design and to take account of the Safer Places: The Planning System and Crime Prevention Guidance (September 2004), to prevent crime. With regard to economy, it should be considered whether to explicitly allow for employment uses on the site in addition to residential to support the SA objective on economy.

[185] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].

GT10 Land at Tollgate House and Guide Dogs National Breeding Centre																
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**
Appraisal Summary	?	--	-	=	-	-	=	-	-	=	=	++	--	+	+	?

Summary:

The allocation is considered to lead to minor long-term positive effects on the SA objectives relating to health and well being and poverty & social exclusion as well as have major long term positive effects on housing needs. The allocation will provide land for caravans to meet existing (and potentially additional) residential needs in the area and this will have indirect positive effects on health and well being/ poverty through providing a permanent/ semi-permanent base with good quality facilities and access to utilities. The effects are anticipated to be neutral on SA objectives relating to the built environment; waste & recycling; climate change (mitigation & adaption) as the site is not in an area of high flood risk[186] and it is expected that all new development will meet with the requirements of national planning policy.

Potential effects on historic environment are considered to be minor negative at this stage. Although there are no listed buildings, Conservation areas or Scheduled Monuments on the site, there is a Scheduled Monument and a few listed buildings adjacent to the site[187]. The allocation has the potential to affect the setting of the listed buildings and as a result of the presence of the Scheduled Monument, the potential for archaeology to be directly affected by the development of the allocation site is high. Mitigation is provided to a certain extent by national planning policy and further mitigation through design and layout details could be put in place at the development management level. It is recommended that Local Plan policies are developed to protect and enhance heritage assets, including their setting, and require mitigation is available to address potential negative effects.

There is the potential for significant negative effects on sustainable transport and access to local services and facilities as the site is nearly 2.5 miles

[186] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]
[187] English Heritage (2013) National Heritage List for England. Online at http://list.english-heritage.org.uk/mapsearch.aspx [accessed May 2013]

away from the nearest local service or community facility and there is currently no access to public transport or safe pedestrian walkways. There is also the potential for a negative effect on SA objective 3 (reduce the need to travel). In addition, at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them. Mitigation is provided to a certain extent by national planning policy but the effectiveness of the mitigation will depend on design and layout at the development management level. It would be recommended to insert strong transport requirements for this particular site to ensure that the right level of improvement and upgrade is achieved.

The effects on SA objectives relating to the prudent use of land, the natural environment and landscape and air, water & soil quality are considered to be minor negative. This is because the site is located on Greenfield land outside of main settlements in the open countryside and it is adjacent to the M40 (noise effects on sensitive residential development). It is recommended that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the allocation into the landscape. In addition, it is recommended that a noise assessment is carried out to identify possible noise impacts and suggest appropriate mitigation. Furthermore, there are no international, national or local nature conservation designations on or adjacent to the site[188] but the presence of protected species and the ecological value of the site in not known at this stage. It is also recommended that strong environmental policies are developed to protect and encourage enhancement of the natural environment and include provision for green infrastructure.

The effect on the economy and crime are uncertain at this stage. The effects on the latter will depend on the design and layout finalised at the development management level although consideration should be given to inserting a design policy encourage sustainable design and to take account of the Safer Places: The Planning System and Crime Prevention Guidance (September 2004), to prevent crime. With regard to economy, it should be considered whether to explicitly allow for employment uses on the site in addition to residential to support the SA objective on economy.

[188] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].

GT11 Land at Budbrooke Lodge, Racecourse and Hampton Road

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
Appraisal Summary	?	+	?	+	=	-	-	=	=	-	=	-	++	=	+	+	?

Summary:

There is the potential for minor long term positive effects on SA objectives relating to sustainable transport; the need to travel; health and well being and poverty & social exclusion as well as have significant long term positive effects on housing needs. The allocation will provide land for caravans to meet the current (and potentially additional) residential needs in the area and this will have indirect positive effects on health and well being/ poverty through providing a permanent/ semi-permanent base with good quality facilities and access to utilities. With regard to travel and transport, the site has good access to public transport leading into Warwick's Centre and has good pedestrian access in the form of pavements leading into the Town Centre. However, at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them.

The effects are anticipated to be neutral on the built environment; waste & recycling; climate change mitigation; the historic environment; and access to local services & community facilities. This is because the site is close to a range of local services and community facilities (within 1.5 miles); there are no listed buildings, Conservation Areas or Scheduled Monuments on or adjacent to the site; and it is expected that all new development will meet with the requirements of national planning policy.

The potential effects on SA objectives of relating to the natural environment and landscape; climate change (adaption - flood risk) and air, water & soil quality are considered to be minor negative. The site is located on Greenfield land outside of main settlements in the open countryside and is adjacent to the A46 (noise effects on sensitive residential development). In addition, the south east of the site is an area of high flood risk[189] (15% of the site) and it is recommended that development should avoid this corner. Mitigation to a certain extent is provided by national planning policy and it would be recommended that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the

[189] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]

allocation into the landscape. In addition, it is recommended that a noise assessment is carried out to identify possible noise impacts and suggest appropriate mitigation. There are no international, national or local nature conservation designations on or adjacent to the site[190] but the presence of protected species and the ecological value of the site in not known at this stage. It is recommended that strong environmental policies are developed to protect and encourage enhancement of the natural environment and include provision for green infrastructure.

The effect on the economy and crime are uncertain at this stage. The effects on the latter will depend on the design and layout finalised at the development management level although consideration should be given to inserting a design policy encourage sustainable design and to take account of the Safer Places: The Planning System and Crime Prevention Guidance (September 2004), to prevent crime. With regard to economy, it should be considered whether to explicitly allow for employment uses on the site in addition to residential to support the SA objective on economy.

[190] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].

GT12 Land at Westham House, Westham Lane																
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**
Appraisal Summary	**?**	**=**	**=**	**=**	**-**	**?**	**=**	**=**	**=**	**=**	**=**	**++**	**=**	**+**	**+**	**?**

Summary:

The allocation is considered to lead to minor long-term positive effects on the SA objectives relating to health and well being and poverty & social exclusion as well as have major long term positive effects on housing needs. The allocation will provide land for caravans to meet the current (and potentially additional) residential needs in the area and this will have indirect positive effects on health and well being/ poverty through providing a permanent/ semi-permanent base with good quality facilities and access to utilities.

The potential effects on SA objectives relating to the built environment; sustainable transport; the need to travel; waste & recycling; air, water & soil quality; climate change (mitigation & adaptation); the historic Environment; and access to local services & community facilities are considered to be neutral. This is because of the following: the small size of the allocation; the site is close to a range of local services and community facilities (within 1 mile); the site is not in a flood risk area[191]; the site has good access to public transport and has good pedestrian access in the form of pavements leading into the Barford's Centre; there are no listed buildings, Conservation Areas or Scheduled Monuments on or adjacent to the site; and it is expected that all new development will meet with the requirements of national planning policy. However, there is the potential for a long term negative effect on the prudent use of land as the site is Greenfield.

The effect on the economy; natural environment & landscape and crime are uncertain at this stage. The effects on the latter two will depend on the design and layout finalised at the development management level although consideration should be given to inserting a design policy encourage

[191] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]

sustainable design and to take account of the Safer Places: The Planning System and Crime Prevention Guidance (September 2004), to prevent crime. There are no international or national nature conservation designations on or adjacent to the site[192]. However, the site is close a potential local wildlife site[193] but the presence of protected species and the ecological value of the site in not known at this stage. It would be recommended that strong environmental policies are developed to protect and encourage enhancement of the natural environment and include provision for green infrastructure. With regard to economy, it should be considered whether to explicitly allow for employment uses on the site in addition to residential to support the SA objective on economy.

[192] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].
[193] Warwick District Council (2010) Green Infrastructure Study – Assets Maps. Online at http://www.warwickdc.gov.uk/NR/rdonlyres/6AE6AF66-D360-4728-9AB9-3CB787890738/0/EA2WarwickLeamingtonandWhitnash.pdf

GT13 Kites Nest Lane, Beausale

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
Appraisal Summary	?	--	-	=	--	-	=	=	=	=	=	++	--	+	+	?

Summary:

The allocation is considered to lead to minor long-term positive effects on the SA objectives relating to health and well being and poverty & social exclusion as well as have major long term positive effects on housing needs. The allocation will provide land for caravans to meet the current (and potentially additional) residential needs in the area and this will have indirect positive effects on health and well being/ poverty through providing a permanent/ semi-permanent base with good quality facilities and access to utilities.

There is the potential for significant negative effects on sustainable transport and access to local services and facilities as the site is over 2.5 miles away from the nearest local services or community facilities (schools and medical) and there is currently no access to public transport or safe pedestrian walkways. There is also the potential for a negative effect on SA objective 3 (reduce the need to travel). In addition, at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them. Mitigation is provided to a certain extent by national planning policy but the effectiveness of the mitigation will depend on design and layout at the development management level. It would be recommended to insert strong transport requirements for this particular site to ensure that the right level of improvement and upgrade is achieved.

The effects on the SA objectives relating to the prudent use of land are considered to be major negative in the long-term. This is because the site is located on land outside of main settlements on Greenfield land, in the Green Belt[194] (no exception for gypsy and traveller development under PO16 -

[194] Warwick District Council (May 2012) local Plan – Helping Shape the District, Preferred Options. Online at http://www.warwickdc.gov.uk/NR/rdonlyres/4E01EA4B-85C2-48D5-A649-6FAB2EF4533F/0/LocalPlanPreferredOptionsCompletewithAppendicesandCoversRFS.pdf

Green belt). It would be recommended that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the allocation into the landscape. There are no international, national or local nature conservation designations on or adjacent to the site[195] but the presence of protected species and the ecological value of the site in not known at this stage. It would be recommended that strong environmental policies are developed to protect and encourage enhancement of the natural environment and include provision for green infrastructure. Potential for minor negative effects on biodiversity.

The potential effects on SA objectives relating to the built environment; waste & recycling; climate change (mitigation & adaptation); air, water & soil quality and the historic environment are considered to be neutral as the site is not in an area of high flood risk[196]; there are no listed buildings, Conservation Areas or Scheduled Monuments on or adjacent to the site; and it is expected that all new development will meet with the requirements of national planning policy.

The effect on the economy and crime are uncertain at this stage. The effects on the latter will depend on the design and layout finalised at the development management level although consideration should be given to inserting a design policy encourage sustainable design and to take account of the Safer Places: The Planning System and Crime Prevention Guidance (September 2004), to prevent crime. With regard to economy, it should be considered whether to explicitly allow for employment uses on the site in addition to residential to support the SA objective on economy.

[195] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].
[196] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]

GT14 Warwick Road, Norton Lindsey																
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**
Appraisal Summary	**?**	**+**	**+**	**=**	**--**	**-**	**=**	**=**	**-**	**=**	**=**	**++**	**=**	**+**	**+**	**?**

Summary:

Potential for minor long term effects on SA objectives relating to sustainable transport; the need to travel; health and well being and poverty & social exclusion as well as significant long term positive effects on housing needs. The allocation will provide land for caravans to meet the current (and potentially additional) residential needs in the area and this will have indirect positive effects on health and well being/ poverty through providing a permanent/ semi-permanent base with good quality facilities and access to utilities. With regard to travel and transport, the site has good access to public transport leading into the nearest Villages' Centre. However, at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them.

There is the potential for a significant long term negative effect on the prudent use of land through the loss of Green Belt Land[197] (no exception for gypsy and traveller development under PO16 – Green belt). Mitigation to a certain extent is provided by national planning policy and it would be recommended that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the allocation into the landscape. With regard to environmental quality, the site is located on previously developed land which was formerly used as poultry sheds and therefore there is potential for contamination to be present although this is expected to be minor. It is recommended that a land quality assessment is carried out to identify any potential contaminants and suggest mitigation as appropriate. There are no international, national or local nature conservation designations on or adjacent to the site[198] but the presence of protected species and the ecological value of the site in not

[197] Warwick District Council (May 2012) local Plan – Helping Shape the District, Preferred Options. Online at http://www.warwickdc.gov.uk/NR/rdonlyres/4E01EA4B-85C2-48D5-A649-6FAB2EF4533F/0/LocalPlanPreferredOptionsCompletewithAppendicesandCoversRFS.pdf
[198] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].

known at this stage. It would be recommended that strong environmental policies are developed to protect and encourage enhancement of the natural environment and include provision for green infrastructure.

The potential effects on SA objectives relating to the built environment; waste & recycling; climate change (mitigation & adaptation); air, water & soil quality; access to local services and facilities; and the historic environment are considered to be neutral. This is because the site is within 1 mile of Norton Lindsey with good access to public transport; the site is not in an area of high flood risk[199]; there are no listed buildings, Conservation Areas or Scheduled Monuments on or adjacent to the site; and it is expected that all new development will meet with the requirements of national planning policy.

The effect on the economy and crime are uncertain at this stage. The effects on the latter will depend on the design and layout finalised at the development management level although consideration should be given to inserting a design policy encourage sustainable design and to take account of the Safer Places: The Planning System and Crime Prevention Guidance (September 2004), to prevent crime. With regard to economy, it should be considered whether to explicitly allow for employment uses on the site in addition to residential to support the SA objective on economy.

[199] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]

GT15 Land to the West of Europa Way																		
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**
Appraisal Summary	?	-	?	-	?	=	-	-	=	=	-	=	=	++	-	?	+	+	?

Summary:

The allocation consists of a thin strip of land to the East of Europa Way and is in close proximity to three other proposed Gypsy and Traveller allocations at GT05, GT06 and GT09 which could lead to cumulative effects on: sustainable transport; the need to travel; local services and community facilities; landscape.

The allocation is considered to lead to minor long-term positive effects on the SA objectives relating to health and well being and poverty & social exclusion as well as have major long term positive effects on housing needs. The allocation will provide land for caravans to meet the current (and potentially additional) residential needs in the area and this will have indirect positive effects on health and well being/ poverty through providing a permanent/ semi-permanent base with good quality facilities and access to utilities.

The effects are anticipated to be neutral on SA objectives relating to the built environment; waste & recycling; climate change (mitigation & adaptation); and Historic Environment. This is because: the site not in an area of high flood risk[200]; there are no listed buildings, Conservation Areas or Scheduled Monuments on or adjacent to the site; and it is expected that all new development will meet with the requirements of national planning policy and building regulations.

With regard to SA objectives relating to sustainable transport; the need to travel; and access to local services & community facilities, the effects are considered to be uncertain/ minor negative at this stage. This is because although the site has good access to local services and facilities within 2 miles, it currently has no access to public transport or safe pedestrian walkways and at this stage, little detail is known about existing traffic and

[200] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]

transport issues and how the allocation will affect them. Mitigation is provided to a certain extent by national planning policy but the effectiveness of the mitigation will depend on design and layout at the development management level. It is recommended that there are strong public transport infrastructure requirements for this site to ensure that the right level of improvement and upgrade is achieved.

There is the potential for a long term minor negative effect on the prudent use of land as the site is Greenfield. There is also the potential for a minor negative effect on SA objective 9 (air, water & soil quality) as the site is adjacent to the Warwick by-pass (A452) (noise effects on sensitive residential development). Mitigation to a certain extent is provided by national planning policy and it would be recommended that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the allocation into the landscape. In addition, it is recommended that a noise assessment is carried out to identify possible noise impacts and suggest appropriate mitigation. There are no international, national or local nature conservation designations on or adjacent to the site[201] but the presence of protected species and the ecological value of the site in not known at this stage. It would be recommended that strong environmental policies are developed to protect and encourage enhancement of the natural environment and include provision for green infrastructure.

The effect on the economy and crime are uncertain at this stage. The effects on the latter will depend on the design and layout finalised at the development management level although consideration should be given to inserting a design policy encourage sustainable design and to take account of the Safer Places: The Planning System and Crime Prevention Guidance (September 2004), to prevent crime. With regard to economy, it should be considered whether to explicitly allow for employment uses on the site in addition to residential to support the SA objective on economy.

[201] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].

GT16 Land West of A429 Barford																
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**
Appraisal Summary	?	+ ?	+	=	?	-	=	=	=	=	-	++	=	+	+	?

Summary:

Potential for minor long term positive effects on the SA objectives relating to sustainable transport; reduce need to travel; health and well being and poverty & social exclusion and have major long-term positive effects on housing needs. The allocation will provide land for caravans to meet the current (and potentially additional) residential needs in the area and this will have indirect positive effects on health and well being/ poverty through providing a permanent/ semi-permanent base with good quality facilities and access to utilities. With regard to travel and transport, the site has good access to public transport leading into Barford's Centre and has good pedestrian access in the form of pavements leading into the Town Centre. However, at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them.

The effects are anticipated to be neutral on the SA objectives relating to the built environment; waste & recycling; air, water & soil quality; climate change mitigation; historic environment and access to local services & community facilities. This is because: the site is close to a range of local services and community facilities (within 1 mile); there are no listed buildings, Conservation Areas or Scheduled Monuments on or adjacent to the site; and it is expected that all new development will meet with the requirements of national planning policy and building regulations.

There is the potential for a long term minor negative effect on the prudent use of land as the site is Greenfield. There is also the potential for a negative effect on flooding as the edges of the site are bounded by the River Avon and fall within a medium flood risk zone[202]. It is recommended that the areas of medium flood risk are avoided and that existing hedgerows are maintained and that additional screening/ landscaping is inserted where

[202] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]

appropriate to help blend the allocation into the landscape. There are no international, national nature conservation designations on or adjacent to the site[203]. However, it is adjacent to a potential local wildlife site[204] but the presence of protected species and the ecological value of the site in not known at this stage. It is recommended that strong environmental policies are developed to protect and encourage enhancement of the natural environment and include provision for green infrastructure.

The effect on the economy and crime are uncertain at this stage. The effects on the latter will depend on the design and layout finalised at the development management level although consideration should be given to inserting a design policy encourage sustainable design and to take account of the Safer Places: The Planning System and Crime Prevention Guidance (September 2004), to prevent crime. With regard to economy, it should be considered whether to explicitly allow for employment uses on the site in addition to residential to support the SA objective on economy.

[203] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].
[204] Warwick District Council (2010) Green Infrastructure Study – Assets Maps. Online at http://www.warwickdc.gov.uk/NR/rdonlyres/6AE6AF66-D360-4728-9AB9-3CB787890738/0/EA2WarwickLeamingtonandWhitnash.pdf

GT17 Service Area West of A46																
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**
Appraisal Summary	**?**	**--**	**--**	**=**	**?**	**-**	**=**	**=**	**-**	**=**	**=**	**++**	**--**	**+**	**+**	**?**

Summary:

There is the potential for minor long term positive effects on SA objectives relating to health and well being and poverty & social exclusion as well as major long term positive effects on housing needs. The allocation will provide land for caravans to meet existing (and potentially additional) residential needs in the area and this will have indirect positive effects on health and well being/ poverty through providing a permanent/ semi-permanent base with good quality facilities and access to utilities. The site not in an area of high flood risk[205]; there are no listed buildings, Conservation Areas or Scheduled Monuments on or adjacent to the site; and it is expected that all new development will meet with the requirements of national planning policy and building regulations. Therefore, the effects on SA objectives relating to the built environment; waste & recycling; climate change (mitigation & adaptation) and the historic environment are considered to be neutral.

There is the potential for significant negative effects on SA objectives 2 (sustainable transport), 3 (reduce the need to travel) & 13 (local services and community facilities) as there is currently no access to public transport or safe pedestrian walkways and local services and facilities are just under 3 miles away. Mitigation is made difficult because of the by-pass and there would need to be a requirement for a bridge to connect the site to the east where the services and facilities are located. In addition, at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them. It is recommended that there are strong public infrastructure requirements for this particular site to ensure that the right level of improvement and upgrade is achieved.

The site is located on Greenfield land in the greenbelt outside of main settlements in the open countryside and it is adjacent to the Warwick by-pass (noise effects on sensitive residential development). There is the potential for minor negative effects on the prudent use of land, the landscape as well

[205] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]

as air, water & soil quality are considered to be minor negative. Mitigation to a certain extent is provided by national planning policy and it would be recommended that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the allocation into the landscape. In addition, it is recommended that a noise assessment is carried out to identify possible noise impacts and suggest appropriate mitigation. Furthermore, there are no international, national or local nature conservation designations on or adjacent to the site[206] but the presence of protected species and the ecological value of the site in not known at this stage. It is recommended that strong environmental policies are developed to protect and encourage enhancement of the natural environment and include provision for green infrastructure.

The effect on the economy and crime are uncertain at this stage. The effects on the latter will depend on the design and layout finalised at the development management level although consideration should be given to inserting a design policy encourage sustainable design and to take account of the Safer Places: The Planning System and Crime Prevention Guidance (September 2004), to prevent crime. With regard to economy, it should be considered whether to explicitly allow for employment uses on the site in addition to residential to support the SA objective on economy.

[206] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].

GT18 Service Area East of A46																
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**
Appraisal Summary	**?**	**--**	**--**	**=**	**-**	**-**	**=**	**=**	**-**	**=**	**=**	**++**	**--**	**+**	**+**	**?**

Summary:

There is the potential for minor long term positive effects on SA objectives relating to health and well being and poverty & social exclusion as well as major long term positive effects on housing needs. The allocation will provide land for caravans to meet existing (and potentially additional) residential needs in the area and this will have indirect positive effects on health and well being/ poverty through providing a permanent/ semi-permanent base with good quality facilities and access to utilities. The site not in an area of high flood risk[207]; there are no listed buildings, Conservation Areas or Scheduled Monuments on or adjacent to the site; and it is expected that all new development will meet with the requirements of national planning policy and building regulations. Therefore, the effects on SA objectives relating to the built environment; waste & recycling; climate change (mitigation & adaptation) and the historic environment are considered to be neutral.

There is the potential for significant negative effects on SA objectives 2 (sustainable transport), 3 (reduce the need to travel) & 13 (local services and community facilities) as there is currently no access to public transport or safe pedestrian walkways and local services and facilities are just under 3 miles away. Mitigation is made difficult because of the by-pass and at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them. It is recommended that there are strong public infrastructure requirements for this particular site to ensure that the right level of improvement and upgrade is achieved and if possible provide a pedestrian/ cycling linkage with site GT11.

The site is located on Greenfield land outside of main settlements in the open countryside and it is adjacent to the Warwick by-pass (noise effects on sensitive residential development). It is also adjacent the racecourse and in close proximity to allocations GT18 and GT11 and as a result there is the potential for cumulative effects on the Sa objectives referring to landscape and transport. There is the potential for minor negative effects on the

[207] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]

prudent use of land, the landscape as well as air, water & soil quality are considered to be minor negative. Mitigation to a certain extent is provided by national planning policy and it would be recommended that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the allocation into the landscape. In addition, it is recommended that a noise assessment is carried out to identify possible noise impacts and suggest appropriate mitigation. Furthermore, there are no international, national or local nature conservation designations on or adjacent to the site[208] but the presence of protected species and the ecological value of the site in not known at this stage. It is recommended that strong environmental policies are developed to protect and encourage enhancement of the natural environment and include provision for green infrastructure.

The effect on the economy and crime are uncertain at this stage. The effects on the latter will depend on the design and layout finalised at the development management level although consideration should be given to inserting a design policy encourage sustainable design and to take account of the Safer Places: The Planning System and Crime Prevention Guidance (September 2004), to prevent crime. With regard to economy, it should be considered whether to explicitly allow for employment uses on the site in addition to residential to support the SA objective on economy.

[208] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].

GT19 Land off Birmingham Road, Budbrooke																
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**
Appraisal Summary	?	+	?	+	=	--	-	=	=	=	=	=	++	=	+	+	?

Summary:

Potential for minor long term positive effects on the SA objectives relating to sustainable transport; reduce need to travel; health and well being and poverty & social exclusion and have major long term positive effects on housing needs. The allocation will provide land for caravans to meet the current (and potentially additional) residential needs in the area and this will have indirect positive effects on health and well being/ poverty through providing a permanent/ semi-permanent base with good quality facilities and access to utilities. With regard to travel and transport, the site has good access to public transport and pavements leading into the nearest Warwick's Centre as well as Hatton. However, at this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them.

The effects are anticipated to be neutral on the SA objectives relating to the built environment; waste & recycling; air, water & soil quality; climate change (mitigation & adaptation); historic environment and access to local services & community facilities. This is because: the is within a few miles of local facilities and service; the site not in an area of high flood risk[209]; there are no listed buildings, Conservation Areas or Scheduled Monuments on or adjacent to the site; and it is expected that all new development will meet with the requirements of national planning policy and building regulations.

The site is located on land outside of main settlements (although on Brownfield land) in the Green Belt[210] (no exception for gypsy and traveller development under PO16 - Green Belt). The loss of Green Belt Land has the potential for a significant long term negative effect on the prudent use of

[209] Environment Agency (2013) Flood Maps – Risk of Flooding from Rivers and Sea. Online at (http\)maps.environment-agency.gov.uk [accessed May 2013]
[210] Warwick District Council (May 2012) local Plan – Helping Shape the District, Preferred Options. Online at http://www.warwickdc.gov.uk/NR/rdonlyres/4E01EA4B-85C2-48D5-A649-6FAB2EF4533F/0/LocalPlanPreferredOptionsCompletewithAppendicesandCoversRFS.pdf

land. It would be recommended that existing hedgerows are maintained and that additional screening/ landscaping is inserted where appropriate to help blend the allocation into the landscape. There are no international, national or local nature conservation designations on or adjacent to the site[211] but the presence of protected species and the ecological value of the site in not known at this stage. It is recommended that strong environmental policies are developed to protect and encourage enhancement of the natural environment and include provision for green infrastructure.

In addition, the site is adjacent to the Warwick by-pass (noise effects on sensitive residential development). There is therefore the potential for a minor negative effect on SA objective 9 (air, water & soil quality). It is recommended that a noise assessment is carried out to identify possible noise impacts and suggest appropriate mitigation.

The effect on the economy and crime are uncertain at this stage. The effects on the latter will depend on the design and layout finalised at the development management level although consideration should be given to inserting a design policy encourage sustainable design and to take account of the Safer Places: The Planning System and Crime Prevention Guidance (September 2004), to prevent crime. With regard to economy, it should be considered whether to explicitly allow for employment uses on the site in addition to residential to support the SA objective on economy.

[211] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].

GT20 Land at Junction 15 of M40

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
Appraisal Summary	?	--	+	=	--	-	=	=	=	=	--	++	--	+	+	?

Summary:

There is the potential for minor long term positive effects on SA objectives relating to health and well being and poverty & social exclusion as well as major long term positive effects on housing needs. The allocation will provide land for caravans to meet existing (and potentially additional) residential needs in the area and this will have indirect positive effects on health and well being/ poverty through providing a permanent/ semi-permanent base with good quality facilities and access to utilities.

The effects are anticipated to be neutral on SA objectives relating to the built environment; waste & recycling; climate change mitigation and the historic environment. This is because there are no listed buildings, Conservation Areas or Scheduled Monuments on or adjacent to the site; and it is expected that all new development will meet with the requirements of national planning policy and building regulations.

There is the potential for significant negative effects on SA objectives 2 (sustainable transport), 3 (reduce the need to travel) & 13 (local services and community facilities) as there is currently no access to public transport or safe pedestrian walkways and local services and facilities are just over 3 miles away. At this stage, little detail is known about existing traffic and transport issues and how the allocation will affect them. It is recommended that there are strong public infrastructure requirements for this particular site to ensure that the right level of improvement and upgrade is achieved.

There is the potential for significant long term negative effect on SA objective 5 (prudent use of land) as the site is located outside of main settlements on Greenfield land in the Green Belt[212] (no exception for gypsy and traveller development under PO16 - Green belt).

There are no international, national nature conservation designations on or adjacent to the site[213]. However, it does contain a potential local wildlife site[214] but the presence of protected species and the ecological value of the site in not known at this stage. It would be recommended that strong environmental policies are developed to protect and encourage enhancement of the natural environment and include provision for green infrastructure.

Forty per cent of the site is located on an area of high to medium flood risk (Flood zones 2 and 3) and would pose a significant risk to caravans which are considered to be particularly sensitive development to flooding. Development should avoid the areas at risk from flooding. Potential for a significant short to long term negative effect on climate change adaptation.

The effect on the economy and crime are uncertain at this stage. The effects on the latter will depend on the design and layout finalised at the development management level although consideration should be given to inserting a design policy encourage sustainable design and to take account of the Safer Places: The Planning System and Crime Prevention Guidance (September 2004), to prevent crime. With regard to economy, it should be considered whether to explicitly allow for employment uses on the site in addition to residential to support the SA objective on economy.

[212] Warwick District Council (May 2012) local Plan – Helping Shape the District, Preferred Options. Online at http://www.warwickdc.gov.uk/NR/rdonlyres/4E01EA4B-85C2-48D5-A649-6FAB2EF4533F/0/LocalPlanPreferredOptionsCompletewithAppendicesandCoversRFS.pdf
[213] Defra (2013) Magic – Statutory Rural Designations. Online at http://magic.defra.gov.uk [accessed May 2013].
[214] Warwick District Council (2010) Green Infrastructure Study – Assets Maps. Online at http://www.warwickdc.gov.uk/NR/rdonlyres/6AE6AF66-D360-4728-9AB9-3CB787890738/0/EA2WarwickLeamingtonandWhitnash.pdf