



**Warwick District Council
Local Plan:
Proposed Modifications
Sustainability Appraisal
Addendum Report**

February 2016

enfusion



Warwick District Council Local Plan: Proposed Modifications

Sustainability Appraisal Addendum Report

February 2016

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Warwick District Council Local Plan: Proposed Modifications SA Addendum Report

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1.0 Introduction

Background

- 1.1 Warwick District Council (WDC) has been undertaking Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) since 2011 to inform the preparation of the Warwick Local Plan. The SA and Local Plan progress to date may be summarised as follows:

Table 1.1: Local Plan and SA published documents to date

LDP Stage and Documents Consultation	SA/SEA Stage and Documents Consultation
Issues and Scenarios Public consultation 17 March to 15 July 2011	SA Scoping Report Public consultation 17 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 2013	Interim SA Report Public consultation 14 June to 29 July 2013
Village Housing Options and Settlement Boundaries Public Consultation 22 November 2013 to 20 January 2014	SA of Potential Village Site Allocations Public Consultation 22 November 2013 to 20 January 2014
Publication Draft Local Plan Public Consultation w/c 12 May to w/c 23 June 2014	Publication Draft SA Report Public Consultation w/c 12 May to w/c 23 June 2014
Submission Local Plan Submitted in Jan 2015 to be examined by an independent inspector	Submission SA Report Submitted alongside the Local Plan in Jan 2015 to be examined by an independent inspector
Proposed Modifications Public consultation during the week beginning 7 March for a period of six weeks	SA Addendum Report (this Report) Public consultation during the week beginning 7 March for a period of six weeks

- 1.2 The Local Plan and all associated documents, including the SA Report, were submitted to the Secretary of State for Communities and Local Government on 30 January 2015 for independent examination. Initial hearing sessions were held from 6 to 12 May 2015 to consider the duty to co-operate (Matter 1), housing provision (Matter 2) and the supply and delivery of housing land (Matter 3).
- 1.3 The Inspector's initial findings on Matters 1, 2 & 3 were received by WDC on 01 June 2015¹. He found that while the Council complied with the duty to co-operate, based on the evidence available the Local Plan was not sound in terms of the overall housing provision and the supply and delivery of housing land. In response to this, the Council requested that the Inspector suspend

¹ EXAM 23 Inspector's letter to Council following initial hearings.

the examination to allow additional work to address the issues identified, in particular the unmet housing need arising from Coventry². In light of the proposals put forward by the Council, the Inspector confirmed that the Examination process would be held in abeyance until the outcomes of the Shadow Economic Prosperity Board Meeting on 29 September 2015 were available³.

- 1.4 The Shadow Economic Prosperity Board considered a Memorandum of Understanding (MoU) relating to the scale and distribution of housing across the HMA. The MoU was supported by all the Councils in the Coventry and Warwickshire HMA with the exception of Nuneaton and Bedworth Borough Council. The Council sent a letter to the Inspector in October 2015 to inform him of the outcome of the meeting and formally request a suspension of the Examination⁴. The Inspector responded to the Council in late October 2015 confirming that the Examination has been suspended until May 2016⁵.
- 1.5 Following the suspension of the Examination the Council has undertaken a range of further work to address the Inspector's concerns, which includes work on site options in order to accommodate the potential uplift in housing requirement. This work has informed the development of proposed modifications to the Local Plan.
- 1.6 In October 2015, the Council commissioned Enfusion Ltd to provide specialist, independent services to undertake any further SA work required during the suspension of the Examination.

Purpose and Structure of this SA Addendum Report

- 1.7 The purpose of this SA Addendum Report is to clearly set out the method and findings of further SA work carried out during the suspension of the Local Plan Examination. This SA Addendum Report has been prepared in accordance with the requirements of the SEA Regulations⁶ and the NPPF⁷ and thus constitutes part of the Sustainability Report for compliance purposes.
- 1.8 Following this introductory Section 1, this report is structured into four further sections:
 - Section 2 explains the approach taken and details the methods used for further SA work;
 - Section 3 provides a summary of the findings for further appraisal work in relation to options for the overall level, broad location and distribution of development growth as well as site options;

² EXAM 25 WDC Letter to Inspector.

³ EXAM 25B Inspector's letter to the Council following request for suspension (EXAM 25)

⁴ EXAM 26 WDC Letter to Inspector 14th October 2015 with Appendices

⁵ EXAM 27 Inspector's letter to the Council 26 October 2015

⁶ http://www.legislation.gov.uk/ukxi/2004/1633/pdfs/ukxi_20041633_en.pdf

⁷ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

- Section 4 summarises the Proposed Modifications and updates the findings of the previous SA work for the Local Plan to reflect the uplift in development growth; and
- Section 5 sets out the overall summary findings and next steps for the Local Plan and the SA.

Technical Appendices I-IV provide details of the further sustainability appraisal work undertaken.

2.0 SA Method

Introduction and Approach

- 2.1 Sustainability Appraisal incorporating Strategic Environmental Assessment is an iterative and ongoing process that aims to provide a high level of protection for the environment and to promote sustainable development for plan-making. The SA evaluates the likely significant effects of the plan, including reasonable alternatives, and taking into account the objectives and geographical scope of the plan. The role of SA is to inform the Council as the planning authority; the SA findings do not form the sole basis for decision-making - this is informed also by other studies, feasibility and feedback from consultation.
- 2.2 There is a tiering of appraisal/assessment processes (see also later Figure 3.1) that align with the hierarchy of plans - from international, national and through to local. This tiering is acknowledged by the NPPF (2012) in paragraph 167 that states that "*Assessments should be proportionate and should not repeat policy assessment that has already been undertaken.*" SEA sets the context for subsequent project level studies during Environmental Impact Assessment (EIA) for major development projects.
- 2.3 It should be noted that it is not always possible to accurately predict sustainability effects when considering plans at a strategic scale. Impacts on biodiversity and cultural heritage, for example, will depend on more detailed information and studies at a site-level. Whilst climate change science is becoming more accurate, it is difficult to predict impacts likely to result from climate change, including cumulative and synergistic effects.
- 2.4 The method and approach for the SA was previously reported in Section 2 of the Submission SA Report (SA10) submitted alongside the Local Plan to the Secretary of State for Examination in January 2015. This explained the scoping of the SA Framework of objectives and decision-aiding questions, how they developed and were amended to reflect updated evidence, and how they were used for the appraisal of the emerging plan at different stages.
- 2.5 In October 2015, the Council commissioned Enfusion Ltd to provide specialist, independent services to undertake any further SA work required during the suspension of the Examination. This section sets out the method and approach for the additional SA work that has been carried out during the suspension period of the Local Plan which seeks to respond to the Inspector's initial findings.
- 2.6 The SA Framework presented in Section 2 (Table 2.1) of the Submission SA Report (SA10), continued to form the basis for any SA work carried out during the suspension of the Examination. For continuity, the significance criteria presented in Table 2.4 of the Submission SA Report (SA10) were also used.

Fresh SA of Strategic Options

- 2.7 Following further work in relation to the objectively assessed housing need⁸ as well as further work in relation to the duty to co-operate⁹, it was considered necessary to reconsider the strategic options through the SA for the overall level and spatial distribution of growth. For further information on the history of the SA of alternatives and options assessment to date see Section 4 of the Submission SA Report (SA10).
- 2.8 The Council identified the potential for strategic options that needed reconsidering through SA as a result of the uplift in housing numbers as follows:
- four housing growth options
 - seven broad locational options
 - four distribution options

These strategic options were subject to independent SA by Enfusion against the SA Framework presented in Section 2, Table 2.1 of the Submission SA Report (SA10) and using the key presented in Table 2.4 of the same Report. A comparative appraisal of the alternatives was carried out using the baseline information (presented in Appendix II of the Submission SA Report (SA10) and any available updated evidence, together with professional judgment where appropriate.

- 2.9 The nature of the likely sustainability effects (including positive/negative, duration, permanent/ temporary, secondary, cumulative and synergistic) were described in the appraisal commentary, together with any assumptions or uncertainties. The appraisal took into account the mitigation that is provided by various policies in the Local Plan Strategy and the symbols reflect this within the detailed appraisal matrix. Where relevant, the SA made suggestions and recommendations to mitigate negative effects or promote opportunities for enhancement. The findings of the appraisals are summarised in Section 3 of this SA Addendum Report with the detailed appraisal matrices presented in Appendix I.

SA of Site Options

- 2.10 The MoU relating to the scale and distribution of housing across the Housing Market Area, proposes the delivery of 932 dwellings per annum within Warwick District Council, a total of 18,640 new homes up to 2031 to help meet the full objectively assessed need of the HMA. This is an additional 218 dwellings per year on top of the 714 dwellings per year proposed in the Submission Local Plan. During the suspension of the Examination, WDC has undertaken further technical work in relation to sites in order to accommodate the potential uplift in housing requirement. This includes reviewing existing SHLAA sites as well as undertaking a call for sites for any

⁸ Updated Assessment of Housing Need: Coventry-Warwickshire HMA (September 2015)

⁹ Memorandum of Understanding relating to the planned distribution of housing within the Coventry & Warwickshire Housing Market Area (HMA) 29 September 2015

potential new sites. It also includes further technical and infrastructure assessments for potential site options.

- 2.11 As part of the iterative and on-going SA process, any new reasonable site options identified through the further technical work during the suspension of the Examination were subject to SA. Enfusion carried out an independent appraisal of the new site options against the full SA Framework presented in Section 2, Table 2.1 of the Submission SA Report (SA10) and using the key presented in Table 2.4 of the same Report. As per the previous SA work (please refer to Paras 2.12 - 2.16 of the Submission SA Report (SA10)) the findings for each of the new site options were set out in individual detailed matrices - evidence was cited where available or applicable, a commentary was provided and suggestions for mitigation or enhancement were made where relevant. The nature of the likely sustainability effects (including positive/negative, duration, permanent/ temporary, secondary, cumulative and synergistic) were described, together with any uncertainty noted. The detailed matrices are presented in Appendix III of this Report.
- 2.12 A number of the previous site allocations have also been subject to amendment, in terms of boundary and/or capacity changes, following the further technical work carried out by the Council. These proposed modifications to site allocations were all subject to a screening process for significance with regard to SA and details are presented in Appendix II of this SA Addendum Report. As a result of this screening a number of the sites were subject to a refreshed site appraisal, and the findings of these are presented in Appendix III of this report. Some proposed amendments were determined to be insignificant with regard to SA and it was not considered necessary to refresh the sustainability appraisals for committed sites with existing planning permission.

SA of Proposed Modifications

- 2.13 As a result of the findings of the further technical work carried out during the suspension of the Examination, including the further SA work, the Council is proposing a number of modifications to the Submission Local Plan. These Proposed Modifications (PMs) reflect the agreed uplift in housing development and comprise amendments to Policies, new and changed (boundary, density) Site Allocations. The PMs were screened for their significance with regard to the SA process and in accordance with Government guidance¹⁰. The details are presented in Appendix II of this SA Addendum Report and they explain which PMs were considered to be likely to have significant effects and should be subject to refreshed and/or new assessment through SA. Certain PMs, such as minor boundary changes, were not considered to be likely to have significant effects and the findings of the Submission SA Report remain valid.

¹⁰ <http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-local-plans/>

- 2.14 The overall findings of the SA for the implementation of the Local Plan are set out in Section 5 of the Submission SA Report (SA10). The overall effects for implementation of the Local Plan with the Proposed Modifications to accommodate the uplift in housing development were subject to a refreshed SA. This was undertaken using the same method as described in the Submission SA Report – effects are reported according to the 10 key sustainability topics that been linked to relevant SA Objectives, SEA Directive topics, and the relevant requirements from the NPPF. Thus the SA considered the inter-relationships and potential cumulative effects from proposed modifications to sites and policies overall and how this would affect the SA findings reported in the Submission SA Report (SA10).

3.0 SA of Alternatives

Introduction

- 3.1 The development of plan-making options and the SA/SEAs of alternatives have been on-going throughout the production of the Local Plan and its accompanying SA. Following further work by the Council during the suspension of the Examination it was considered appropriate to undertake a fresh SA of reasonable alternatives
- 3.2 Section 4 of the Submission SA Report (SA10) sets out further details on the consideration of alternatives through SA as well as the history of the SA of alternatives and options assessment up to Submission in January 2015. This Section continues this narrative and sets out how options have been identified, assessed and progressed during the suspension of the Examination and have informed the Proposed Modifications. This section also sets out the reasons why alternatives have been progressed or rejected.

Options for the Level of Growth

- 3.3 The Submission Local Plan (Policies DS6 & DS7) proposed the delivery of 12,860 new homes in the District between 2011 and 2029. This requirement included a contribution to help meet the unmet needs of the wider HMA, in particular Coventry City. Following the initial hearing sessions in May 2015, the Inspector found that there was no evidence to suggest that the housing figure set out in the Submission Local Plan is the appropriate contribution to help meet the wider needs of the HMA. The Inspector's initial findings concluded that the Submission Local Plan was not sound as there was no clear strategy in place to meet the unmet needs of the HMA in full¹¹.
- 3.4 Following the Inspector's initial findings in June 2015 further work was carried out on housing needs by the LA's within the Coventry-Warwickshire HMA. The updated assessment of housing needs was published in September 2015 and identified that WDC has a need for 600 dwellings per annum or 12,000 new homes up to 2031.¹² It also stated that Coventry City is unlikely to meet its housing needs in full. The planned distribution of Coventry City's unmet housing need within the HMA was set out within a Memorandum of Understanding published in late Sept 2015.¹³ The MoU proposes the delivery of 932 dwellings per annum within WDC, a total of 18,640 new homes up to 2031 to help meet the full objectively assessed need of the HMA. This equates to a total of 17,577 new homes over the life of the Plan to 2029. This is an approximate increase of 196 dwellings per year to the 714 dwellings per annum that was previously proposed in the Submission Local Plan.

¹¹ EXAM 23 Inspector's letter to Council following initial hearings.

¹² Updated Assessment of Housing Need: Coventry-Warwickshire HMA (Sept 2015) Prepared by GL Hearn

¹³ Report to the Coventry, Warwickshire and South West Leicestershire Shadow Economic Prosperity Board (Tuesday 29th September 2015) Agenda Item 5, including Appendix 1.

3.5 In light of the updated evidence with regard to housing needs in the wider HMA, it was considered appropriate as part of the iterative and on-going SA process to carry out a fresh appraisal of reasonable options for the overall level of housing growth. Informed by the updated evidence WDC identified two new options for the overall level of housing growth alongside the two options proposed at an earlier stage of plan-making. The four growth options identified by the Council are as follows:

- **Option 1:** 600 new homes each year
- **Option 2:** 700 new homes each year
- **Option 3:** 900 new homes each year
- **Option 4:** 1,000 new homes each year

3.6 Enfusion undertook an appraisal of the four reasonable options above against the full SA Framework. The refreshed SA of growth options was informed by the updated evidence in relation to housing needs. The summary findings of the SA for the four options are presented below with the detailed appraisals provided in Appendix I.

Table 3.1: Summary Findings for Fresh SA of Growth Options

SA Objective	Options							
	1		2		3		4	
	600 new homes each year		700 new homes each year		900 new homes each year		1,000 new homes each year	
1. Economy	+ ?		+ ?		++ ?		++ ?	
2. Sustainable transport	++ ?	?	++ ?	- ?	++ ?	-	++ ?	-
3. Reduce need to travel	+ ?		+ ?		++ ?		++ ?	
4. Waste & Recycling	= ?		= ?		= ?		= ?	
5. Prudent use of land and natural resources	- ?		- ?		-- ?		-- ?	
6. Natural environment & landscape	- ?	?	- ?	?	-- ?	- ?	-- ?	- ?
7. Built environment	= ?		= ?		= ?		= ?	
8. Historic environment	- ?		- ?		-- ?		-- ?	
9. Air, water & soil quality	- ?		- ?		-- ?		-- ?	
10. Climate change mitigation	?		- ?		-		-	
11. Climate change adaptation - flood risk	= ?		= ?		= ?		= ?	
12. Housing needs	+		+		++		++	

	Options			
	1	2	3	4
SA Objective	600 new homes each year	700 new homes each year	900 new homes each year	1,000 new homes each year
13. Local services & community facilities	+ ?	+ ?	++ ?	++ ?
14. Health & well being	+ ?	+ ?	++ ?	++ ?
15. Poverty & social exclusion	+ ?	+ ?	++ ?	++ ?
16. Crime	= ?	= ?	= ?	= ?

- 3.7 The SA found that all of the options have the potential for long term positive effects against SA Objective 12 through meeting the objectively assessed housing needs of WDC alone. However, the significance of the positive effect increases along with the level of proposed growth. Evidence suggests that Option 1 will not help to meet any of Coventry City's unmet housing and will therefore not benefit the wider HMA. While Option 2 will help to meet some of the unmet need it will not be sufficient to help ensure that needs are met in full across the HMA. While Option 3 may not help to meet the unmet housing needs in full, falling just short of the 923 dwellings per annum set out in the MoU (Sept 2015), it more likely to benefit the wider HMA with the potential for major positive effects. Option 4 would meet the full distribution of housing growth for the HMA as set out in the MoU (Sept 2015) and has the potential for a positive effect of greater significance for the wider HMA compared to the other options.
- 3.8 The updated assessment for housing need for the Coventry and Warwickshire HMA also took into consideration the economic growth potential for the area.¹⁴ It found that Warwick District has a relatively growth-orientated economic base, with a concentration of employment in higher-value sectors and key strengths including in gaming. The updated assessment considered that the positive forecasts shown for the District in the 2015 Cambridge Econometrics forecasts seem realistic - these show growth in employment of 9,900 (on a policy-off basis) over the 2014-31 period, which equates to an annual growth rate of 0.8%. The assessment concludes that this would require the provision of 600 homes per year (as an annual average over the 2011-31 plan period).
- 3.9 Taking the above into account, the SA found that all of the Options would be able to support the predicted economic growth potential of the District with the potential for long term positive effects against this SA Objective. It is clear from the evidence that Coventry City will not be able to meet its housing

¹⁴ Updated Assessment of Housing Need: Coventry-Warwickshire HMA (Sept 2015) Prepared by GL Hearn

need in full. Options 3 & 4 would help to meet the needs of Coventry City and therefore help to support the economic growth potential for the wider HMA area. It is therefore assumed that they have the potential for a positive effect of greater significance when compared with Options 1 & 2. It also found that options 3 & 4 are likely to have enhanced positive effects against SA Objectives 2, 3, 13, 14 & 15 given the higher level of proposed growth and therefore greater provision of, or improvements to, sustainable transport modes as well as community facilities/services.

- 3.10 All of the options have the potential to encourage the re-use of previously developed land; however, as the level of proposed growth increases so does the likelihood that there will be a greater loss of Greenfield, Green Belt and agricultural land to accommodate development. Taking this into account the SA found that options 3 & 4 have the potential for permanent major negative effects against SA Objectives 6 and 9, as there is the potential for a greater loss of Greenfield, Green Belt and agricultural land in the District. While options 1 & 2 are also likely to have permanent negative effects, it is considered that these are likely to be of less significance compared to options 3 & 4. There is an element of uncertainty for all options until the distribution and precise location of development is known.
- 3.11 The appraisal found that the nature and significance of effects against SA Objectives relating to biodiversity (SA Objective 6), landscape (SA Objective 6) and heritage (SA Objective 8) are ultimately dependent on the distribution and precise location of development. Despite this, it was considered that as the level of growth increases so does the likelihood for negative effects against these SA Objectives. Compared to the other options, the appraisal found that options 3 & 4 have the greatest potential for residual major long term negative effects against landscape and heritage given the higher level of proposed development. It also found that there was greater potential for residual minor long term negative effects on biodiversity. While landscape and heritage are unlikely to be an absolute sustainability constraint for the higher levels of growth proposed through Options 3 & 4, it is likely that they will require more extensive mitigation measures to reduce the significance of cumulative negative effects.
- 3.12 Table 3.2 provides an outline of the reasons for selection/rejection of alternatives for the level of growth 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 deliverability, play a key role in the decision-making process.

Table 3.2: Reasons for Progressing or Rejecting Options for the Level of Growth in Plan Making

Strategic Options Considered and Appraised	Reasons for Progressing or Rejecting the Option in Plan Making
Option 1: 600 new homes each year	Whilst this option would meet the objectively assessed housing needs for the district it would not contribute at all to meeting the needs of the wider housing market

	area.
Option 2: 700 new homes each year	This option would meet the OAN of the district and would contribute towards meeting some of the unmet needs of the wider housing market area. However, it does not accord with the agreed strategy for the redistribution of housing need from Coventry, which is unable to meet all of its needs within its area.
Option 3: 900 new homes each year	This option would meet the OAN of the district and would contribute towards meeting a significant proportion of the unmet needs of the wider housing market area. However, it does not accord with the agreed strategy for the redistribution of housing need from Coventry, which is unable to meet all of its needs within its area.
Option 4: 1,000 new homes each year	This option would meet the OAN of the district and would contribute towards meeting a substantial proportion of the unmet needs of the wider housing market area. It would accord with the agreed strategy for the redistribution of housing need from Coventry, which is unable to meet all of its needs within its area and has identified that that Warwick district should take 332 new homes each year from Coventry's unmet housing need.
Proposed Modification Combination of options 3 & 4 – 932 new homes per year	Preferred option that optimises socio-economic factors, minimises negative effects on environmental factors, and seeks to meet need as near as possible to the need arising.

Options for the Broad Location of Growth

3.13 In light of the updated assessment of housing needs and MoU between the Councils in the Coventry and Warwickshire HMA, it was considered appropriate to reconsider reasonable alternatives for the broad location of growth within the District. Informed by the updated evidence the Council identified two new options for the location of growth alongside the five options considered at earlier stages of plan-making. The seven growth options thus identified by the Council are as follows:

- **Option 1** - Focus development outside the Green Belt
- **Option 2** - Distribute around the urban fringe and across 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.

- **Option 6** - New settlement inside the Green Belt
- **Option 7** - Focused around key transport corridors

3.14 As part of the iterative and ongoing SA process, Enfusion undertook an appraisal of the seven reasonable options above against the full SA Framework. The fresh SA of growth options was informed by updated evidence where relevant. The summary findings of the SA for the seven options are presented below with the detailed appraisals provided in Appendix I.

Table 3.3: Summary Findings for Fresh SA of Options for the Location of Growth

SA Objective	Options							
	1	2	3	4	5	6	7	
	Focus dev outside the Green Belt	Distribute around the urban fringe and across the District	Disperse dev in small/medium sites, including the villages	New settlement outside the Green Belt	Protect BG, focus within and on edge of urban areas and distribute growth across District	New settlement inside the Green Belt	Focused around key transport corridors	
1. Economy	+ -	+ -	+ -	+ -	+ -	+ -	+ -	
2. Sustainable transport	+ -	+ ?	+ -	+ -	+ ?	+ -	+ -	
3. Reduce need to travel	+ -	++	+ -	+ -	++	+ -	+ -	
4. Waste & Recycling	+ ?	+ ?	= ?	+ ?	+ ?	+ ?	+ ?	
5. Prudent use of land and natural resources	-	-- ?	-- ?	-	- ?	--	-- ?	
6. Natural environment & landscape	- ?	- ?	- ?	- ?	- ?	- ?	- ?	
7. Built environment	?	?	?	?	?	?	?	
8. Historic environment	-- ?	- ?	- ?	-- ?	-- ?	- ?	- ?	
9. Air, water & soil quality	--	- ?	- ?	-	- ?	- ?	- ?	
10. Climate change mitigation	+ -	+ ?	+ -	+ -	+ ?	+ -	+ -	
11. Climate change adaptation - flood risk	?	?	?	?	?	?	?	
12. Housing needs	+ -	++	+ -	+ -	++	+ -	+ -	
13. Local services & community facilities	+ -	+	+ -	+ -	+	+ -	+ -	
14. Health & well being	+ -	+	+ -	+ -	+	+ -	+ -	

	Options						
	1	2	3	4	5	6	7
SA Objective	Focus dev outside the Green Belt	Distribute around the urban fringe and across the District	Disperse dev in small/medium sites, including the villages	New settlement outside the Green Belt	Protect BG, focus within and on edge of urban areas and distribute growth across District	New settlement inside the Green Belt	Focused around key transport corridors
15. Poverty & social exclusion	+ -	+ -	+ -	+ -	+ -	+ -	+ -
16. Crime	?	?	?	?	?	?	?

- 3.15 The SA found that options 1, 3, 4, 6 & 7 have the potential for long term positive effects on the SA objectives relating to housing, the economy, community services/facilities, health and poverty and social exclusion. However, it was considered that the positive effects are only likely to be minor as these options would only help to meet the needs of particular communities within the District. Given this, the appraisals found that there is also the potential for minor long term negative effects against those SA Objectives as the options will not help to meet the needs of all residents. Options 2 & 5 were considered more likely to meet the needs of all residents as development will be focussed towards urban areas, where need is the greatest, and also be distributed across the District helping to meet the needs of rural communities. The appraisal found that options 2 & 5 were less likely to result in any negative effects against those SA Objectives and also have the potential for an enhanced positive effect against SA Objective 12.
- 3.16 Options 2 & 5 are considered more likely to have positive effects of significance against SA Objectives 2 and 3 as distributing development around the urban fringe as well as wider the wider District has the potential to support improved public transport services over a wider area. It will also help to reduce the impacts on traffic as development will be more evenly distributed across the District. The provision of housing and employment as well as associated services/facilities across the District also has the potential for significant medium to long term positive effects by reducing the need to travel for residents.
- 3.17 Options 1, 4 & 5 focus development outside the Green Belt so were considered likely to result in minor negative effects against SA Objective 6 through the loss of greenfield land compared to the remaining options which propose development within the Green Belt land have the potential for major negative effects. Evidence suggests that there are large areas of best and most versatile agricultural land to the south of Warwick and Leamington Spa¹⁵. Options that focus development outside of the Green Belt in the south

¹⁵ Magic Map (2015) Post 1988 Agricultural Land Classification.

of the District therefore have the greatest potential for negative effects of significance against SA Objective 9 through the potential loss of best and most versatile agricultural land. However, there is also an element of uncertainty as the significance of the effect is dependent on the precise location of development and there are data gaps in relation to agricultural land quality.

- 3.18 Those options focussing development outside the Green Belt, in the south of the District, also have greater potential for negative effects of significance 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 of Warwick 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 LCA states that "protecting the setting of these features must be considered a principal goal of future development planning in the locality"¹⁶. There is also some uncertainty as the precise location of development is not known at this stage.
- 3.19 Table 3.4 provides an outline of the reasons for selection/rejection of alternatives for the location of growth 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 deliverability, play a key role in the decision-making process.

Table 3.4: Reasons for Progressing or Rejecting Options for the Location of Growth in Plan Making

Strategic Options Considered and Appraised	Reasons for Progressing or Rejecting the Option in Plan Making
Option 1 - Focus development outside the Green Belt	This would lead to a concentration of development in one part of this District and would offer little scope to meet the needs of Kenilworth, growth villages or areas immediately adjacent to the Coventry urban area. Furthermore, it is unlikely that there is sufficient capacity in this area to meet the housing requirement within the plan period.
Option 2 - Distribute around the urban fringe and across the District (including within and/or on the edge of some villages)	This option was initially pursued in 2012 as the Preferred Option, however it became evident that further sustainable development opportunities outside of the green belt were deliverable and therefore should be allocated in the first instance.
Option 3 - Disperse development in small/medium sites, including around the villages	This would lead to significant negative sustainable affects in terms of access to services, transport and infrastructure as well disproportionate impacts on villages with little in

¹⁶ Warwick District Council (Feb 2009) Landscape Character Assessment for Land South of Warwick and Leamington

	the way of services.
Option 4 - New settlement outside the Green Belt	Development would be focused in one area, similar to option 1, with little scope to address needs elsewhere within the District.
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.	This option is the preferred option to progress through both the submission local plan and proposed modifications. It complies with the local plan spatial strategy and offers the most sustainable approach to the delivery of housing by meeting housing needs predominantly from where they arise in and adjacent to urban areas and growth villages which have a reasonable level of services. The proposed modifications includes further growth within all of these areas, and because of the level of availability of suitable sites outside of the Green Belt, significant further development in the existing Green Belt in sustainable locations.
Option 6 - New settlement inside the Green Belt	Development would be focused in one area, not necessarily where the need is derived from. It would have significant environmental impacts and unlikely to deliver the homes required within the plan period in its entirety.
Option 7 - Focused around key transport corridors	This options was considered as an alternative during the assessment for the proposed modifications. However, it was considered that it may not accord with National planning policy on Green Belt; may increase unsustainable means of travel (as road corridors are included) and not meet housing needs in the most suitable areas in environmental terms.

Options for the Distribution of Growth

- 3.20 The potential for reconsidering strategic options for the distribution of the uplift in growth is limited by the number of reasonable site options available at the Settlements. Each potential amended or new site option was subject to new or refreshed SA - as described below, in the following section 4 and detailed in Appendix III. The Council made a new call for potential site options and reconsidered the previous site options that had not been progressed in order to identify potential sites that would still be in conformity with the Local Plan Strategy. From the site options identified, the Council considered the scope for revisiting strategic options for distributing the available potentially suitable sites as follows:

Option 1 – more in Kenilworth & Coventry (Green Belt), slightly less in Leamington/Warwick (Green Belt) & rural area
Urban Brownfield 1208; Greenfield on edge Kenilworth 1660; Greenfield on edge Warwick/Leamington/Whitnash 3020; Greenfield on edge Coventry 3025; Growth Villages & rural 763 – Total new homes 9,676

Option 2 – less in Kenilworth & Growth Villages, more Green Belt growth in North Leamington

Urban Brownfield 1208; Greenfield on edge Kenilworth 760; Greenfield on edge Warwick/Leamington/Whitnash 4335; Greenfield on edge Coventry 2245; Growth Villages & rural 763 – Total new homes 9,311

Option 3 – Less on edge of Leamington & Warwick, further growth to south of Coventry

Urban Brownfield 1208; Greenfield on edge Kenilworth 1500; Greenfield on edge Warwick/Leamington/Whitnash 2455; Greenfield on edge Coventry 3025; Growth Villages & rural 1146 – Total new homes 9,334

Option 4 – Significantly less at Coventry, further growth in Kenilworth/Leamington/Warwick and rural areas

Urban Brownfield 1208; Greenfield on edge Kenilworth 1660; Greenfield on edge Warwick/Leamington/Whitnash 4335; Greenfield on edge Coventry 445; Growth Villages & rural 1446 – Total new homes 9,094

Option 5 – on edge of urban areas, Proposed Modification **Policy DS10**

Urban Brownfield 1208; Greenfield on edge Kenilworth 1500; Greenfield on edge Warwick/Leamington/Whitnash 3270; Greenfield on edge Coventry 2455; Growth Villages & rural 1146 – Total new homes 9,369

- 3.21 Compared to the Submission Local Plan (1535 + 1500 + 3270 + 0 + 744 = total new homes 9,369), these 5 strategic options consider distributing the additional housing requirement variously through more growth to the South of Coventry, around Kenilworth/ Warwick/ Leamington/Whitnash and the Villages/rural areas. Options 1 and 3 are not realistic as they would require significant new highway infrastructure that is unlikely to be deliverable within the Plan period. Accordingly, Options 1 & 3 were not considered to be reasonable with regard to the requirements of the SEA Regulations and they were not subject to SA.
- 3.22 A comparative strategic level assessment was undertaken using the SA Framework, professional judgment and focusing on the key factors for strategic and cumulative effects for the uplift in housing (as each new or amended site option had been subject to SA). Option 2 with more sites on the edge of North Leamington is likely to have the potential for major negative effects on landscape and loss of Greenfield/ Green Belt, compared to Options 4 and 5.
- 3.23 Option 4 with significantly less growth at edge of Coventry and more in Villages/rural areas is likely to have cumulative negative effects on the Villages/rural areas with regard to SA Objectives for transport/accessibility and associated poor air quality due to limited sustainable transport, loss of green space/Green Belt, and for local biodiversity, heritage and landscape.
- 3.24 Option 5 proposes Urban Extensions at the edge of Coventry. Whilst this has cumulative, and potentially major, negative effects on landscape/visual amenity and openness through loss of Green Belt, provision of Urban Extensions (with a scale of over 500 dwellings) offers more opportunities for mitigation and enhancement through strong masterplanning and sustainable design. This can indicate stronger positive effects for other SA objectives such

as community & recreational facilities and health/well-being, sustainable resources (energy, waste, local food growing), sustainable transport, and local biodiversity/green infrastructure. The specific requirements proposed in the new Urban Extension Policies should mitigate for negative effects, although there will be cumulative negative effects remaining associated with the loss of Green Belt and open landscape.

- 3.25 The details of effects identified through the SA of the new and amended site options that contribute to Option 5 are provided in Appendix III. Summaries of strategic comparative SA findings and the reasons for progressing or rejecting the strategic options for distributing the available sites are set out in the following table 3.5:

Table 3.5: Summary of SA Findings & Reasons for Progressing or Rejecting Strategic Options for the Distribution of Growth in Plan Making

Strategic Options Considered and Appraised	Reasons for Progressing or Rejecting the Option in Plan Making
Option 1 – More in Kenilworth & Coventry	Not a reasonable alternative as not deliverable in the Plan period due to highways infrastructure requirements. Not subject to SA and not progressed.
Option 2 - Less in Kenilworth, more in N Leamington	May not meet Kenilworth's needs as a town & loss of significant Green Belt, potential major cumulative negative effects on landscape - thus not progressed further.
Option 3 – Less in Leamington & Warwick, more to S Coventry	Not a reasonable alternative as not deliverable in the Plan period due to highways infrastructure requirements. Not subject to SA and not progressed.
Option 4 – Less in Coventry, more in other areas	Does not necessarily meet with needs of Coventry & limited possibilities for sustainable development as only one urban extension; negative effects on landscape and transport for the Growth Villages/rural exacerbated and option not progressed further
Option 5 – Significantly more in S Coventry, more in Kenilworth & Villages/ rural	Maximises possibilities for sustainable development (housing, transport/accessibility, green infrastructure, community facilities & services), through urban extensions at edge of Coventry. Minimises potential negative effects on sustainable transport & environmental factors, especially landscape & local biodiversity, of the other towns, villages and rural areas. Potential remains for long term negative effects on landscape.

Options for Sites: Strategic and Villages/Rural

- 3.26 The Council has considered a range of different site options throughout the development of the Local Plan and its accompanying SA. Section 4 of the Submission SA Report (SA10) sets out the history of how site options have been considered through plan-making and the SA up to Submission in January 2015. The chronology of identifying, assessing and refining options for site allocations up to Submission was detailed in Appendix VII of the Submission SA Report (SA10). During the suspension of the Examination the Council has undertaken further work in relation to sites in order to accommodate the proposed uplift in housing requirement (see earlier in this Section). This includes reviewing existing SHLAA sites as well as undertaking a call for sites for any potential new sites. It also includes further technical and infrastructure assessments for potential site options.
- 3.27 As part of the iterative and ongoing SA process for the Local Plan, any new reasonable strategic site options identified through the further work carried out by the Council were subject to an independent appraisal by Enfusion. These were primarily associated with sites on the edge of Coventry and Kenilworth. Any proposed changes to the boundary and/or capacity of the sites as a result of the further technical work carried out by the Council were screened to assess whether the amendments would lead to any significant effects and thus change the findings of the previous sustainability appraisals. The findings of the SA screening process are presented in Appendix II; amended and/or new strategic site options were subject to a refreshed SA and the findings are detailed in Appendix III.
- 3.28 The Proposed Modifications set out a number of changes to the village sites allocated under Policy DS11 and these were screened for their significance with regard to SA. The majority of the proposed changes do not significantly affect the findings of the previous SA work for village/rural site options – as presented in Section 4 and Appendix VI of the Submission SA Report (SA10). The Council has considered four new site options for the growth of villages in Baginton, Barford, Cubbington and Hatton Park that have previously not been considered through the SA process and each was subject to full SA with details of findings presented in Appendix III of this SA Addendum Report. The sustainability appraisal of the new sites identified potential major negative effects as a result of the loss of Green Belt and best and most versatile agricultural land, however this is consistent with previous findings and the findings of the SA for the overall cumulative effects for the villages were not significantly affected.
- 3.29 There were a number of other new site options considered through plan-making but not progressed further as allocations in the Proposed Modifications to the Local Plan. These were options that had not been previously subject to SA in 2015. Therefore, they were tested through SA and the findings are also presented in Appendix III of this SA Addendum Report. The reasons for not progressing these new site options are provided in Appendix IV of this SA Addendum Report that sets out a chronology of site options.

4.0 SA of the Local Plan Proposed Modifications

Introduction

- 4.1 Following Examination hearings in May 2015 and the publication of the Inspector's initial Findings in June 2015, the Council has carried out further work during the suspension of the Examination to try and address the concerns raised by the Inspector - the Objectively Assessed Housing Need and Duty to Cooperate. The further work, including further SA work in relation to alternatives, has informed the development of the Proposed Modifications to the Submission Local Plan.
- 4.2 The main changes include an uplift in the housing requirement from 12,860 to 16,776 new dwellings (DSNEW1) over the life of the Plan. This reflects the agreements in the Memorandum of Understanding in which Warwick District will contribute to meeting the housing needs of Coventry. This has implications for the number of development sites coming forward in the plan and the distribution of growth across the District, which now includes an area of growth around the southern urban fringe of Coventry, and the amount of land ultimately being removed from the Green Belt. Further amendments include:
- new site specific policies
 - a new policy to deliver self-build opportunities within larger development sites
 - more flexibility in delivering Gypsy and Traveller accommodation
 - increased protection for best and most versatile agricultural land
- 4.3 The predicted effects and SA findings of the individual sites and new site specific policies are detailed in Appendix III. The potential effects of the Proposed Modifications with regard to the overall implementation of the Plan against each of the SA Topics (as set out in the Submission SA Report) are summarised in Table 4.1 below.

SA of the Local Plan Proposed Modifications

Table 4.1: Summary of the Likely Effects of the Local Plan Modifications on SA Topics

SA Topic	Relevant SA Objective(s)	Likely effects of proposed modifications (2016) (positive/negative, duration, permanent/temporary, secondary, cumulative and synergistic) on the SA Findings (2015)
Housing	7, 12	<p>The uplift in housing numbers has the potential to increase the significance of the previously identified positive effects against the topic of housing by contributing to meeting the housing needs of the wider HMA.</p> <p>New policy HNEW1 ensures the delivery of custom and self-build housing opportunities, which can increase the significance of the previously identified positive</p>

		<p>effects against this topic by increasing the potential type and mix of housing, and allowing for specialised housing to meet specific needs (e.g. the needs of the elderly or disabled).</p> <p>The amendments to Policy H7 provide greater flexibility in meeting the accommodation needs of Gypsies and Travellers which has the potential to increase the significance of the previously identified positive effects against the topic of housing.</p>
Economy & Employment	1	<p>The previous SA identified the potential for minor indirect positive effects on the economy as a result of housing growth. The uplift in housing is therefore likely to increase the significance of these indirect positive effects by supporting the economic growth potential for the wider HMA area.</p>
Communities & Health	13, 14, 15, 16	<p>As identified above against the topic of housing, new policy HNEW1 ensures the delivery of custom and self-build housing opportunities, which can increase the significance of the previously identified positive effects against the topic of communities and health by increasing the potential type and mix of housing, and allowing for specialised housing to meet specific needs (e.g. the needs of the elderly or disabled).</p> <p>The amendments to Policy H7 provide greater flexibility in meeting the accommodation needs of Gypsies and Travellers which also has the potential to increase the significance of the previously identified positive effects against the topic of communities and health.</p> <p>The new policy DSNEW5 provides land for the development of new outdoor sports facilities at Castle Farm and Warwick Road, which can contribute to promoting healthy and active lifestyles with the potential for minor long-term positive effects on health for the surrounding communities.</p>
Transport & Accessibility	2, 3	<p>The uplift in housing has the potential to increase the significance of negative effects identified against the topic of transport and accessibility. The previous appraisal identified the conclusions from the strategic transport assessment that there is the potential for residual impacts on the highways network as a result of the predicted growth. The Warwick and Leamington Transport Strategy brings together the</p>

		<p>findings from this assessment and further work carried out by Atkins¹⁷ to develop an alternative approach to transport in response to existing transport issues and growth proposals. The evidence identifies a range of mitigation strategies to be delivered along key travel corridors in Warwick, Leamington Spa and in Kenilworth, which will contribute to reducing the extent of negative effects. The mitigation along key transport corridors is also expected to reduce the potential effects of development south of Coventry, and given that this is an urban extension area, it is considered that development here can provide significant transport improvements in and around these sites. The majority of development in Kenilworth is located along the A46 and it will be important to monitor the cumulative effects of increased growth at Kenilworth on transport and accessibility to ensure that development does not lead to any significant negative effects.</p> <p>The uplift in housing growth also has the potential to increase the significance of positive effects identified against the topic of transport and accessibility by supporting improved public transport services over a wider area, and through the delivery of new supporting infrastructure, services and facilities.</p>
Air Quality	9	<p>In light of the transport issues identified above, it is also considered likely that the uplift in housing growth has the potential to increase the significance of negative effects identified against the topic of air quality. The mitigation measures proposed along the key transport corridors and within Kenilworth as identified above should contribute to reducing the extent of these negative effects.</p>
Climate Change & Flooding	10, 11	<p>The uplift in housing has the potential to increase the significance of negative effects on climate change as increased provisions could result in increased levels of traffic and therefore greenhouse gas emissions. However, given the findings of the SA for the transport and accessibility and air quality topics above, it is considered that mitigation is in place to address these negative effects.</p> <p>The policy mitigation in place for identified areas of flood risk, as well as the increase in impermeable surfaces as a result of development (including the proposed uplift in development) is considered</p>

¹⁷ http://www.warwickdc.gov.uk/downloads/download/655/transport_assessments Warwick and Leamington Transport Strategy

		sufficient to ensure that there will be no additional significant negative effects against the topic of flooding.
Water Resources & Water Quality	5, 9	The uplift in housing may increase the significance of potential negative effects identified against this topic through increased abstraction and waste water discharge, particularly considering the current and predicted supply-demand deficit. Although the mitigation provided through the Local Plan and regulatory processes is considered sufficient to ensure that there will be no major negative effects, and it is assumed that the uplift can be planned and phased in a timely manner to ensure the appropriate capacity and management processes are in place, the previous SA recommendation that Policy FW3 should be amended to encourage all new residential development of one dwelling or more to meet a standard of 90 litres/person/day in terms of water efficiency remains valid, with an increased significance considering the uplift in housing.
Natural Environment (Landscape, Flora and Fauna, and Soils)	5, 6, 9	<p>The uplift in housing growth will ultimately lead to an increase in the loss of both greenfield and Green Belt land in the District, which will increase the significance of negative effects identified against the topic of the natural environment, as well as the extent, as new areas around the south of Coventry, Kenilworth and North of Leamington are now allocated within the plan. The modifications to the local plan recognise that as a result of the increased number of site allocations within the plan, the availability of best and most versatile agricultural land is decreasing, and the policy modifications seek to minimise the loss of this limited resource wherever possible recognising its increasing importance and vulnerability.</p> <p>Though an increase in housing growth has the potential to increase the fragmentation of habitats in and around urban fringe areas, it is considered that appropriate mitigation is still provided through the Local Plan to ensure that these effects will not be significant. The uplift in development also has the potential to deliver increased habitat improvement measures in and around new development areas, and further support improvements to habitat connectivity as a result of appropriate contributions.</p>
Cultural Heritage	8	The uplift in housing growth has the potential to increase the significance of the effects identified against the topic of cultural heritage and the extent,

		<p>given that sites are now allocated south of Coventry. More housing development will ultimately change the landscape to a greater degree which has the potential to both positively and negatively affect heritage settings.</p> <p>It is still considered that appropriate mitigation is provided through the Local Plan and available at the project level to ensure that there will be no significant negative effects against the topic of Cultural Heritage.</p> <p>It is also recognised that the requirement for high-quality and sustainable design has the potential for positive effects on townscape / urban fringe settings and accessibility, and as a result of the uplift, there is the potential for these positive effects to reach wider areas across the District, particularly south of Coventry.</p>
<p>Waste & Recycling</p>	<p>4</p>	<p>Ultimately the uplift in housing growth has the potential to increase waste generated within the District, however it is assumed that the uplift can be planned and phased in a timely manner to ensure the appropriate capacity and management processes are in place. Local plan policies are still considered sufficient to ensure that there will be no significant negative effects arising against the topic of waste and recycling.</p>

5.0 Summary and Next Steps

- 5.1 As part of the iterative and ongoing SA process a range of further SA work has been carried out during the suspension of the Examination. This includes a fresh appraisal of strategic options for the level, broad location and distribution of growth as well as further appraisal work in relation to site options. This SA work has informed the Council's decision-making and the development of Proposed Modifications for the Local Plan.
- 5.2 The findings of the SA with regard to the implementation of the Local Plan as a whole have been updated to incorporate the SA findings of the Proposed Modifications, including new policies and site allocations. The updated appraisal found the uplift in housing requirement has the potential to increase the significance of positive effects for housing, by addressing a known housing issue within the wider HMA. However the uplift is also likely to increase the significance of negative effects, particularly in relation to traffic, transport and accessibility, and landscape, heritage and local biodiversity – cumulatively and in the longer-term.
- 5.3 The increased uplift of housing provided by the Urban Extensions on the edge of Coventry offers additional possibilities through the scale of development for sustainable design and building, including efficiencies in resource management (waste & energy), sustainable transport with provision and/or linkages to sustainable transport modes and green infrastructure, and provision of community facilities; the specific requirements in the new Policies will help mitigate negative effects and promote positive effects. However, the cumulative negative effects on landscape and loss of Greenfield remain.
- 5.4 New and amended policies now allow for custom build houses which can support specialist community needs and have created more flexibility around the delivery of accommodation to meet the needs of Gypsy and Travellers, with the potential to increase the significance of positive effects for communities and health.
- 5.5 This SA Addendum Report will accompany the Proposed Modifications (Part 1) on public consultation during the week beginning 7 March for a period of six weeks. The consultation responses received will be considered and an updated SA Addendum Report will be submitted alongside the Proposed Modifications to the Inspector. Any further significant changes to the Local Plan that arise as a result of further hearing sessions will also need to be considered through the SA process.

Appendix I: Fresh SA of Strategic Options – Growth and Broad Location

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									
<table border="1"> <tr> <td style="background-color: #90EE90; text-align: center;">+</td> <td style="background-color: #FFFF00; text-align: center;">-</td> <td>It is possible to have two symbols for an SA Objective. For example, an option could have the potential for a minor positive effect against SA Objective 12 (housing) by helping to meet the needs of communities in the south of the District; however, it could also have a negative effect by not meeting the needs of communities in the north.</td> </tr> <tr> <td colspan="2" style="background-color: #90EE90; text-align: center;">+ ?</td> <td>Another example is that an option could have the potential for a positive effect against SA Objective 13 (Local services & community facilities) through the provision of associated facilities/services; however, there is also uncertainty as the precise nature and scale of provision is not known at this stage.</td> </tr> <tr> <td style="background-color: #FF0000; text-align: center;">--</td> <td style="background-color: #90EE90; text-align: center;">+?</td> <td>SA Objectives 2 (sustainable transport & traffic) and 6 (landscape & biodiversity) consider more than one topic and as a result the options could have a different effect upon each topic considered.</td> </tr> </table>			+	-	It is possible to have two symbols for an SA Objective. For example, an option could have the potential for a minor positive effect against SA Objective 12 (housing) by helping to meet the needs of communities in the south of the District; however, it could also have a negative effect by not meeting the needs of communities in the north.	+ ?		Another example is that an option could have the potential for a positive effect against SA Objective 13 (Local services & community facilities) through the provision of associated facilities/services; however, there is also uncertainty as the precise nature and scale of provision is not known at this stage.	--	+?	SA Objectives 2 (sustainable transport & traffic) and 6 (landscape & biodiversity) consider more than one topic and as a result the options could have a different effect upon each topic considered.
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--	+?	SA Objectives 2 (sustainable transport & traffic) and 6 (landscape & biodiversity) consider more than one topic and as a result the options could have a different effect upon each topic considered.									

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:																
<p>Evidence suggests that while this option would meet the housing needs of the District¹, it would not benefit the wider HMA, in particular by helping to meet the unmet needs of Coventry City². Compared to Option 3 & 4, this option is likely to have a positive effect of less significance against SA Objective 12 as it will not benefit the wider HMA and help to meet the unmet needs of Coventry City. The updated assessment for housing need for the Coventry-Warwickshire HMA took into consideration the economic growth potential for the area. It concluded that the forecasted economic growth for the District would require the provision of 600 homes per year (as an annual average over the 2011-31 plan period). While this option would support the predicted economic growth potential of the District with the potential for long term positive effect against SA Objective 1, it would not help to meet the needs of Coventry City and therefore help to support the economic growth potential for the wider area. This option is therefore considered to have a positive effect of less significance compared to Options 3 & 4. There is an element of uncertainty for all the options against SA Objective 1.</p> <p>This option has the potential for a long term positive effects against SA Objectives 2, 3, 13, 14 & 15 through the delivery of housing and associated provision and improvements to services/facilities and sustainable transport modes. However, it is likely to have a positive effect of less significance compared to the other options which would deliver a higher level of growth. There is an element of uncertainty for all the options as the precise nature and level of the provision or improvements to associated facilities/services and sustainable transport modes is not known at this stage.</p>																

¹ Updated Assessment of Housing Need: Coventry-Warwickshire HMA (Sept 2015) Prepared by GL Hearn

² Report to the Coventry, Warwickshire and South West Leicestershire Shadow Economic Prosperity Board (Tuesday 29th September 2015) Agenda Item 5, including Appendix 1.

The level of development proposed has the potential for negative effects against a number of SA Objectives including the prudent use of land and the quality of air, water and soil; however, there is also uncertainty as the nature of the effect and level of significance is ultimately dependent on the precise location of proposed development. It is assumed that in the first instance development will be directed towards previously developed land within urban areas; however, evidence suggests that there is only a limited amount of urban brownfield sites available³. It is therefore likely that the majority of housing growth will result in the loss of greenfield and agricultural land, particularly around existing urban areas. There is also the potential for the loss of Green Belt land. While there is some uncertainty, it is considered that this option has the potential for a residual permanent negative effect against SA Objectives 5 & 9 through the loss of greenfield, agricultural and potentially Green Belt land. However, this option is likely to have a negative effect of reduced significance compared to the other options as it proposes the lowest level of housing growth.

SA Objective 6 considers two key sustainability topics and therefore two symbols are provided to represent each topic. The first symbol relates to landscape and the second biodiversity. The nature and significance of effects for these two topics will depend on the precise location and scale of development as well as sensitivity of receptors. However, it can be assumed that as the level of growth increases so does the likelihood for negative effects on these topics.

It is assumed that the majority of development will be focussed in and around the main settlements, which includes Warwick, Leamington Spa, Kenilworth and the south of Coventry. These are the areas where there is the greatest potential for significant negative effects on the landscape. Submission Policy NE4 seeks to protect the landscape from harm and ensure that landscape design is a key component of any proposal for development. Numerous other Submission Policies refer to the protection of the landscape or landscape design, which include Policies DS3, EC1, SC0 and BE1. It is considered that there is sufficient mitigation provided through Local Plan policies and available at the project level to ensure that the level of growth proposed through this option will not have major negative effects; however, there is still an element of uncertainty until the precise location of development is known and lower level assessments have been carried out. Potential for a residual minor negative effect with an element of uncertainty.

It is assumed that development will avoid designated sites for biodiversity and that negative effects are most likely to occur at designated sites in close proximity to the edge of the main settlements. Local Plan Policy NE2 seeks to protect designated areas and species of national and local importance for biodiversity. Policy NE3 supports development provided that it protects, enhances and/or restores habitat diversity. Development proposals must ensure that they lead to no net loss of biodiversity and where possible net gain, protect or enhance biodiversity assets and avoid negative impacts on existing biodiversity. It is considered that there is sufficient mitigation provided through Local Plan policies and available at the project level to ensure that the level of growth proposed through this option will not have significant negative effects; however, there is still an element of uncertainty until the precise location of development is known and lower level assessments have been carried out. A key challenge for the Local Plan will be trying to ensure that ecological connectivity and networks are maintained and enhanced where possible.

³ Warwick District Council (2014) Strategic Housing Land Availability Assessment.

As for biodiversity and the landscape the nature and significance of effects on the historic environment is also dependent on the precise location and scale of development as well as the sensitivity of receptors. As previously stated, it is assumed that the majority of development will be focussed in and around the main settlements. Submission Local Plan Policies HE1 to HE6 seeks to protect and enhance the historic environment, including designated heritage assets and their setting. The Plan also includes policies that seek to protect the landscape which are touched on in the appraisal commentary above. While it is considered unlikely that there will be any direct significant effects on designated heritage assets there is the potential to affect their setting. Particularly the setting of those assets in and around the main urban areas. Taking the above into account it is considered that there is the potential for a residual minor negative effect against SA Objective 8, with an element of uncertainty until the precise location of development is known. Compared to the other options this option is likely to have a negative effect of reduced significance as it proposes the least amount of growth.

The level of growth proposed has the potential to negatively affect SA Objective 2 & 10 through increased traffic and road users. It is considered that all of the options have the potential to incorporate energy and efficiency measures as well as renewable or low carbon energy (Submission Local Plan Policy CC3), which will help to mitigate significant negative effects as a result of increased energy supply and demand. Various transport assessments have been produced to inform the development of the Local Plan. These identified existing capacity issues with regard to the highways network as well as potential future issues as a result of proposed growth. They also identified a range of potential measures to mitigate the impacts of further housing and employment growth. The Submission Local Plan also includes Policies that seek to reduce the traffic impacts of proposed development, ensure appropriate provision of infrastructure and as well as improve access to sustainable transport modes. Based on the evidence available, it is considered that this Option is less likely to result in residual negative effects compared to the other options given the lower level of proposed growth. At a strategic level, it is considered that the potential effect of this Option is uncertain against SA Objective 2 & 10 as a result of increased traffic.

None of the Options are likely to have a significant effect against SA Objectives 4, 7, 11 & 16. In line with Submission Local Plan Policies it is assumed that the development coming forward under any of the options could help to create and maintain safe, well-designed and high quality built environments (Policy BE1 to BE3) as well as incorporate Secured by Design standards (Policy HS7). Development could also be in accordance with the Waste Core Strategy, provide a Waste Management Plan and provide space for storage and recycling facilities (Policy W1) as well as ensure that flood risk is minimised by ensuring that it follows the sequential approach, is supported by a Flood Risk Assessment, seeks improvements to the surface water drainage network and does not increase flood risk on site or elsewhere (Policy SE13).

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	+ ?	+ ? - ?	+ ?	= ?	- ?	- ? ?	= ?	- ?	- ?	- ?	= ?	+	+ ?	+ ?	+ ?	= ?
<p>Summary:</p> <p>Evidence suggests that while this option would meet the housing needs of the District⁴, it would not benefit the wider HMA, in particular by helping to meet the unmet needs of Coventry City⁵. Compared to Option 3 & 4, this option is likely to have a positive effect of less significance against SA Objective 12 as it will not benefit the wider HMA and help to meet the unmet needs of Coventry City. The updated assessment for housing need for the Coventry-Warwickshire HMA took into consideration the economic growth potential for the area. It concluded that the forecasted economic growth for the District would require the provision of 600 homes per year (as an annual average over the 2011-31 plan period). While this option would support the predicted economic growth potential of the District with the potential for long term positive effect against SA Objective 1, it would not help to meet the needs of Coventry City and therefore help to support the economic growth potential for the wider area. This option is therefore considered to have a positive effect of less significance compared to Options 3 & 4. There is an element of uncertainty for all the options against SA Objective 1.</p> <p>This option has the potential for a long term positive effects against SA Objectives 2, 3, 13, 14 & 15 through the delivery of housing and associated provision and improvements to services/facilities and sustainable transport modes. While it is likely to have a slightly enhanced positive effect compared to Option 1 given the higher level of growth, it will not be as significant as for Options 3 & 4. This option is also likely to have a slightly enhanced positive effect compared to Option 1. There is an element of uncertainty for all the options as the precise nature and level of the provision or improvements to associated facilities/services and sustainable transport modes is not known at this stage.</p> <p>The level of development proposed has the potential for negative effects against a number of SA Objectives including the prudent use of land and the quality of air, water and soil; however, there is also uncertainty as the nature of the effect and level of significance is ultimately dependent on the</p>																

⁴ Updated Assessment of Housing Need: Coventry-Warwickshire HMA (Sept 2015) Prepared by GL Hearn

⁵ Report to the Coventry, Warwickshire and South West Leicestershire Shadow Economic Prosperity Board (Tuesday 29th September 2015) Agenda Item 5, including Appendix 1.

precise location of proposed development. It is assumed that in the first instance development will be directed towards previously developed land within urban areas; however, evidence suggests that there is only a limited amount of urban brownfield sites available⁶. It is therefore likely that the majority of housing growth will result in the loss of greenfield and agricultural land, particularly around existing urban areas. There is also the potential for the loss of Green Belt land. While there is some uncertainty, it is considered that this option has the potential for a residual permanent negative effect against SA Objectives 5 & 9 through the loss of greenfield, agricultural and potentially Green Belt land. However, this option is likely to have a negative effect of reduced significance compared to Options 3 & 4 and an effect of greater significance compared to Option 1.

SA Objective 6 considers two key sustainability topics and therefore two symbols are provided to represent each topic. The first symbol relates to landscape and the second biodiversity. The nature and significance of effects for these two topics will depend on the precise location and scale of development as well as sensitivity of receptors. However, it can be assumed that as the level of growth increases so does the likelihood for negative effects on these topics.

It is assumed that the majority of development will be focussed in and around the main settlements, which includes Warwick, Leamington Spa, Kenilworth and the south of Coventry. These are the areas where there is the greatest potential for significant negative effects on the landscape. Submission Policy NE4 seeks to protect the landscape from harm and ensure that landscape design is a key component of any proposal for development. Numerous other Submission Policies refer to the protection of the landscape or landscape design, which include Policies DS3, EC1, SC0 and BE1. It is considered that there is sufficient mitigation provided through Local Plan policies and available at the project level to ensure that the level of growth proposed through this option will not have major negative effects; however, there is still an element of uncertainty until the precise location of development is known and lower level assessments have been carried out. Potential for a residual minor negative effect with an element of uncertainty.

It is assumed that development will avoid designated sites for biodiversity and that negative effects are most likely to occur at designated sites in close proximity to the edge of the main settlements. Local Plan Policy NE2 seeks to protect designated areas and species of national and local importance for biodiversity. Policy NE3 supports development provided that it protects, enhances and/or restores habitat diversity. Development proposals must ensure that they lead to no net loss of biodiversity and where possible net gain, protect or enhance biodiversity assets and avoid negative impacts on existing biodiversity. It is considered that there is sufficient mitigation provided through Local Plan policies and available at the project level to ensure that the level of growth proposed through this option will not have significant negative effects; however, there is still an element of uncertainty until the precise location of development is known and lower level assessments have been carried out. A key challenge for the Local Plan will be trying to ensure that ecological connectivity and networks are maintained and enhanced where possible.

As for biodiversity and the landscape the nature and significance of effects on the historic environment is also dependent on the precise location and scale of development as well as the sensitivity of receptors. As previously stated, it is assumed that the majority of development will be focussed in and around the main settlements. Submission Local Plan Policies HE1 to HE6 seeks to protect and enhance the historic environment, including designated heritage assets and their setting. The Plan also includes policies that seek to protect the landscape which are touched on in the appraisal commentary

⁶ Warwick District Council (2014) Strategic Housing Land Availability Assessment.

above. While it is considered unlikely that there will be any direct significant effects on designated heritage assets there is the potential to affect their setting. Particularly the setting of those assets in and around the main urban areas. Taking the above into account it is considered that there is the potential for a residual minor negative effect against SA Objective 8, with an element of uncertainty until the precise location of development is known. This Option is likely to have a negative effect of reduced significance compared to Options 3 & 4 and an effect of greater significance compared to Option 1.

The level of growth proposed has the potential to negatively affect SA Objective 2 & 10 through increased traffic and road users. It is considered that all of the options have the potential to incorporate energy and efficiency measures as well as renewable or low carbon energy (Submission Local Plan Policy CC3), which will help to mitigate significant negative effects as a result of increased energy supply and demand. Various transport assessments have been produced to inform the development of the Local Plan. These identified existing capacity issues with regard to the highways network as well as potential future issues as a result of proposed growth. They also identified a range of potential measures to mitigate the impacts of further housing and employment growth. The Submission Local Plan also includes Policies that seek to reduce the traffic impacts of proposed development, ensure appropriate provision of infrastructure and as well as improve access to sustainable transport modes. Based on the evidence available, it is considered that this Option has the potential for a residual minor negative effect against SA Objective 2 as a result of increased traffic and therefore SA Objective 10, as a result of increased greenhouse gas emissions. There is an element of uncertainty as the precise location of development is not known.

None of the Options are likely to have a significant effect against SA Objectives 4, 7, 11 & 16. In line with Submission Local Plan Policies it is assumed that the development coming forward under any of the options could help to create and maintain safe, well-designed and high quality built environments (Policy BE1 to BE3) as well as incorporate Secured by Design standards (Policy HS7). Development could also be in accordance with the Waste Core Strategy, provide a Waste Management Plan and provide space for storage and recycling facilities (Policy W1) as well as ensure that flood risk is minimised by ensuring that it follows the sequential approach, is supported by a Flood Risk Assessment, seeks improvements to the surface water drainage network and does not increase flood risk on site or elsewhere (Policy SE13).

Option 3: 900 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	++ ?	+ + ?	- ++ ?	= ?	-- ?	- - ?	= ?	-- ?	-- ?	-	= ?	++	++ ?	++ ?	++ ?	= ?
<p>Summary:</p> <p>Evidence suggests that this option would meet the housing needs of the District⁷ and while it may not help to meet the unmet housing needs in full - falling just short of the 932 dwellings per annum set out in the MoU (Sept 2015)⁸ - it is considered more likely to benefit the wider HMA with the potential for a major positive effect against SA Objective 12 compared to Options 1 & 2. The updated assessment for housing need for the Coventry-Warwickshire HMA took into consideration the economic growth potential for the area. It concluded that the forecasted economic growth for the District would require the provision of 600 homes per year (as an annual average over the 2011-31 plan period). This option would support the predicted economic growth potential of the District as well as the wider area by helping to meet the unmet housing needs of Coventry City. It is therefore considered to have the potential for a positive effect of greater significance compared to Options 1 & 2. There is an element of uncertainty for all the options against SA Objective 1.</p> <p>This option has the potential for a long term positive effects against SA Objectives 2, 3, 13, 14 & 15 through the delivery of housing and associated provision and improvements to services/facilities and sustainable transport modes. It is considered that this option is more likely to result in major positive effects compared to Options 1 & 2 given the higher level of growth proposed. There is an element of uncertainty for all the options as the precise nature and level of the provision or improvements to associated facilities/services and sustainable transport modes is not known at this stage.</p> <p>The level of development proposed has the potential for negative effects against a number of SA Objectives including the prudent use of land and the quality of air, water and soil; however, there is also uncertainty as the nature of the effect and level of significance is ultimately dependent on the precise location of proposed development. It is assumed that in the first instance development will be directed towards previously developed land</p>																

⁷ Updated Assessment of Housing Need: Coventry-Warwickshire HMA (Sept 2015) Prepared by GL Hearn

⁸ Report to the Coventry, Warwickshire and South West Leicestershire Shadow Economic Prosperity Board (Tuesday 29th September 2015) Agenda Item 5, including Appendix 1.

within urban areas; however, evidence suggests that there is only a limited amount of urban brownfield sites available⁹. It is therefore likely that the majority of housing growth will result in the loss of greenfield and agricultural land, particularly around existing urban areas. There is also the potential for the loss of Green Belt land. Given the higher level of growth proposed, it is considered that this option is more likely to result in the loss of best and most versatile agricultural land as well as green field and Green Belt land compared to Options 1 & 2. While there is some uncertainty until the precise location of development is known, it is considered that this option has the potential for a residual major permanent negative effect against SA Objectives 5 & 9. However, this option is likely to have a negative effect of reduced significance compared to Option 4 which is proposing a higher level of growth. The significance of the negative effect against SA Objectives 5 & 9 could be reduced by avoiding development on Green Belt and best and most versatile agricultural land.

SA Objective 6 considers two key sustainability topics and therefore two symbols are provided to represent each topic. The first symbol relates to landscape and the second biodiversity. The nature and significance of effects for these two topics will depend on the precise location and scale of development as well as sensitivity of receptors. However, it can be assumed that as the level of growth increases so does the likelihood for negative effects on these topics.

It is assumed that the majority of development will be focussed in and around the main settlements, which includes Warwick, Leamington Spa, Kenilworth and the south of Coventry. These are the areas where there is the greatest potential for significant negative effects on the landscape. Submission Policy NE4 seeks to protect the landscape from harm and ensure that landscape design is a key component of any proposal for development. Numerous other Submission Policies refer to the protection of the landscape or landscape design, which include Policies DS3, EC1, SC0 and BE1. Given the level of growth proposed through this Option, it is considered that there is a greater likelihood for a residual negative effect of significance compared to Options 1 & 2. While there is an element of uncertainty until the precise location of growth is known, the cumulative effect of this level of growth has the potential for a negative effect of significance, particularly around the existing urban areas. While the landscape is unlikely to be an absolute sustainability constraint the higher levels of growth proposed through Options 3 & 4 are likely to require more extensive mitigation measures to reduce the significance of cumulative negative effects. This Option is likely to have a negative effect of reduced significance compared to Option 4 and an effect of greater significance compared to Option 1 & 2.

It is assumed that development will avoid designated sites for biodiversity and that negative effects are most likely to occur at designated sites in close proximity to the edge of the main settlements. Local Plan Policy NE2 seeks to protect designated areas and species of national and local importance for biodiversity. Policy NE3 supports development provided that it protects, enhances and/or restores habitat diversity. Development proposals must ensure that they lead to no net loss of biodiversity and where possible net gain, protect or enhance biodiversity assets and avoid negative impacts on existing biodiversity. It is considered that there is sufficient mitigation provided through Local Plan policies and available at the project level to ensure that the level of growth proposed through this option will not have major negative effects; however, there is still an element of uncertainty until the precise location of development is known and lower level assessments have been carried out. Given the level of growth proposed through this Option, it is considered that there is greater potential for a residual negative effect compared to Options 1 & 2. A key challenge for the Local Plan will be trying to ensure that ecological connectivity and networks are maintained and enhanced where possible.

⁹ Warwick District Council (2014) Strategic Housing Land Availability Assessment.

As for biodiversity and the landscape the nature and significance of effects on the historic environment is also dependent on the precise location and scale of development as well as the sensitivity of receptors. As previously stated, it is assumed that the majority of development will be focussed in and around the main settlements. Submission Local Plan Policies HE1 to HE6 seeks to protect and enhance the historic environment, including designated heritage assets and their setting. The Plan also includes policies that seek to protect the landscape which are touched on in the appraisal commentary above. While it is considered unlikely that there will be any direct significant effects on designated heritage assets there is the potential to affect their setting. Particularly the setting of those assets in and around the main urban areas. Taking the above into account, including the findings of the appraisal in relation to landscape, it is considered that there is the potential for a residual major negative effect against SA Objective 8, with an element of uncertainty until the precise location of development is known. As previously stated for landscape, it is not considered that the historic environment is an absolute sustainability constraint to the level of growth proposed through this option. However, it is likely that more extensive mitigation measures will be required to reduce the significance of cumulative negative effects on the setting of designated heritage assets. This Option is likely to have a negative effect of reduced significance compared to Option 4 and an effect of greater significance compared to Option 1 & 2.

The level of growth proposed has the potential to negatively affect SA Objective 2 through increased traffic and therefore SA Objective 10 as a result of increased greenhouse gas emissions. All of the options have the potential to incorporate energy and efficiency measures as well as renewable or low carbon energy (Submission Local Plan Policy CC3), which will help to mitigate significant negative effects as a result of increased energy supply and demand. Various transport assessments have been produced to inform the development of the Local Plan. These identified existing capacity issues with regard to the highways network as well as potential future issues as a result of proposed growth. They also identified a range of potential measures to mitigate the impacts of further housing and employment growth. The Submission Local Plan also includes Policies that seek to reduce the traffic impacts of proposed development, ensure appropriate provision of infrastructure and as well as improve access to sustainable transport modes. While it is acknowledged that a higher level of growth could result in a greater level of provision and improvements to transport infrastructure, including sustainable transport modes, this is uncertain at this stage. Mitigation provided through Plan policies and available at the project level should ensure that there are no major negative effects; however, it is considered that the level of growth proposed through this Option is more likely to result in residual negative effects against SA Objective 2 & 10 compared to Options 1 & 2. This Option is likely to have a negative effect of reduced significance compared to Option 1.

None of the Options are likely to have a significant effect against SA Objectives 4, 7, 11 & 16. In line with Submission Local Plan Policies it is assumed that the development coming forward under any of the options could help to create and maintain safe, well-designed and high quality built environments (Policy BE1 to BE3) as well as incorporate Secured by Design standards (Policy HS7). Development could also be in accordance with the Waste Core Strategy, provide a Waste Management Plan and provide space for storage and recycling facilities (Policy W1) as well as ensure that flood risk is minimised by ensuring that it follows the sequential approach, is supported by a Flood Risk Assessment, seeks improvements to the surface water drainage network and does not increase flood risk on site or elsewhere (Policy SE13).

Option 4: 1,000 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	++ ?	+ + ?	-	++ ?	= ?	-- ?	- - ?	- ?	= ?	-- ?	-- ?	-	= ?	++	++ ?	++ ?	++ ?	= ?
<p>Summary:</p> <p>Evidence suggests that this option would meet the housing needs of both the District¹⁰ and the wider HMA¹¹. This option has the potential for a positive effect of greater significance compared to the other options against SA Objective 12. The updated assessment for housing need for the Coventry-Warwickshire HMA took into consideration the economic growth potential for the area. It concluded that the forecasted economic growth for the District would require the provision of 600 homes per year (as an annual average over the 2011-31 plan period). This option would support the predicted economic growth potential of the District as well as the wider area by helping to meet the unmet housing needs of Coventry City. It is therefore considered to have the potential for a positive effect of greater significance compared to Options 1 & 2. There is an element of uncertainty for all the options against SA Objective 1.</p> <p>This option has the potential for a long term positive effects against SA Objectives 2, 3, 13, 14 & 15 through the delivery of housing and associated provision and improvements to services/facilities and sustainable transport modes. It is considered that this option is more likely to result in major positive effects compared to Options 1 & 2 given the higher level of growth proposed. This option is also likely to have a slightly enhanced positive effect compared to Option 3. There is an element of uncertainty for all the options as the precise nature and level of the provision or improvements to associated facilities/services and sustainable transport modes is not known at this stage.</p> <p>The level of development proposed has the potential for negative effects against a number of SA Objectives including the prudent use of land and the quality of air, water and soil; however, there is also uncertainty as the nature of the effect and level of significance is ultimately dependent on the precise location of proposed development. It is assumed that in the first instance development will be directed towards previously developed land</p>																		

¹⁰ Updated Assessment of Housing Need: Coventry-Warwickshire HMA (Sept 2015) Prepared by GL Hearn

¹¹ Report to the Coventry, Warwickshire and South West Leicestershire Shadow Economic Prosperity Board (Tuesday 29th September 2015) Agenda Item 5, including Appendix 1.

within urban areas; however, evidence suggests that there is only a limited amount of urban brownfield sites available¹². It is therefore likely that the majority of housing growth will result in the loss of greenfield and agricultural land, particularly around existing urban areas. There is also the potential for the loss of Green Belt land. Given the higher level of growth proposed, it is considered that this option is more likely to result in the loss of best and most versatile agricultural land as well as green field and Green Belt land compared to Options 1, 2 & 3. While there is some uncertainty until the precise location of development is known, it is considered that this option has the potential for a residual major permanent negative effect against SA Objectives 5 & 9. The significance of the negative effect against SA Objectives 5 & 9 could be reduced by avoiding development on Green Belt and best and most versatile agricultural land.

SA Objective 6 considers two key sustainability topics and therefore two symbols are provided to represent each topic. The first symbol relates to landscape and the second biodiversity. The nature and significance of effects for these two topics will depend on the precise location and scale of development as well as sensitivity of receptors. However, it can be assumed that as the level of growth increases so does the likelihood for negative effects on these topics.

It is assumed that the majority of development will be focussed in and around the main settlements, which includes Warwick, Leamington Spa, Kenilworth and the south of Coventry. These are the areas where there is the greatest potential for significant negative effects on the landscape. Submission Policy NE4 seeks to protect the landscape from harm and ensure that landscape design is a key component of any proposal for development. Numerous other Submission Policies refer to the protection of the landscape or landscape design, which include Policies DS3, EC1, SC0 and BE1. Given the level of growth proposed through this Option, it is considered that there is a greater likelihood for a residual negative effect of significance compared to Options 1 & 2. While there is an element of uncertainty until the precise location of growth is known, the cumulative effect of this level of growth has the potential for a negative effect of significance, particularly around the existing urban areas. While the landscape is unlikely to be an absolute sustainability constraint the higher levels of growth proposed through Options 3 & 4 are likely to require more extensive mitigation measures to reduce the significance of cumulative negative effects. Given the higher level of growth proposed, this Option is likely to have a negative effect of greater significance compared to Option 3.

It is assumed that development will avoid designated sites for biodiversity and that negative effects are most likely to occur at designated sites in close proximity to the edge of the main settlements. Local Plan Policy NE2 seeks to protect designated areas and species of national and local importance for biodiversity. Policy NE3 supports development provided that it protects, enhances and/or restores habitat diversity. Development proposals must ensure that they lead to no net loss of biodiversity and where possible net gain, protect or enhance biodiversity assets and avoid negative impacts on existing biodiversity. It is considered that there is sufficient mitigation provided through Local Plan policies and available at the project level to ensure that the level of growth proposed through this option will not have major negative effects; however, there is still an element of uncertainty until the precise location of development is known and lower level assessments have been carried out. Given the level of growth proposed through this Option, it is considered that there is greater potential for a residual negative effect compared to Options 1 & 2. A key challenge for the Local Plan will be trying to ensure that ecological connectivity and networks are maintained and enhanced where possible.

¹² Warwick District Council (2014) Strategic Housing Land Availability Assessment.

As for biodiversity and the landscape the nature and significance of effects on the historic environment is also dependent on the precise location and scale of development as well as the sensitivity of receptors. As previously stated, it is assumed that the majority of development will be focussed in and around the main settlements. Submission Local Plan Policies HE1 to HE6 seeks to protect and enhance the historic environment, including designated heritage assets and their setting. The Plan also includes policies that seek to protect the landscape which are touched on in the appraisal commentary above. While it is considered unlikely that there will be any direct significant effects on designated heritage assets there is the potential to affect their setting. Particularly the setting of those assets in and around the main urban areas. Taking the above into account, including the findings of the appraisal in relation to landscape, it is considered that there is the potential for a residual major negative effect against SA Objective 8, with an element of uncertainty until the precise location of development is known. As previously stated for landscape, it is not considered that the historic environment is an absolute sustainability constraint to the level of growth proposed through this option. However, it is likely that more extensive mitigation measures will be required to reduce the significance of cumulative negative effects on the setting of designated heritage assets. Given the higher level of growth proposed, this Option is likely to have a negative effect of greater significance compared to Option 3.

The level of growth proposed has the potential to negatively affect SA Objective 2 through increased traffic and therefore SA Objective 10 as a result of increased greenhouse gas emissions. All of the options have the potential to incorporate energy and efficiency measures as well as renewable or low carbon energy (Submission Local Plan Policy CC3), which will help to mitigate significant negative effects as a result of increased energy supply and demand. Various transport assessments have been produced to inform the development of the Local Plan. These identified existing capacity issues with regard to the highways network as well as potential future issues as a result of proposed growth. They also identified a range of potential measures to mitigate the impacts of further housing and employment growth. The Submission Local Plan also includes Policies that seek to reduce the traffic impacts of proposed development, ensure appropriate provision of infrastructure and as well as improve access to sustainable transport modes. While it is acknowledged that a higher level of growth could result in a greater level of provision and improvements to transport infrastructure, including sustainable transport modes, this is uncertain at this stage. Mitigation provided through Plan policies and available at the project level should ensure that there are no major negative effects; however, it is considered that the level of growth proposed through this Option is more likely to result in residual negative effects against SA Objective 2 & 10 compared to Options 1 & 2. Given the higher level of growth proposed, this Option is likely to have a residual negative effect of greater significance compared to Option 3.

None of the Options are likely to have a significant effect against SA Objectives 4, 7, 11 & 16. In line with Submission Local Plan Policies it is assumed that the development coming forward under any of the options could help to create and maintain safe, well-designed and high quality built environments (Policy BE1 to BE3) as well as incorporate Secured by Design standards (Policy HS7). Development could also be in accordance with the Waste Core Strategy, provide a Waste Management Plan and provide space for storage and recycling facilities (Policy W1) as well as ensure that flood risk is minimised by ensuring that it follows the sequential approach, is supported by a Flood Risk Assessment, seeks improvements to the surface water drainage network and does not increase flood risk on site or elsewhere (Policy SE13).

Options for Broad 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:																
<p>A large proportion of the District is designated as Green Belt Land, with under half (43%) of potential development sites identified through the SHLAA¹³ 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).</p> <p>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 medium to long term negative effect on SA Objective 2 (Sustainable transport). This could also potentially increase levels of traffic and therefore levels</p>																

¹³ Warwick District Council (2014) Strategic Housing Land Availability Assessment.

of atmospheric pollution within the AQMAs¹⁴. 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 emissions¹⁵.

Focussing development outside the Green Belt, in the south of the District has the potential for a major 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"¹⁶. 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 has the potential for negative effects on biodiversity in the south of the District; however, it will also help to reduce the potential for negative effects on biodiversity in the north. While it is considered that there is suitable mitigation to ensure no major negative effects on biodiversity, there is still the potential for a residual minor negative effect against SA Objective 6. Ultimately the nature and significance of the effects on biodiversity will be dependent on the precise location of development and sensitivity of receptors.

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. Evidence suggests that there are large areas of best and most versatile agricultural land to the south of Warwick and Leamington Spa¹⁷. This option therefore has the potential for major negative effects on SA Objective 9 as development focussed in the south of the District could result in the loss of best and most versatile agricultural land. However, there is also an element of uncertainty as the significance of the effect is dependent on the precise location of development.

The development of large/ strategic sites can provide opportunities for sustainable waste management, including composting. Potential for minor positive effect against SA Objective 4.

¹⁴ Warwick District Council Website - Air Pollution: http://www.warwickdc.gov.uk/info/20505/air_pollution

¹⁵ Warwickshire County Council Local Transport Plan 3

¹⁶ Warwick District Council (Feb 2009) Landscape Character Assessment for Land South of Warwick and Leamington

¹⁷ Magic Map (2015) Post 1988 Agricultural Land Classification.

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:																
<p>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. This option will help to meet the greater need for housing, employment and associated services/facilities within the urban areas as well as meet the needs of the rural communities.</p> <p>Distributing development around the urban fringe as well as wider the wider District has the potential to support improved public transport services over a wider area with medium to long term positive effects. It will also help to reduce the impacts on traffic as development will be more evenly distributed across the District. The provision of housing and employment as well as associated services/facilities across the District also has the potential for significant medium to long term positive effects by 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. However, this is uncertain at this stage.</p> <p>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; however, there is an element of uncertainty as the precise location of development is not known. There is the potential for residual negative effects on biodiversity, 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 and sensitivity of receptors; however, it is considered that suitable mitigation measures will be available to ensure that there are no major negative effects. There is the potential for a minor negative effect against SA Objective 9 through the loss of agricultural land. The significance of the effect will be dependent on the precise location of development and potential loss of best and most versatile agricultural land.</p>																

The development of large/ strategic sites can provide opportunities for sustainable waste management, including composting. Potential for minor positive effect against SA Objective 4.

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. Development would be more evenly spread across the District and this option therefore has the potential positive effects over a wider area. 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, health and social exclusion. 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. If the development is evenly distributed between the urban and rural areas it may also mean that the greater need for housing, employment and associated services/facilities within the urban areas are not met. There is therefore also the potential for minor negative effects against SA Objectives relating to the economy, housing, accessibility to services and facilities, health and social exclusion.

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; however, there is an element of uncertainty as the precise location of development is not known. There is also the potential for a minor negative effect against SA Objective 9 through the loss of agricultural land; however, there is also uncertainty as the significance of the effect will depend on the precise location of development, in particular the potential loss of best and most versatile agricultural land. This pattern of development would also make it difficult to deliver the necessary infrastructure.

There is also the potential for negative effects on biodiversity, 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 ensure there are no major negative 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. This option is likely to have a reduced negative effect on the landscape and designated heritage assets within and surrounding the urban areas, such as Warwick and Leamington Spa, compared to Options 1 & 2. However, it could potentially have a greater negative cumulative effect on the rural landscape and designated heritage assets within the rural area. Potential for a residual minor negative effect on biodiversity, landscape and the historic environment.

This 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. This has the potential for minor negative effects on SA Objectives 2 and 10.

The delivery of smaller sites through this option will provide less opportunities for sustainable waste management available as part of larger strategic developments. Potential for a residual neutral effect against SA Objective 4.

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	+ -	+ -	+ -	+ ?	-	- ?	?	-- ?	-	+ -	?	+ -	+ -	+ -	+ -	?
<p>Summary:</p> <p>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.</p> <p>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 the needs in the District, there is also the potential for a long term negative effect as it won't help to meet the housing and employment needs of all residents, particularly in the north.</p> <p>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.</p> <p>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</p>																

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”¹⁸. 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.

¹⁸ 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 and employment 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.

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 AQMAs¹⁹. 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 emissions²⁰.

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.

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”²¹. 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. It is considered that there is suitable mitigation available to ensure that there are no major negative effects on biodiversity (SA Objective 6); however, there is still the potential for a residual minor negative effect. Ultimately the nature and significance of effects on biodiversity will be dependent on the precise location of development and sensitivity of receptors.

Evidence suggests that there are large areas of best and most versatile agricultural land to the south of Warwick and Leamington Spa²². While this Option focuses development on non-Green Belt Land and could result in negative effects against SA Objective 9 through the loss of best and most versatile agricultural land. It is considered likely to have a reduced negative effect compared to Options 1 & 4 as there will be a lower concentration of development to the south. There is an element of uncertainty as the significance of the effect is dependent on the precise location of development.

The development of large/ strategic sites can provide opportunities for sustainable waste management, including composting. Potential for minor positive effect against SA Objective 4.

¹⁹ Warwick District Council Website - Air Pollution: http://www.warwickdc.gov.uk/info/20505/air_pollution

²⁰ Warwickshire County Council Local Transport Plan 3

²¹ Warwick District Council (Feb 2009) Landscape Character Assessment for Land South of Warwick and Leamington

²² Magic Map (2015) Post 1988 Agricultural Land Classification.

Option 6 - New settlement inside 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	+ -	+ -	+ -	+?	--	-? -?	?	-?	-?	+ -	?	+ -	+ -	+ -	+ -	?
<p>This option would result in the development of a new settlement within the Green Belt somewhere in the north of the District. There are associated benefits and opportunities with a single new settlement that some of the other options 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. However, depending on its location, a new settlement in the north of the District would not meet the needs of existing communities in the south of the District. While this option has the potential for a long term positive effect on the housing SA objective through helping to meet the needs in the District, there is also the potential for a long term negative effect as it won't help to meet the housing and employment needs of all residents, particularly in the south.</p> <p>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.</p> <p>Focussing development inside the Green Belt has the potential for a permanent major negative effect against SA Objective 5. Compared to Option 1 & 4, this option would help to reduce the potential for significant negative effects on the landscape and the historic environment in the south of the District. There is unlikely to be any significant differences between this Option and Option 4 in relation to biodiversity. Ultimately the nature and significance of the effect on biodiversity, the landscape and historic environment will be dependent on the precise location of a new settlement and the sensitivity of receptors.</p>																

This option would not result in the loss of best and most versatile land to the south of the District; however, it could lead to losses in the north depending on the settlement's location. The agricultural land quality for the majority of the District is not known at this stage.

Option 7 - Focused around key transport corridors																
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:																
<p>This option focuses development around the key rail and road transport corridors, which includes the M40 and A46, as well as the east/west railway corridor through Warwick and Leamington Spa and northern railway corridor that passes through Kenilworth towards Coventry. It is assumed that development would be focused along these corridors and near to existing urban areas that are in close proximity to these transport corridors.</p> <p>This Option would result in development in and around the main urban areas as well as in those smaller towns and rural areas in close proximity to existing transport corridors. It is assumed that a greater proportion of development would be directed towards the larger urban areas. This option will help to meet the housing and employment needs as well as improve accessibility to services/facilities for the majority of the District. This has the potential for medium to long-term positive effects against on SA Objectives 1, 12, 13, 14 & 15. Conversely, this option will not help to meet the needs of existing communities that are not in close proximity to significant transport corridors. While the negative effects are not likely to be as significant as some of the other options that focus development entirely in the north or south of the District, there is still the potential for minor negative effects against the SA Objectives referred to above as compared to Options 2 & 5, this Option will not meet the needs of the entire District.</p> <p>Focussing development around the key transport corridors could increase the significance of traffic impacts on these corridors as a result of development, which could have minor negative effects against SA Objective 2. However, it also offers opportunities to improve these key transport corridors and improve accessibility to sustainable transport modes for those communities in close proximity with the potential for both long term positive effects against SA Objective 2. Along with the provision of housing, employment and associated services/facilities this could help to reduce the need to travel, but it is less likely that these benefits will extend to some of the urban and rural areas that are not in close proximity to a key transport corridor. This could have minor negative effects against SA Objective 3 as well as 10.</p> <p>This option has the potential to result in the loss of Green Belt land with long term significant negative effects on the prudent use of land and natural resources; however, there is an element of uncertainty as the precise location and amount of development on Green belt land is not known. As for the</p>																

other options there is also the potential for residual negative effects on biodiversity, 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 and sensitivity of receptors; however, it is considered that suitable mitigation measures will be available to ensure that there are no major negative effects. There is the potential for a minor negative effect against SA Objective 9 through the loss of agricultural land. The significance of the effect will be dependent on the precise location of development and potential loss of best and most versatile agricultural land.

It is assumed that this option could result in the development of large/ strategic sites, which can provide opportunities for sustainable waste management, including composting. Potential for minor positive effect against SA Objective 4.

Appendix II: Screening of Proposed Modifications for SA Significance

The screening matrix below should be read in conjunction with The Local Plan Proposed Modifications 2016 Consultation Document which sets out the detailed modifications along with the reasons and Council's justification for the changes, deletions and additions. These modifications to the Local Plan specifically address the issues of soundness identified by the Inspector in his letter of 1 June 2015 - mainly in relation to the Objectively Assessed Housing Need and Duty to Cooperate – this will be the focus for the Part 1 consultation undertaken during March and April 2016.

The Further Modifications (Part 2 in respect of Policies NE4, NE5, HNEW1 and H7) are not a focus of this round of consultation, and will be consulted on in due course, however they have been considered within this SA. The modifications include changes to Policy, supporting text and site allocations.

Policy Screening

Policy	Summary of Changes, Deletions and Additions	Screening - do the changes, deletions and additions significantly affect the findings of the Submission Local Plan SA Report (February 2015) or do they give rise to significant environmental effects?
Local Plan Proposed Modifications 2016 Consultation Document		
Policy DS2	<p>Policy wording has been amended to include to need to provide for unmet housing need arising from outside the District where agreed.</p> <p>Supporting text has been amended to identify the Memorandum of Understanding which the Council is party to, and the need to contribute to meeting Coventry's housing need in line with the Duty to Cooperate.</p>	<p>The additions reflect the new Memorandum of Understanding agreed in October 2015; in which Warwick District will contribute to meeting the housing need for the Coventry area, in line with the Duty to Cooperate. The additional housing required to meet this need within the District has implications for the distribution of development and in the number of sites being allocated in the Local Plan and these changes will need to be considered through the SA. The SA Addendum (February 2016) addresses these changes to identify the potential effects arising.</p>
Policy DS4	<p>Minor wording change to provide further clarification.</p>	<p>The minor change provides clarification for the location of development on the edge of built up areas. The change</p>

		does not significantly affect the findings of the Submission Local Plan SA Report (February 2015).
Policy DS6	<p>Increase in housing requirement figure from 12,860 to 16,776 new homes between 2011 and 2029.</p> <p>Supporting text has been amended to identify how the Council have arrived at the uplifted figure.</p>	An uplift in the housing requirement reflects the Memorandum of Understanding (Oct 2015) in which it was agreed that Warwick District will contribute to meeting the housing need for the Coventry area, in line with the Duty to Cooperate. This has implications for the number of sites being allocated in the plan, as well as the distribution of development across the District. The SA Addendum (February 2016) addresses this change to identify the potential effects arising.
Policy DS7	The changes introduce a new table to identify how the uplift in housing requirement will be met, identifying sites completed between April 2011 and March 2015, sites with outstanding planning permission, sites allocated in the plan, and windfall sites. The supporting text has also been amended to reflect the amended figures. The Housing Trajectory Graph has also been updated to reflect the amended figures and expected delivery over the life of the plan.	As above.
Policy DS10	<p>The changes identify the new number of houses to be delivered in various locations across the District, which now also includes new greenfield sites on the edge of Coventry.</p> <p>The supporting text has also been subject to minor amendments to reflect the new suggested distribution of development across the District.</p>	As above.
Policy DS11	<p>Policy DS11 identifies the sites that are allocated within the plan, the site allocations have been subject to intensification at some sites, some minor boundary changes and the addition of new sites.</p> <p>The supporting text has also been amended to reflect the changes in the allocations, including where these have now become commitments, and to identify the site specific requirements for new site allocations.</p>	The uplift in housing requirement has implications for the number of site allocations and distribution of development across the District. This has implications for the SA and will affect the findings of the previous appraisal. The redistribution of growth across the District has been assessed and the findings are presented in Appendix I of the SA Addendum Report 2016. The changes, deletions and additions to site allocations have been subject to the screening process, and the findings of this are presented in a separate table at the

		end of this document. As a result of this screening, a number of refreshed and new site appraisals were undertaken, and the findings of these are presented in Appendix III of the SA Addendum Report 2016. The SA Addendum Report 2016 also addresses the policy changes to identify the potential effects arising.
Policy DS12	<p>The changes amend the policy to allow for housing development on land at the Southcrest Farm site that is surplus to the educational requirement.</p> <p>The supporting text has also been amended to set the parameters for any housing development at this site.</p>	The changes are likely to affect the findings of the previous site appraisal for the Southcrest Farm site (SHLAA site K17). As such, the appraisal has been refreshed and the findings are presented in Appendix III of the SA Addendum Report (February 2016).
Policy DS15	<p>The policy has been amended to introduce new strategic sites for housing development which will contribute to meeting the uplift in the housing requirement figure. New sites are allocated at Thickthorn (East of Kenilworth), Westwood Heath, Kings Hill, North of Milverton and Gallows Hill and The Asps.</p> <p>Minor wording amendments also provide further clarification in regards to evidence that must be submitted alongside development proposals at the strategic sites.</p>	The amended site allocations (which includes these strategic sites) have been subject to the screening process, and the findings of this are presented in a separate table at the end of this document. As a result of this screening, a number of refreshed and new site appraisals were undertaken, and the findings of these are presented in Appendix III of the SA Addendum Report 2016. The SA Addendum (February 2016) also addresses the changes to identify the potential effects arising.
Policy DS19	The policy has been amended to reflect the site allocation amendments and identify where extra land will be removed from the Green Belt to accommodate new sites.	The changes to the quantity and distribution of development will inevitably result in the loss of more Green Belt land and this has implications for the findings of the SA. The amended site allocations have been subject to the screening process, and the findings of this are presented in a separate table at the end of this document. As a result of this screening, a number of refreshed and new site appraisals were undertaken, and the findings of these are presented in Appendix III of the SA Addendum Report 2016. The SA Addendum (February 2016) also addresses the policy changes to identify the potential effects arising.
Policy DS20	The policy has been amended to identify scenarios and circumstances that may call for a future review of the	The changes reflect the agreements in the Memorandum of Understanding (December 2015) and identify further risks

	plan. The supporting text has also been amended to provide further clarification around these scenarios, and justification for potential reviews.	associated with development and future growth pressures to ensure that appropriate action can be taken when and where necessary. The changes provide flexibility to proactively address potential future risks or new evidence arising in the wider HMA. The changes provide mitigation for future development pressures and do not significantly affect the findings of the previous SA Report (February 2015).
Policy DSNEW1	The new policy identifies an area south of Coventry that is targeted to deliver new housing to meet the needs of Coventry. The policy identifies the sites at Westwood Heath and Kings Hill to deliver over 2000 new dwellings. The policy and supporting text provide the parameters for development at these sites, and identify the potential to review this area in five years for future growth opportunities.	The changes have implications for the SA as the quantity and distribution of development has changed since the previous assessment. The redistribution of development across the District has been assessed and the findings are presented in Appendix I of the SA Addendum Report 2016. The new sites around Coventry, including safeguarded land, have been subject to screening (see table below) and new site appraisals have been undertaken where appropriate. The findings of these are presented in Appendix III of the SA Addendum Report (February 2016). The SA Addendum Report (2016) also considers the changes and the potential effects from overall implementation of the draft plan that these could have against the different SA topics.
Policy DSNEW2	The new policy seeks to safeguard areas of land that may be utilised, if required, to meet longer-term strategic development needs beyond the plan period. The policy sets the principles that apply to safeguarded land, and the new supporting text provides clarification of and justification for the new policy.	Although the sites are not allocated for development at the present time, the sites are safeguarded with a view to future development, and by including the site within the plan, it does set a precedent for future development in the District. Thus it is deemed important to SA safeguarded sites to identify the potential effects development could have and the type of mitigation that will be necessary to accommodate development at these sites in the future. The sites were subject to the screening process and the findings are presented in the table below. New and refreshed site appraisals have been undertaken where appropriate and the findings of these are presented in Appendix III of the SA Addendum Report (February 2016).
Policy DSNEW3	The new policy seeks to provide a comprehensive development scheme for a site with development potential. It includes a number of smaller previously	The changes, deletions and additions to site allocations were subject to the screening process and the findings are presented in the table below. New and refreshed site

	allocated sites.. The policy and new supporting text provide the parameters for development at this site.	appraisals have been undertaken where appropriate and the findings of these are presented in Appendix III of the SA Addendum Report (February 2016).
Policy DSNEW4	The new policy identifies two sites at Castle Farm, and Warwick Road to deliver new outdoor sports facilities. The policy and new supporting text provide the parameters for sports development at these sites.	The policy amendments allow for new leisure facilities which can contribute to ensuring appropriate facilities exist within the District to meet community needs, particularly considering an uplift in the housing provision. The new policy has been considered in the policy appraisal presented in the SA Addendum Report February 2016.
Policies Map	The policies map has been amended to reflect the changes, deletions and additions in the site allocations.	The changes to the policies map reflect the amended site allocations which have all been subject to the screening process. The findings of this are presented in a separate table below. As a result of this screening, a number of refreshed and new site appraisals were undertaken, and the findings of these are presented in Appendix III of the SA Addendum Report 2016.
Further Modifications (Part Two) (not yet subject to consultation)		
Policy H7	<p>The amendments to Policy H7 allow for provision of Gypsy and Traveller accommodation within the strategic housing allocations identified in Policy DS15 where necessary.</p> <p>The supporting text has also been amended to reflect this change, and update evidence in relation to the Gypsy and Traveller Accommodation Assessment which was updated in October 2015.</p>	The policy amendments provide further flexibility in meeting specialist housing needs within the District to ensure that these needs can be met. This may help to increase the significance of positive effects on housing and communities and health, however, overall the changes do not significantly affect the findings of the previous SA (February 2015).
Policy HNEW1	The new policy ensures that large development sites of over 100 new dwellings allocate dwellings for sale as self-build, custom-build or self-finish opportunities. The policy and new supporting text set the parameters for this requirement, and the justification for the inclusion of these opportunities, in line with the Self-Build and Custom Housebuilding Act 2015.	The new policy will increase the mix of housing types within the District and expand opportunities for residents in choosing a home that is best suited to them. This also allows for development to cater for specialist needs (e.g. adaptable accommodation for the elderly and disabled) with the potential for major positive effects on housing, communities and health. The new policy has been considered in the policy appraisal presented in the SA Addendum Report February 2016.

Policy NE4	The policy has been amended to require development proposals to demonstrate that they minimise the loss of best and most versatile agricultural land.	The previous SA recognised that development within the District is likely to result in the loss of best and most versatile agricultural land with the potential for permanent negative effects. The policy seeks to address this within the development management process. Despite the extra protection afforded to this resource, development at the site allocations will inevitably still result in its loss, and as such there is still the potential for permanent negative effects in line with the previous findings of the SA (February 2015).
Policy NE5	The policy wording has been subject to minor wording amendments to ensure effective protection of best and most versatile agricultural land, recognising that as a result of new housing allocations it is becoming a limited resource of increasing importance and vulnerability.	The previous SA recognised that development within the District is likely to result in the loss of best and most versatile agricultural land with the potential for permanent negative effects. The policy seeks to minimise the effects of this, by restricting its loss outside of identified site allocations. Though the policy seeks to protect the remaining resources, development at the site allocations will inevitably still result in its loss, and as such there is still the potential for permanent negative effects in line with the previous findings of the SA (February 2015).
Policies Map	The policies map has been amended to reflect changes.	This addresses an error in the Submission Local Plan and is not significant in terms of SA.

Sites Screening

Site Ref	Site Name and Capacity	SA/SEA Screening
Urban Brownfield Sites		
H01 (part)	Land at Myton School, Myton Road (125 0 dwellings)	Site allocation removed, no requirement for further SA.
H02 (part)	Former Sewage Works, south of Harbury Lane (215 dwellings)	SHLAA site W03– previously subject to SA, see page 5 of Appendix V of the Submission Local Plan SA Report February 2015. The site has not been subject to change since the previous appraisal. No requirement for further SA.

Site Ref	Site Name and Capacity	SA/SEA Screening
H09	Kenilworth School Site (250 dwellings)	SHLAA site K29– previously subject to SA, see page 2 of Appendix V of the Submission Local Plan SA Report February 2015. The site has not been subject to change since the previous appraisal. No requirement for further SA.
H10	Station Approach, Leamington (Included in commitments)	SHLAA site L35. Site has planning permission, no requirement for further SA.
H11	Land at Montague Road (140 dwellings)	SHLAA site W18– previously subject to SA, see page 9 of Appendix V of the Submission Local Plan SA Report February 2015. The site has not been subject to change since the previous appraisal. No requirement for further SA.
H12	Kenilworth VI Form College (130 dwellings)	SHLAA site K27– previously subject to SA, see page 11 of Appendix V of the Submission Local Plan SA Report February 2015. The site has not been subject to change since the previous appraisal. No requirement for further SA.
H13	Soans Site, Sydenham Drive (100 - 147 dwellings)	SHLAA site L13. Site has planning permission, no requirement for further SA.
H14	Riverside House (100 dwellings)	SHLAA site L37– previously subject to SA, see page 17 of Appendix V of the Submission Local Plan SA Report February 2015. The site has not been subject to change since the previous appraisal. No requirement for further SA.
H15	Leamington Fire Station (0 dwellings)	Site allocation removed, no requirement for further SA.
H16	Court Street (70 - 121 dwellings)	SHLAA site L33 subject to intensification. A refreshed site appraisal can be found in Appendix III of the SA Addendum Report February 2016.
H17	Garage Site, Theatre Street (Included in commitments)	Site has planning permission, no requirement for further SA.
H39	Opus 40, Birmingham Road, Warwick (100 - 85 dwellings)	SHLAA site W04. Site has planning permission, no requirement for further SA.
Greenfield Sites - Edge of Warwick, Whitnash and Leamington		
H01 (part)	Land West of Europa Way (50 (plus 1160 included in commitments))	SHLAA sites W08 and W21. The majority of the site has planning permission, only a small area of site W21 is remaining for the further development of 50 dwellings. The previous appraisal of SHLAA site W21 (which is presented on page 28 in Appendix V

Site Ref	Site Name and Capacity	SA/SEA Screening
		of the Submission Local Plan SA Report February 2015) remains valid with no requirement for further SA.
H02 (part)	Land south of Harbury Lane (excluding former sewage works) (620 (plus 985 included in commitments))	SHLAA site W07 and L09. Although the capacity of SHLAA site W07 has increased (new SHLAA site reference W44) the site already has planning permission, and therefore there is no requirement for further SA.
H03	East of Whitnash/South of Sydenham (300 - 500 dwellings)	SHLAA site references L10/L39 subject to intensification. A refreshed site appraisal was undertaken and the findings are presented in Appendix III of the SA Addendum Report February 2016.
H04	Red House Farm (250 dwellings)	SHLAA site L23– previously subject to SA, see page 39 of Appendix V of the Submission Local Plan SA Report February 2015. The site has not been subject to change since the previous appraisal. No requirement for further SA.
H44	North of Milverton (250 dwellings)	SHLAA sites L03 and L07. SHLAA site L07 was subject to SA in 2015 but not allocated. A refreshed site appraisal of SHLAA sites L03 and L07 combined was undertaken and the findings are presented in Appendix III of the SA Addendum Report February 2016.
H45	Hazelmere and Little Acre, Whitnash (75 dwellings)	SHLAA sites L55 and L56. A new site appraisal was undertaken and the findings are presented in Appendix III of the SA Addendum Report February 2016.
H46A	Gallows Hill (630 dwellings)	SHLAA sites W10 and W26. Site W26 has planning permission with no requirement for further SA. SHLAA site W10 was previously considered through the SA, see page 75 of Appendix V of the Submission Local Plan SA Report February 2015, although it was never allocated in the previous version of the plan. The site has been reconsidered as an allocation but has not been subject to change since this appraisal. Therefore there is no requirement for further SA.
H46B	The Asps (900 dwellings)	SHLAA site W27. Site has planning permission, no requirement for further SA.
Greenfield Sites - Edge of Kenilworth		
H06	East of Kenilworth (Thickthorn) (760 dwellings and 8ha of employment land)	SHLAA sites K01, K05, K06, K09, and K20 – previously subject to SA, see page 43 of Appendix V of the Submission Local Plan SA Report February 2015. The site was

Site Ref	Site Name and Capacity	SA/SEA Screening
		previously assessed assuming a capacity of 700 dwellings. The increase to 760 dwellings may affect accessibility and transport but there is mitigation provided through DM policies and as the site was previously assessed as a large strategic development opportunity, the percentage increase in housing numbers are not considered to significantly affect the findings of the 2015 appraisal.
H07	Crackley Triangle (Included in commitments)	SHLAA site K02. Site has planning permission, no requirement for further SA.
H40	East of Kenilworth (Crewe Lane, Southcrest Farm and Woodside Training Centre) (640 dwellings)	SHLAA sites K17, K18 and K19. SHLAA sites K18 and K19 were subject to appraisal in 2015. A new appraisal of SHLAA site K17 was undertaken and the findings are presented in Appendix III of the SA Addendum Report 2016.
H41	East of Warwick Rd, Kenilworth (100 dwellings)	SHLAA site K25. A new site appraisal was undertaken and the findings are presented in Appendix III of the SA Addendum Report 2016.
Greenfield Sites - Edge of Coventry		
H08	Oaklea Farm, Finham (20 dwellings)	Site reference COP1*0– previously subject to SA, see page 20 of Appendix VI of the Submission Local Plan SA Report February 2015. The site has not been subject to change since the previous appraisal. No requirement for further SA.
H42	Westwood Heath (425 dwellings)	SHLAA sites C05 and C13. Component parts of a single site appraisal undertaken in 2015 for SHLAA sites C02, C03, C05, and C13 which can be found on page 69 of Appendix V of the Submission Local Plan SA Report February 2015. Given the reduced area of the site for development purposes it is considered that the changes do not significantly affect the findings of the 2015 appraisal. The allocation in part can however contribute to minimising the identified effects on traffic, loss of Greenfield land, loss of Green Belt land, and local biodiversity.
H43	Kings Hill Lane (1800 dwellings)	SHLAA site C06. A new site appraisal was undertaken and the findings are presented in Appendix III of the SA Addendum Report February 2016.

Site Ref	Site Name and Capacity	SA/SEA Screening
Growth Villages		
H19 extended area	Baginton – Land north of Rosswood Farm (35 80 dwellings)	SHLAA site C32 and C10 (in part). A refreshed site appraisal was undertaken and the findings are presented in Appendix III of the SA Addendum Report February 2016.
H20	Barford – Land south of Barford House (8 dwellings)	Site reference BAR6*0– previously subject to SA, see page 7 of Appendix VI of the Submission Local Plan SA Report February 2015. The site has not been subject to change since the previous appraisal. No requirement for further SA.
H21	Barford – Former Sherbourne Nursery (Included in commitments)	Site has planning permission, no requirement for further SA.
H22	Barford – Land off Bremridge Close (12 dwellings)	Site reference BAR3*0– previously subject to SA, see page 7 of Appendix VI of the Submission Local Plan SA Report February 2015. The site has not been subject to change since the previous appraisal. No requirement for further SA.
H47	Barford - Land south of Wasperton Lane (30 dwellings)	Site reference BAR4*0– previously subject to SA, see page 7 of Appendix VI of the Submission Local Plan SA Report February 2015. The site was appraised in 2015 however was not allocated in the plan. The site has now been reconsidered as allocation to meet the uplift in housing requirement. The site has not been subject to any change since 2015 and there is no requirement for further SA.
H48	Barford – Land South of Westham Lane (45 dwellings)	New site. A new site appraisal was undertaken and the findings are presented in Appendix III of the SA Addendum Report February 2016.
H23	Bishops Tachbrook – Land south of the school (Included in commitments)	Site has planning permission, no requirement for further SA.
H49	Bishops Tachbrook - Seven Acre Close (30 dwellings)	Site reference BT2*0– previously subject to SA, see page 11 of Appendix VI of the Submission Local Plan SA Report February 2015. The site has not been subject to change since the previous appraisal. No requirement for further SA.
H24	Burton Green – Burrow Hill Nursery (60 90 dwellings)	Site reference BG4*0– previously subject to SA, see page 15 of Appendix VI of the Submission Local Plan SA Report February 2015. Though the site has increased by 30 dwellings intensification, it is considered that suitable mitigation is provided through Local Plan policies to address any potential increase in the significance of effects

Site Ref	Site Name and Capacity	SA/SEA Screening
		on the topics of traffic, transport, and air quality. The site is not identified as having a high landscape value, however as noted in the previous appraisal the site will require site specific mitigation to address the potential impacts of the HS2 development nearby and potential contamination on site; to avoid negative effects arising on the topic of health. The increase in housing provision however is not considered to significantly affect the overall findings of the 2015 appraisal. No requirement for further SA.
H25	Cubbington – Allotment Land, Rugby Road (35 dwellings)	Site reference CU1*0– previously subject to SA, see page 23 of Appendix VI of the Submission Local Plan SA Report February 2015. The site has not been subject to change since the previous appraisal. No requirement for further SA.
H26	Cubbington – Opposite Willow Sheet Meadow (65 dwellings)	Site reference CU2*0– previously subject to SA, see page 23 of Appendix VI of the Submission Local Plan SA Report February 2015. The site has not been subject to change since the previous appraisal. No requirement for further SA.
H50	Cubbington - Land east of Cubbington (95 dwellings)	New site. A new site appraisal was undertaken and the findings are presented in Appendix III of the SA Addendum Report February 2016.
H27	Hampton Magna – South of Arras Boulevard (+00 130 dwellings)	Site reference HM1*0– previously subject to SA, see page 27 of Appendix VI of the Submission Local Plan SA Report February 2015. Though the site has been subject to 30% intensification, it is considered that suitable mitigation is provided through Local Plan policies to address any potential increase in the significance of effects on the topics of traffic, transport, and air quality. The site has a medium to high landscape value, however the process of intensification avoids the loss of Greenfield and Green Belt land elsewhere in the plan area. Intensification has the potential to increase the significance of the identified effects against biodiversity, however it is considered that suitable mitigation is provided through the Local Plan, and available at the project level to ensure that any effects are not significant. The increase in housing provision at this site therefore is not considered to significantly affect the overall findings of the 2015 appraisal. No requirement for further SA.
H51	Hampton Magna - Land south of Lloyd Close (115 dwellings)	Site reference HM5*0– previously subject to SA, see page 27 of Appendix VI of the Submission Local Plan SA Report February 2015. The site was appraised in 2015 however was not allocated in the plan. The site has now been reconsidered as

Site Ref	Site Name and Capacity	SA/SEA Screening
		allocation to meet the uplift in housing requirement. The site has not been subject to any change since 2015 and there is no requirement for further SA.
H28 Extended area	Hatton Park – North of Birmingham Road (80 120 dwellings)	Site reference HP3*0– previously subject to SA, see page 31 of Appendix VI of the Submission Local Plan SA Report February 2015. Though the site has been subject to 32% intensification, it is considered that suitable mitigation is provided through Local Plan policies to address any potential increase in the significance of effects on the topics of traffic, transport, and air quality. The site is not identified as having a high landscape value, and the process of intensification avoids the loss of Greenfield and Green Belt land elsewhere in the plan area. Intensification has the potential to increase the significance of the identified effects against biodiversity, however it is considered that suitable mitigation is provided through the Local Plan, and available at the project level to ensure that any effects are not significant. As noted in the previous appraisal, site specific mitigation is required to address potential contamination on site and avoid negative effects arising on the topic of health. The increase in housing provision however is not considered to significantly affect the overall findings of the 2015 appraisal. No requirement for further SA.
H53	Hatton Park - Brownley Green Lane (55 dwellings)	New site. A new site appraisal was undertaken and the findings are presented in Appendix III of the SA Addendum Report February 2016.
H29 and H30	Kingswood – Meadow House and Kingswood farm (10-30 dwellings)	Amalgamation of two previous site allocations. Site references KW1*0 and KW2*0. Please see page 38 of Appendix VI of the Submission Local Plan SA Report February 2015. No significant changes to the sites. No further requirement for further SA.
H30	Kingswood – Kingswood Farm (10 dwellings)	Site allocation removed, no requirement for further SA.
H31	Kingswood – South of The Stables (6 dwellings)	Site reference KW5*0– previously subject to SA, see page 38 of Appendix VI of the Submission Local Plan SA Report February 2015. The site has not been subject to change since the previous appraisal. No requirement for further SA.
H32	Kingswood – R/O Brome Hall Lane (12 dwellings)	Site reference KW7*0– previously subject to SA, see page 38 of Appendix VI of the Submission Local Plan SA Report February 2015. The site has not been subject to change since the previous appraisal. No requirement for further SA.

Site Ref	Site Name and Capacity	SA/SEA Screening
H33	Kingswood – West of Mill Lane (8 dwellings)	Site reference KW13*0– previously subject to SA, see page 38 of Appendix VI of the Submission Local Plan SA Report February 2015. The site has not been subject to change since the previous appraisal. No requirement for further SA.
H34	Leek Wootton – The Paddock No longer available as stand-alone site (part of Police HQ Masterplan)	Site allocation removed, no requirement for further SA.
H35	Leek Wootton – East of Broome Close No longer available as stand-alone site (part of Police HQ Masterplan)	Site allocation removed, no requirement for further SA.
H36	Leek Wootton – Former Tennis Courts No longer available as stand-alone site (part of Police HQ Masterplan)	Site allocation removed, no requirement for further SA.
H37	Leek Wootton – Car park East of The Hayes (5 dwellings)	Site reference LW4*0– previously subject to SA, see page 42 of Appendix VI of the Submission Local Plan SA Report February 2015. The site has not been subject to change since the previous appraisal. No requirement for further SA.
DSNEW3	Leek Wootton - Former Police HQ (115 dwellings)	Amalgamation of sites LW1*0, LW2*0, LW3*0 – previously subject to SA, see page 42 of Appendix VI of the Submission Local Plan SA Report February 2015. The sites were allocated individually in the previous version of the plan (see deleted sites above) and have now been reconsidered a single comprehensive development opportunity that now includes land containing the former police HQ. A refreshed SA has been undertaken and is presented in Appendix III of the SA Addendum Report 2016.
H38	Radford Semele – North of Southam Road (Included in commitments)	Site has planning permission, no requirement for further SA
H52	Radford Semele - Land at Spring Lane (60 dwellings)	An extension to site reference RS3*0 – SHLAA site RS3*0 was previously subject to SA, see page 47 of Appendix VI of the Submission Local Plan SA Report February 2015. Part of SHLAA site RS3*0 already has planning permission for 65 dwellings. Proposed allocation site H52 is an extension to RS3*0 to incorporate a further 60 dwellings. A new SA has been undertaken for the site and is presented in Appendix III of the SA Addendum Report (2016).

Site Ref	Site Name and Capacity	SA/SEA Screening
Other Rural Sites		
H18	Former Aylesbury House, Hockley Heath (20 dwellings)	Site reference HOC1*0– previously subject to SA, see page 35 of Appendix VI of the Submission Local Plan SA Report February 2015. The site has not been subject to change since the previous appraisal. No requirement for further SA.

Appendix III: New and Refreshed SA for New and Amended Site Allocations

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									
<table border="1"> <tr> <td style="background-color: #90EE90; text-align: center;">+</td> <td style="background-color: #FFFF00; text-align: center;">-</td> <td>It is possible to have two symbols for an SA Objective. For example, an option could have the potential for a minor positive effect against SA Objective 12 (housing) by helping to meet the needs of communities in the south of the District; however, it could also have a negative effect by not meeting the needs of communities in the north.</td> </tr> <tr> <td colspan="2" style="background-color: #90EE90; text-align: center;">+ ?</td> <td>Another example is that an option could have the potential for a positive effect against SA Objective 13 (Local services & community facilities) through the provision of associated facilities/services; however, there is also uncertainty as the precise nature and scale of provision is not known at this stage.</td> </tr> <tr> <td style="background-color: #FF0000; text-align: center;">--</td> <td style="background-color: #90EE90; text-align: center;">+?</td> <td>SA Objectives 2 (sustainable transport & traffic) and 6 (landscape & biodiversity) consider more than one topic and as a result the options could have a different effect upon each topic considered.</td> </tr> </table>			+	-	It is possible to have two symbols for an SA Objective. For example, an option could have the potential for a minor positive effect against SA Objective 12 (housing) by helping to meet the needs of communities in the south of the District; however, it could also have a negative effect by not meeting the needs of communities in the north.	+ ?		Another example is that an option could have the potential for a positive effect against SA Objective 13 (Local services & community facilities) through the provision of associated facilities/services; however, there is also uncertainty as the precise nature and scale of provision is not known at this stage.	--	+?	SA Objectives 2 (sustainable transport & traffic) and 6 (landscape & biodiversity) consider more than one topic and as a result the options could have a different effect upon each topic considered.
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--	+?	SA Objectives 2 (sustainable transport & traffic) and 6 (landscape & biodiversity) consider more than one topic and as a result the options could have a different effect upon each topic considered.									

Urban Brownfield Sites

Site: Court Street, Royal Leamington Spa Size & Approx. Capacity: 1.28 ha & 121 dwellings SHLAA Ref: L33																					
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:																					
<p>The delivery of approx. 121 dwellings has the potential for a major medium to long term positive effect on SA objective 12 through helping to meet the housing needs of the District. In addition, there will be indirect positive effects on the economy (potential increase supply of labour for existing businesses 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 development however may lead to a loss of protected town centre employment land leading to minor negative effects on economy, although it was considered that is may be appropriate for mixed uses¹.</p> <p>Remediation of the existing industrial site (removal of a number of large structures) will be required so there is a potential issue with contaminants. It is considered that there is sufficient mitigation available to ensure that there will be no significant negative effects on health for future residents. Submission Policy NE5 expects development proposals to ensure that, where evidence of contamination exists, the land is made fit for its intended purpose and does not pose an unacceptable risk to sensitive receptors.</p> <p>The site is surrounded by existing employment land, with the Grand Union Canal running south of the site, and a railway line to the north of the site. There are also two waste treatment facilities within 100m of the site which could cause problems with odour for new residential development. In the short-term air, light and noise pollution are likely to increase during the construction phases. There is the potential for noise, light and dust pollution during construction which could have negative effects on health for the surrounding development and communities. While the railway line to the north and nearby waste treatment facilities could have some amenity impacts on future residents it is considered that there is suitable mitigation available to</p>																					

¹ Warwick District Council (May 2012) Strategic Housing Land Availability Assessment Main Report. Online at www.warwickdc.gov.uk [accessed March 2014]

ensure that this will not be of significance. Submission Policy B3 (Amenity) ensures that proposals for development do not have unacceptable impact on the amenity of nearby uses and residents and will not permit development if it does not provide acceptable standards of amenity for future users and occupiers of the site. Potential for a residual neutral effect against SA Objective 14 with an element of uncertainty at this stage. Given the above there are also likely to be minor negative effects in the long-term on SA Objective 9.

Given the site's location within the Leamington Spa, it is considered to have excellent access to existing local services and community facilities. The site is approximately 950m (walking distance) to the Town Centre, 650m of Clapham Terrace Primary School, and only 60m from the Waterside Medical Centre². In line with Submission Local Plan Policy SC0 (Sustainable Communities), any proposal for development at this site will need to ensure that good quality infrastructure and services are provided and where this cannot be provided on site, provision will be made through contributions to off-site provision. The policy also states that new development should provide good access to community facilities. However, given the capacity of the site it is considered unlikely that it will result in a significant improvement to the local facilities and services on offer, particularly when compared to some larger strategic site options. Potential for a minor long term positive effect against SA Objective 13.

With regard to travel and transport, given the location, the site has good access to public transport with a bus stop within 150m. The site is also located approximately 500m from Leamington Spa Train Station³. Given the capacity of the site, it is considered unlikely that there will be any significant improvements in terms of access to sustainable transport modes as a result of development. Potential for a minor long term positive effect against SA Objective 2. However, any proposal for development should seek to enhance pedestrian movement, particularly to the Town Centre. Taking access to existing facilities/services as well as public transport into account, along with possible improvements that may be delivered, it is considered that there is the potential for a minor positive effect against SA Objective 3. Submission Local Plan Policy SC0 (Sustainable Communities) seeks to ensure that access and circulation are inclusive and that development provides a choice of transport modes including public transport, cycling and walking.

There is potential for minor positive effects on the landscape as well as the prudent use of land and natural resources as the site is located on Brownfield land within Leamington Spa. Submission Policy NE4 seeks to protect the landscape from harm and ensure that landscape design is a key component of any proposal for development. Numerous other Submission Policies refer to the protection of the landscape or landscape design, which include Policies DS3, EC1, SC0 and BE1. It is considered that there is suitable mitigation available to ensure that there will not be any significant negative effects on the landscape. There is also the potential for a minor positive effect against SA Objectives 5 and 9 through the use of previously developed land.

There are no international or national nature conservation designations on or adjacent to the site⁴, it is adjacent to a pLWS⁵ (the Grand Union Canal) which has an ecological quality of 'moderate potential'⁶. Therefore there is potential for minor indirect negative effects on biodiversity. The presence of

² Measured using Google Maps from the eastern boundary of the site where it joins Court Street.

³ Ibid.

⁴ Defra Magic Map. Online at <http://magic.defra.gov.uk>

⁵ 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 March 2014]

⁶ Ibid.

protected species and the ecological value of the site are not known at this stage. It is considered that there is suitable mitigation measures available to address any negative effects with the potential for a residual neutral effect. There is an element of uncertainty until project level studies and assessments have been carried out. Submission Local Plan Policy NE2 seeks to protect designated areas and species of national and local importance for biodiversity. Policy NE3 supports development provided that it protects, enhances and/or restores habitat diversity. Development proposals must ensure that they lead to no net loss of biodiversity and where possible net gain, protect or enhance biodiversity assets and avoid negative impacts on existing biodiversity.

There are no Listed Buildings, or Scheduled Monuments on the site⁷; however, it is partly within the Royal Leamington Spa Conservation Area⁸ and there are a number of Listed Buildings that could be indirectly affected by the development. Submission Local Plan Policies HE1 to HE6 seeks to protect and enhance the historic environment, including designated heritage assets and their setting. The Plan also includes policies that seek to protect the landscape which are referred to in the appraisal commentary above. It is considered that there is suitable mitigation available to ensure that there are no significant negative effects on the significance of heritage assets as a result of development at this site. However considering the capacity of the site and to reflect the sites location within a Conservation Area, it is considered that there is the potential for a minor long-term negative effect with an element of uncertainty until project level studies have been carried out.

Strategic transport assessments indicate that further housing development within the District has the potential to have significant impacts on traffic along key routes and at key junctions, increasing journey times and reducing average speeds⁹. The assessments found that the significant impacts of future growth can be mitigated through a range of proposed measures, but that there is the potential for residual impacts to occur. Submission Local Plan Policies seek to minimise the impact of development on the existing highway network and ensure that a choice of transport modes are available. Policy TR2 requires all large scale developments to be supported by a Transport Assessment and where necessary a Travel Plan. Policy TR3 seeks contributions towards transport improvements from all developments that will lead to an increase in traffic. Taking the evidence into account, mitigation available as well as the potential capacity of this site, it is considered that there is the potential for a residual minor long term negative effect against SA Objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network and SA Objectives 9 (air, water & soil quality) and 10 (climate change mitigation) through the associated increase in atmospheric emissions. It should be noted that the site is also located adjacent to an AQMA, it will be important to monitor and mitigate any expected increase in emissions as a result of development at the site. In line with Submission Local Plan Policy CC3, any proposal for development has the potential to incorporate energy and efficiency measures as well as renewable or low carbon energy.

In line with Submission Local Plan Policy W1, it is assumed that any proposal for development could be in accordance with the Waste Core Strategy, provide a Waste Management Plan and provide space for storage and recycling. There is potential for a residual neutral effect against SA Objective 4, with an element of uncertainty. In line with the Built Environment Policies within the Submission Local Plan (BE1 to BE3), it is assumed that any proposal

⁷ Historic England - National Heritage List for England.

⁸ Warwick District Council (2014) Royal Leamington Spa Conservation Area Leaflet. Online at http://www.warwickdc.gov.uk/downloads/download/150/urban_conservation_areas [accessed March 2014]

⁹ Strategic Transport Assessments – Local Plan Evidence Base. http://www.warwickdc.gov.uk/info/20416/evidence_basev

for development could help to create and maintain safe, well-designed and high quality built environments. However, at this stage the nature and significance of the effect against SA Objective 7 is uncertain.

The site is not within an area of high to medium flood risk (Flood zones 2 and 3) and the majority of the site is at low risk of surface water flooding.¹⁰ Submission Local Plan Policy FW1 (Development in Areas at Risk of Flooding) steers development towards those areas with the lowest probability of flooding. It ensures any proposal for development must be designed to be resilient to surface water, fluvial and pluvial flooding. It is considered that there is sufficient mitigation available to ensure that there will be a residual neutral effect against SA Objective 11.

In line with Submission Local Plan Policy HS7, it is assumed that the design and layout of any proposal for development at this site could incorporate Secured by Design Standards. Potential for a residual neutral effect with an element of uncertainty against SA Objective 16.

Greenfield Sites - Edge of Warwick, Whitnash and Leamington

Site: Land at Campion School / Whitnash East Size & Approx. Capacity: 51.49 ha & 500 dwellings SHLAA Ref: L10 & L39																			
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 approx. 500 dwellings has the potential for a long term major positive effect on SA objective 12 through helping to meet the housing needs of the area. This also has the potential for long term indirect minor positive effects on the economy, health and well being as well as poverty and social exclusion.																			

¹⁰ Environment Agency Flood Maps - Risk of Flooding from Surface Water Flooding.

There is residential development to the north and west, and agricultural fields to the east and south of the site. A railway line also runs along the western boundary, and Whitnash Brook is just east of the site. Although included within the development boundary, it is understood that the school in the north will be excluded from development. There is the potential for noise, light and dust pollution during construction which could have negative effects on health for the surrounding development and communities, particularly at the school on site. While the railway line to the west could have some amenity impacts on future residents it is considered that there is suitable mitigation available to ensure that this will not be of significance. Submission Policy B3 (Amenity) ensures that proposals for development do not have an unacceptable impact on the amenity of nearby uses and residents and will not permit development if it does not provide acceptable standards of amenity for future users and occupiers of the site. Potential for a residual neutral effect against SA Objective 14 with an element of uncertainty at this stage.

In terms of access to existing services and facilities, the site is approximately 2.9km from Leamington Spa Town Centre and approximately 650m from the Local Shopping Centre at Home Farm Crescent¹¹. The site is also approximately 1.1km from the closest GP surgery (Croft Medical Centre) and Champion School is located on site¹². In line with Submission Local Plan Policy SC0 (Sustainable Communities), any proposal for development at this site will need to ensure that good quality infrastructure and services are provided and where this cannot be provided on site, provision will be made through contributions to off-site provision. The policy also states that new development should provide good access to community facilities. However, given the capacity of the site it is considered unlikely that it will result in a significant improvement to the local facilities and services on offer. Potential for a minor long term positive effect against SA Objective 13.

The Council's assessment of the site identifies that it is within 400m of a bus stop (route numbers 67 & G1). The site is approximately 2.4km away from Leamington Spa railway station¹³. Given the capacity of the site, it is considered unlikely that there will be any significant improvements in terms of access to sustainable transport modes as a result of development. Potential for a minor long term positive effect against SA Objective 2. Submission Local Plan Policy SC0 (Sustainable Communities) seeks any new development to have a focus on healthy lifestyles, including measures to encourage walking and cycling. Taking access to existing facilities/services as well as public transport into account, along with possible improvements that may be delivered, it is considered that there is the potential for a minor positive effect against SA Objective 3. Submission Local Plan Policy SC0 (Sustainable Communities) seeks to ensure that access and circulation are inclusive and that development provides a choice of transport modes including public transport, cycling and walking.

Evidence suggests that the site forms an important rural gap between the settlements of Whitnash, Sydenham and Radford Semele. Development at the site could have negative effects on the landscape setting through coalescence, and is likely to affect the ecological functions of brook habitats in this area; however the visual impact of development at the site is considered low at this stage¹⁴. Submission Policy NE4 seeks to protect the landscape from harm and ensure that landscape design is a key component of any proposal for development. Numerous other Submission Policies refer to the protection of the landscape or landscape design, which include Policies DS3, EC1, SC0 and BE1. While it is considered that there is suitable mitigation

¹¹ Measured using Google Maps from the western boundary of the site on Greenfield Road.

¹² Ibid.

¹³ Strategic Site Selection Matrix

¹⁴ Ibid.

available to ensure that there will not be any major significant effects, the development of previously undeveloped greenfield land has the potential for a residual minor negative effect on SA Objective 6, with an element of uncertainty until project level details arise. As the site is greenfield agricultural land there is also the potential for a minor long-term negative effect against SA Objective 9, with an element of uncertainty as the quality of the agricultural land is unknown at this stage.

There are no international or nationally designated sites for biodiversity¹⁵ within or in close proximity to the site however; Whitnash Brook Local Nature Reserve (2000/9) extends along the north-eastern boundary of the site and flows north into the River Leam; Whitnash Brook Local Wildlife Site (SP36G1) and Whitnash Brook South pLWS (SP36G16) also run along part of the eastern boundary; and the Railway Cutting pLWS runs along the western edge of the site. The supporting woodland, scrub and grassland habitats should be protected and enhanced where possible. Submission Local Plan Policy NE2 seeks to protect designated areas and species of national and local importance for biodiversity. Policy NE3 supports development provided that it protects, enhances and/or restores habitat diversity. Development proposals must ensure that they lead to no net loss of biodiversity and where possible net gain, protect or enhance biodiversity assets and avoid negative impacts on existing biodiversity. It is considered that there is sufficient mitigation provided through Local Plan policies and available at the project level to ensure that development at this site will not have major negative effects on biodiversity. However, there is still an element of uncertainty until lower level assessments have been carried out. It is recommended that any proposal for development should seek to retain the connectivity between river and land habitats. A suitable buffer zone should also be provided between the habitats and development. The precise size of buffer could be determined through lower level appraisals and studies. Any proposal should also seek to retain the natural features on site¹⁶ and should enhance the connectivity of habitats and ecological corridors from the site into the surrounding areas. Given the presence of important habitats, it is considered that there is the potential for a residual minor negative effect against SA Objective 6. While it is acknowledged that there could be potential opportunities to enhance biodiversity, this is considered uncertain at this stage.

There are no designated heritage assets within or immediately adjacent to the boundary of the site¹⁷. Evidence¹⁸ suggests that there are 5 Grade II Listed Buildings and 2 Conservation Areas within 500m of the site; however, development at the site is unlikely to significantly affect the significance of these assets or their setting. The site is however of historic and archaeological interest due to the proximity of known Romano British remains. Submission Local Plan Policies HE1 to HE6 seeks to protect and enhance the historic environment, and the Plan also includes policies that seek to protect the landscape which are referred to in the appraisal commentary above. Given available mitigation, it is considered that there is the potential for a residual neutral effect against SA Objective 8 with an element of uncertainty until project level studies have been carried out to determine the potential presence of archaeology.

Strategic transport assessments indicate that further housing development within the District has the potential to have significant impacts on traffic along key routes and at key junctions, increasing journey times and reducing average speeds¹⁹. The assessments found that the significant impacts of

¹⁵ Defra (2015) Magic Maps. Online at <http://magic.defra.gov.uk>

¹⁶ Strategic Site Selection Matrix

¹⁷ Historic England (2015) National Heritage List for England.

¹⁸ Warwick District Council (2015) Local Plan Site Allocations - Historic Environment Assessment Statement

¹⁹ Strategic Transport Assessments – Local Plan Evidence Base. http://www.warwickdc.gov.uk/info/20416/evidence_base

future growth can be mitigated through a range of proposed measures, but that there is the potential for residual impacts to occur. Submission Local Plan Policies seek to minimise the impact of development on the existing highway network and ensure that a choice of transport modes are available. Policy TR2 requires all large scale developments to be supported by a Transport Assessment and where necessary a Travel Plan. Policy TR3 seeks contributions towards transport improvements from all developments that will lead to an increase in traffic. Taking the evidence into account, mitigation available as well as the potential capacity of this site, it is considered that there is the potential for a residual minor long term negative effect against SA Objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network and SA Objectives 9 (air, water & soil quality) and 10 (climate change mitigation) through the associated increase in atmospheric emissions. It should be noted that there is an AQMA in Leamington Spa and the site is not within or adjacent to it. In line with Submission Local Plan Policy CC3, any proposal for development has the potential to incorporate energy and efficiency measures as well as renewable or low carbon energy.

In line with Submission Local Plan Policy W1, it is assumed that any proposal for development could be in accordance with the Waste Core Strategy, provide a Waste Management Plan and provide space for storage and recycling. Potential for a residual neutral effect against SA Objective 4, with an element of uncertainty. In line with the Built Environment Policies within the Submission Local Plan (BE1 to BE3), it is assumed that any proposal for development could help to create and maintain safe, well-designed and high quality built environments. However, at this stage the nature and significance of the effect against SA Objective 7 is uncertain.

The eastern boundary of the site is within Flood Zones 2, 3A & 3B²⁰. Development can avoid areas of flood risk on site and submission Local Plan Policy FW1 (Development in Areas at Risk of Flooding) steers development towards those areas with the lowest probability of flooding. It ensures any proposal for development must be designed to be resilient to surface water, fluvial and pluvial flooding. It is considered that there is sufficient mitigation available to ensure that there will be a residual neutral effect against SA Objective 11. 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.

In line with Submission Local Plan Policy HS7, it is assumed that the design and layout of any proposal for development at this site could incorporate Secured by Design Standards. Potential for a residual neutral effect with an element of uncertainty against SA Objective 16.

²⁰ Strategic Site Selection Matrix

Site: Land North of Milverton Size & approx Capacity: 1315 new dwellings SHLAA Ref: L03 / L07																		
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:																		
<p>The delivery of approx. 1315 dwellings has the potential for a long term major positive effect on SA objective 12 through helping to meet the housing needs of the area. This also has the potential for long term indirect minor positive effects on the economy, health and well being as well as poverty and social exclusion.</p> <p>A railway line runs along the western boundary of the site so there is the potential for negative effects on health as a result of noise pollution and vibrations; however, it is considered that there is suitable mitigation available to ensure that there will not be any significant negative effects. This could include the provision of a buffer zone between the railway line and development. There is existing residential development and allotments to the south and south east of the site, and agricultural fields to the north and west of the site. A hospital is also located just north east of the site. There is the potential for noise, light and dust pollution during construction which could have negative effects on health for the surrounding development and communities, particularly the hospital. It is considered that there is suitable mitigation to ensure that negative effects will not be significant. Submission Policy B3 (Amenity) ensures that proposals for development do not have unacceptable impact on the amenity of nearby uses and residents and will not permit development if it does not provide acceptable standards of amenity for future users and occupiers of the site. Potential for a residual neutral effect against SA Objective 14, with an element of uncertainty at this stage.</p> <p>In terms of access to existing services and facilities, the site is approximately 1.4 km away from Leamington Spa Town Centre; and the Local Shopping Centre at Rugby Road is located approximately 1.3km away²¹. The closest GP surgery (Clarendon Lodge Medical Practice) is located around 1.4km from the site, and Milverton Primary School is within 800m²². In line with Submission Local Plan Policy SC0 (Sustainable Communities), any proposal for</p>																		

²¹ Measured using Google Maps from the eastern boundary of the site where it joins Northumberland Road.

²² Ibid.

development at this site will need to ensure that good quality infrastructure and services are provided, and where this cannot be provided on site, provision will be made through contributions to off-site provision. The policy also states that new development should provide good access to community facilities. Given the capacity of the site it is considered that development may contribute to improving the local facilities and services on offer. Potential for a major long term positive effect against SA Objective 13, with an element of uncertainty until site level details and proposals arise.

The Council's assessment of the site identifies that it is within 400m of a bus stop (route no.'s X17, 12, U1 and U2). Leamington Spa Railway Station is also located within 2.3km of the site²³. Considering the capacity of the site however there is the potential for improvements in terms of access to sustainable transport modes as a result of development. Potential for a minor long term positive effect against SA Objective 2 with an element of uncertainty as development that delivers improvements may increase the significance of these effects. Submission Local Plan Policy SC0 (Sustainable Communities) seeks any new development to have a focus on healthy lifestyles, including measures to encourage walking and cycling. Taking access to existing facilities/services as well as public transport into account, along with possible improvements that may be delivered, it is considered that there is the potential for a minor positive effect against SA Objective 3. Submission Local Plan Policy SC0 (Sustainable Communities) seeks to ensure that access and circulation are inclusive and that development provides a choice of transport modes including public transport, cycling and walking. Any proposal for development should seek to provide suitable pedestrian links to the surrounding areas.

Evidence²⁴ suggests that areas of the site could be released for development without substantial harm to the wider landscape toward Hill Wootton, Old Milverton and the River Avon valley. The evidence identifies that settlement expansion here could fit with the existing settlement footprint and be undertaken within well-defined landscape boundaries. The evidence does however recommend that the higher land in the west of the site is safeguarded from development to minimise the visual impact of new development. Submission Policy NE4 seeks to protect the landscape from harm and ensure that landscape design is a key component of any proposal for development. Numerous other Submission Policies refer to the protection of the landscape or landscape design, which include Policies DS3, EC1, SC0 and BE1. While it is considered that there is suitable mitigation available to ensure that there will not be any major significant effects, the development of previously undeveloped greenfield land has the potential for a residual minor negative effect on SA Objective 6, with an element of uncertainty until project level details arise.

The site is greenfield land and is also within the Green Belt so there is the potential for a permanent major negative effect against SA Objective 5. Evidence suggests that the site contains Grades 2 and 3a agricultural land; development has the potential to result in the loss of best and most versatile agricultural land with the potential for a permanent major negative effect against SA Objective 9, with an element of uncertainty until project level details and site assessments have been completed.

There are no international or nationally designated sites for biodiversity²⁵ within or in close proximity to the site but the tributary to the River Avon is a linear LWS (SP15Li18f) which crosses the north east corner of the site. The River Avon also runs to the north of the site. Submission Local Plan Policy NE2 seeks to protect designated areas and species of national and local importance for biodiversity. Development can avoid the locally designated area

²³ Ibid.

²⁴ Considerations for Sustainable Landscape Planning 2015 – Appendix A.

²⁵ Defra (2015) Magic Maps. Online at <http://magic.defra.gov.uk>

and Policy NE3 supports development provided that it protects, enhances and/or restores habitat diversity. Development proposals must ensure that they lead to no net loss of biodiversity and where possible net gain, protect or enhance biodiversity assets and avoid negative impacts on existing biodiversity. It is considered that there is sufficient mitigation provided through Local Plan policies and available at the project level to ensure development at this site will not have significant negative effects on biodiversity; however, there is still an element of uncertainty until the precise location of development is known and lower level assessments have been carried out. It is recommended that where possible, any proposal for development should retain and enhance natural features on site, including islands, remnant channels and bankside vegetation. It is also recommended that mature trees and hedgerows are retained on site.

There are no designated heritage assets within the boundary of the site²⁶. There are five Grade II Listed Buildings within 500m of the site, and the site lies adjacent to Leamington Spa Conservation Area. Evidence²⁷ suggests that the site does not contribute to the setting of the designated Listed Buildings and that the majority of the site is separated from the Conservation Area by a block of modern development. The evidence further identifies that the site is of archaeological interest due to the potential for previously unrecorded remains to be present. Submission Local Plan Policies HE1 to HE6 seeks to protect and enhance the historic environment, including designated heritage assets and their setting. The Plan also includes policies that seek to protect the landscape which are referred to in the appraisal commentary above. It is considered that there is suitable mitigation available, which could include a staged programme of investigation and mitigation, to ensure that there are no significant negative effects. Potential for a residual neutral effect with an element of uncertainty until project level studies have been carried out.

Strategic transport assessments indicate that further housing development within the District has the potential to have significant impacts on traffic along key routes and at key junctions, increasing journey times and reducing average speeds²⁸. The assessments found that the significant impacts of future growth can be mitigated through a range of proposed measures, but that there is the potential for residual impacts to occur. Submission Local Plan Policies seek to minimise the impact of development on the existing highway network and ensure that a choice of transport modes are available. Policy TR2 requires all large scale developments to be supported by a Transport Assessment and where necessary a Travel Plan. Policy TR3 seeks contributions towards transport improvements from all developments that will lead to an increase in traffic. Taking the evidence into account, mitigation available as well as the potential capacity of this site, it is considered that there is the potential for a residual minor long term negative effect against SA Objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network and SA Objectives 9 (air, water & soil quality) and 10 (climate change mitigation) through the associated increase in atmospheric emissions. In line with Submission Local Plan Policy CC3, any proposal for development has the potential to incorporate energy and efficiency measures as well as renewable or low carbon energy.

In line with Submission Local Plan Policy W1, it is assumed that any proposal for development could be in accordance with the Waste Core Strategy, provide a Waste Management Plan and provide space for storage and recycling. Potential for a residual neutral effect against SA Objective 4, with an element of uncertainty. In line with the Built Environment Policies within the Submission Local Plan (BE1 to BE3), it is assumed that any proposal for

²⁶ Historic England (2015) National Heritage List for England.

²⁷ Warwick District Council (2015) Local Plan Site Allocations - Historic Environment Assessment Statement

²⁸ Strategic Transport Assessments – Local Plan Evidence Base. http://www.warwickdc.gov.uk/info/20416/evidence_base

development could help to create and maintain safe, well-designed and high quality built environments. However, at this stage the nature and significance of the effect against SA Objective 7 is uncertain.

A small area in the north east of the site is located within an area of flood risk (Zone 3a); and Council records suggest that it is susceptible to surface water flooding. Submission Local Plan Policy FW1 (Development in Areas at Risk of Flooding) steers development towards those areas with the lowest probability of flooding. It ensures any proposal for development must be designed to be resilient to surface water, fluvial and pluvial flooding. Policy FW2 requires all major development to incorporate SuDS and discharge at Greenfield run off rates. Any proposal for development could avoid areas of flood risk and it is considered that there is suitable mitigation available to address potential surface and groundwater flooding. Potential for a residual neutral effect against SA Objective 11.

In line with Submission Local Plan Policy HS7, it is assumed that the design and layout of any proposal for development at this site could incorporate Secured by Design Standards. Potential for a residual neutral effect with an element of uncertainty against SA Objective 16.

Site: Hazelmere/ Land at Little Acre Size & approx Capacity: 0.5 ha / 2.77 ha, 12 dwellings / 63 dwellings. Total combined: 3.27 ha / 75 dwellings SHLAA Ref: L55 & L56																
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 approx. 75 dwellings has the potential for a long term minor positive effect on SA objective 12 through helping to meet the housing needs of the area. This also has the potential for long term indirect minor positive effects on the economy, health and well being as well as poverty and social exclusion.																

The railway line runs along the eastern boundary of the site so there is the potential for negative effects on health as a result of noise pollution and vibrations; however, it is considered that there is suitable mitigation available to ensure that there will not be any significant negative effects. This could include the provision of a buffer zone between the railway line and development; however, at this stage it is not known how this would affect the capacity of the site. There is existing residential development north of the site, and a golf course west of the site. There is the potential for noise, light and dust pollution during construction which could have negative effects on health for the surrounding development and communities; however it is considered that there is suitable mitigation to ensure that negative effects will not be significant. Submission Policy B3 (Amenity) ensures that proposals for development do not have unacceptable impact on the amenity of nearby uses and residents and will not permit development if it does not provide acceptable standards of amenity for future users and occupiers of the site. Potential for a residual neutral effect against SA Objective 14 with an element of uncertainty at this stage.

In terms of access to existing services and facilities, the site is located approx 3.5km from Leamington Spa town centre; however, it should be noted that the services and facilities provided at Home Farm Crescent Local Shopping Centre are located approx 960m away²⁹. St Margaret's C of E Junior School and Whitnash Medical Centre are both located around 650m away from the site³⁰. In line with Submission Local Plan Policy SC0 (Sustainable Communities), any proposal for development at this site will need to ensure that good quality infrastructure and services are provided and where this cannot be provided on site, provision will be made through contributions to off-site provision. The policy also states that new development should provide good access to community facilities. However, given the capacity of the site it is considered unlikely that it will result in a significant improvement to the local facilities and services on offer, particularly when compared to some larger strategic site options. Potential for a minor long term positive effect against SA Objective 13, with an element of uncertainty given the relatively poor access to existing services/facilities.

The Council's assessment of the site identifies that it is located around 650m from a bus stop (route no. G1), and the site is approx 3km from the closest train station (Leamington Spa). Given the capacity of the site, it is considered unlikely that there will be any significant improvements in terms of access to sustainable transport modes as a result of development. Potential for a minor long term negative effect against SA Objective 2. Submission Local Plan Policy SC0 (Sustainable Communities) seeks any new development to have a focus on healthy lifestyles, including measures to encourage walking and cycling. Taking access to existing facilities/services as well as public transport into account, along with possible improvements that may be delivered, it is considered that there is the potential for a minor positive effect against SA Objective 3. Submission Local Plan Policy SC0 (Sustainable Communities) seeks to ensure that access and circulation are inclusive and that development provides a choice of transport modes including public transport, cycling and walking.

Evidence³¹ suggests that whilst development at the site is unlikely to lead to any significant negative effects on the overall landscape setting around Warwick and Leamington, it may represent expansion / ribbon development towards the south east. Submission Policy NE4 seeks to protect the landscape from harm and ensure that landscape design is a key component of any proposal for development. Numerous other Submission Policies refer to the protection of the landscape or landscape design, which include Policies DS3, EC1, SC0 and BE1. While it is considered that there is suitable

²⁹ Measured using Google Maps from the north western boundary of the site where it joins Golf Lane.

³⁰ Ibid.

³¹ Landscape Character Assessment for South of Warwick and Leamington 2009

mitigation available to ensure that there will not be any major significant effects, the development of previously undeveloped greenfield land has the potential for a residual minor negative effect on SA Objective 6.

The site is predominantly greenfield land within the settlement boundary, development has the potential for a minor long-term negative effect against SA Objective 5. Evidence suggests that the site contains Grade 3 agricultural land; however, at this stage it is not known whether this is Grade 3a or 3b. Development would result in the loss of agricultural land with the potential for a permanent minor negative effect against SA Objective 9. If further studies find that Grade 3a agricultural land is present and development would result in the loss of this land then there is the potential for a negative effect of greater significance; however, at this stage this is unknown.

There are no international or nationally designated sites for biodiversity³² within or in close proximity to the site but the Mollington Hill LWS (SP36G3) (formally a SINC) is located on part of the golf course to the west of the site. Submission Local Plan Policy NE2 seeks to protect designated areas and species of national and local importance for biodiversity. Policy NE3 supports development provided that it protects, enhances and/or restores habitat diversity. Development proposals must ensure that they lead to no net loss of biodiversity and where possible net gain, protect or enhance biodiversity assets and avoid negative impacts on existing biodiversity. It is considered that there is sufficient mitigation provided through Local Plan policies and available at the project level to ensure development at this site will not have significant negative effects on biodiversity; however, there is still an element of uncertainty until the precise location of development is known and lower level assessments have been carried out. It is recommended that a suitable buffer is provided between any development and key habitat features. It is also recommended that where possible, any proposal for development should retain and enhance habitat features, such as hedgerows and tree lines, within and surrounding the site.

There are no designated heritage assets within or immediately adjacent to the boundary of the site³³. Submission Local Plan Policies HE1 to HE6 seek to protect and enhance the historic environment, including designated heritage assets and their setting. The Plan also includes policies that seek to protect the landscape, which are referred to in the appraisal commentary above. It is considered that there is suitable mitigation available for a residual neutral effect against SA Objective 8. However, there is also an element of uncertainty until project level studies have been carried out.

Strategic transport assessments indicate that further housing development within the District has the potential to have significant impacts on traffic along key routes and at key junctions, increasing journey times and reducing average speeds³⁴. The assessments found that the significant impacts of future growth can be mitigated through a range of proposed measures, but that there is the potential for residual impacts to occur. Submission Local Plan Policies seek to minimise the impact of development on the existing highway network and ensure that a choice of transport modes are available. Policy TR2 requires all large scale developments to be supported by a Transport Assessment and where necessary a Travel Plan. Policy TR3 seeks contributions towards transport improvements from all developments that will lead to an increase in traffic. Taking the evidence into account, mitigation available as well as the potential capacity of this site, it is considered that there is the potential for a residual minor long term negative effect against SA Objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network and SA Objectives 9 (air, water & soil

³² Defra (2015) Magic Maps. Online at <http://magic.defra.gov.uk>

³³ Historic England (2015) National Heritage List for England.

³⁴ Strategic Transport Assessments – Local Plan Evidence Base. http://www.warwickdc.gov.uk/info/20416/evidence_base

quality) and 10 (climate change mitigation) through the associated increase in atmospheric emissions. In line with Submission Local Plan Policy CC3, any proposal for development has the potential to incorporate energy and efficiency measures as well as renewable or low carbon energy. Given the small scale of proposed development, negative effects will be of less significance compared to some of the larger site options.

In line with Submission Local Plan Policy W1, it is assumed that any proposal for development could be in accordance with the Waste Core Strategy, provide a Waste Management Plan and provide space for storage and recycling. Potential for a residual neutral effect against SA Objective 4, with an element of uncertainty. In line with the Built Environment Policies within the Submission Local Plan (BE1 to BE3), it is assumed that any proposal for development could help to create and maintain safe, well-designed and high quality built environments. However, at this stage the nature and significance of the effect against SA Objective 7 is uncertain.

The site is not within any areas of high flood risk; however, EA records suggest that it is susceptible to surface water and ground water flooding. Submission Local Plan Policy FW1 (Development in Areas at Risk of Flooding) steers development towards those areas with the lowest probability of flooding. It ensures any proposal for development must be designed to be resilient to surface water, fluvial and pluvial flooding. It is considered that there is sufficient mitigation available to ensure that there will be a residual neutral effect against SA Objective 11.

In line with Submission Local Plan Policy HS7, it is assumed that the design and layout of any proposal for development at this site could incorporate Secured by Design Standards. Potential for a residual neutral effect with an element of uncertainty against SA Objective 16.

Greenfield Sites - Edge of Kenilworth

Site: Southcrest Farm Size & approx Capacity: 18.27 ha / predominantly educational use + approx. 70 dwellings SHLAA Ref: K17																
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:																
<p>The delivery of approx. 70 dwellings has the potential for a long term minor positive effect on SA objective 12 through helping to meet the housing needs of the area. This also has the potential for long term indirect minor positive effects on the economy, health and well being as well as poverty and social exclusion. While development could result in the loss of some existing employment (farmstead) this is not considered of significance for the District as a whole.</p> <p>There is existing residential development to the west, a golf course to the north, a management training centre to the south, and agricultural fields to the east of the site. There is the potential for noise, light and dust pollution during construction which could have negative effects on health for the surrounding development and communities. It is considered that there is suitable mitigation to ensure that negative effects will not be significant. Submission Policy B3 (Amenity) ensures that proposals for development do not have unacceptable impact on the amenity of nearby uses and residents and will not permit development if it does not provide acceptable standards of amenity for future users and occupiers of the site. Potential for a residual neutral effect against SA Objective 14 with an element of uncertainty at this stage.</p> <p>In terms of access to existing services and facilities, the site is approximately 2km from Kenilworth Town Centre and approximately 320m from the Local Shopping Centre at Leyes Lane³⁵. The site is also approximately 1.6km from the closest GP surgery (Castle Medical Centre) and within 400m of Kenilworth School and 500m of Park Hill Junior School³⁶. Educational facilities are expected to be relocated at this site from site K27. In line with</p>																

³⁵ Measured using Google Maps from the western boundary of the site from the junction of Leyes Lane and Glasshouse Lane.

³⁶ Ibid.

Submission Local Plan Policy SC0 (Sustainable Communities), any proposal for development at this site will need to ensure that good quality infrastructure and services are provided and where this cannot be provided on site, provision will be made through contributions to off-site provision. The policy also states that new development should provide good access to community facilities. However, given the capacity of the site it is considered unlikely that it will result in a significant improvement to the local facilities and services on offer, particularly when compared to some larger strategic site options. Potential for a minor long term positive effect against SA Objective 13.

The Council's assessment of the site identifies that it is within 400m of a bus stop (route numbers 539, X17 and 543). It should also be noted that a train station is currently being built on Priory Road within Kenilworth and is expected to open December 2016.³⁷ The site is approximately 1.6km away from the site of the new railway station³⁸. Given the capacity of the site, it is considered unlikely that there will be any significant improvements in terms of access to sustainable transport modes as a result of development. Potential for a minor long term positive effect against SA Objective 2. Submission Local Plan Policy SC0 (Sustainable Communities) seeks any new development to have a focus on healthy lifestyles, including measures to encourage walking and cycling. Taking access to existing facilities/services as well as public transport into account, along with possible improvements that may be delivered, it is considered that there is the potential for a minor positive effect against SA Objective 3. Submission Local Plan Policy SC0 (Sustainable Communities) seeks to ensure that access and circulation are inclusive and that development provides a choice of transport modes including public transport, cycling and walking.

Given the size of site and small scale of development that could be accommodated there are unlikely to be any major negative effects on the landscape. It should be noted that development at this site was considered through updated landscape evidence part of a potentially larger development across sites K07, K18, K19 & K31. This work concluded that development could be accommodated without significant negative effects, particularly when considered alongside the delivery of HS2 which will greatly alter the northern fringe of Kenilworth³⁹. However, it should be noted that the study identified a number of constraints and challenges. Submission Policy NE4 seeks to protect the landscape from harm and ensure that landscape design is a key component of any proposal for development. Numerous other Submission Policies refer to the protection of the landscape or landscape design, which include Policies DS3, EC1, SC0 and BE1. While it is considered that there is suitable mitigation available to ensure that there will not be any major negative effects, the development of previously undeveloped greenfield land has the potential for a residual minor negative effect on SA Objective 6, with an element of uncertainty until project level details arise.

The site is predominantly greenfield land and is also within the Green Belt so there is the potential for a permanent major negative effect against SA Objective 5. Evidence suggests that the site contains Grade 3 agricultural land; however, at this stage it is not known whether this is Grade 3a or 3b. Development would result in the loss of agricultural land with the potential for a permanent minor negative effect against SA Objective 9. If further studies find that Grade 3a agricultural land is present and development would result in the loss of this land then there is the potential for a negative effect of greater significance; however, at this stage this is unknown.

³⁷ <https://kenilworthstation.wordpress.com/>

³⁸ Measured using Google Maps from the western boundary of the site from the junction of Leyes Lane and Glasshouse Lane.

³⁹ Considerations for Sustainable Landscape Planning 2015 – Appendix A.

There are no international or nationally designated sites for biodiversity⁴⁰ within or in close proximity to the site but the River Avon LWS (SP15Li8f) falls within the south east boundary of the site. It is assumed that any proposal will avoid development on the LWS. The islands, channels, bankside vegetation, and supporting habitats including woodland should be protected and enhanced where possible. Submission Local Plan Policy NE2 seeks to protect designated areas and species of national and local importance for biodiversity. Policy NE3 supports development provided that it protects, enhances and/or restores habitat diversity. Development proposals must ensure that they lead to no net loss of biodiversity and where possible net gain, protect or enhance biodiversity assets and avoid negative impacts on existing biodiversity. As long as the LWS is retained, it is considered that there is sufficient mitigation provided through Local Plan policies and available at the project level to ensure that development at this site will not have major negative effects on biodiversity. However, there is still an element of uncertainty until lower level assessments have been carried out. It is recommended that any proposal for development should seek to retain the connectivity between river and land habitats. A Buffer zone should be provided between the woodland/grassland and development. The precise size of buffer could be determined through lower level appraisals and studies. Any proposal should also seek to retain the natural features on site⁴¹ and should enhance the connectivity of habitats and ecological corridors from the site into the surrounding areas. Given the presence of important habitats, it is considered that there is the potential for a residual minor negative effect against SA Objective 6. While it is acknowledged that there could be potential opportunities to enhance biodiversity, this is considered uncertain at this stage.

There are no designated heritage assets within or immediately adjacent to the boundary of the site⁴². Evidence⁴³ suggests that there is a Scheduled Monument and two Grade II Listed Buildings within 500m of the site; however, development at the site is unlikely to significantly affect the significance of these assets or their setting. The site is however of historic and archaeological interest due to the proximity of known Romano British remains. Submission Local Plan Policies HE1 to HE6 seeks to protect and enhance the historic environment, and the Plan also includes policies that seek to protect the landscape, which are referred to in the appraisal commentary above. Given available mitigation, it is considered that there is the potential for a residual neutral effect against SA Objective 8 with an element of uncertainty until project level studies have been carried out to determine the potential presence of archaeology.

Strategic transport assessments indicate that further housing development within the District has the potential to have significant impacts on traffic along key routes and at key junctions, increasing journey times and reducing average speeds⁴⁴. The assessments found that the significant impacts of future growth can be mitigated through a range of proposed measures, but that there is the potential for residual impacts to occur. Submission Local Plan Policies seek to minimise the impact of development on the existing highway network and ensure that a choice of transport modes are available. Policy TR2 requires all large scale developments to be supported by a Transport Assessment and where necessary a Travel Plan. Policy TR3 seeks contributions towards transport improvements from all developments that will lead to an increase in traffic. Taking the evidence into account, mitigation available as well as the potential capacity of this site, it is considered that there is the potential for a residual minor long term negative effect

⁴⁰ Defra (2015) Magic Maps. Online at <http://magic.defra.gov.uk>

⁴¹ Warwick District Phase 1 Habitat Assessment and Considerations for Sustainable Landscape Planning 2015 – Appendix A. www.warwickdc.gov.uk/evidencebase

⁴² Historic England (2015) National Heritage List for England.

⁴³ Warwick District Council (2015) Local Plan Site Allocations - Historic Environment Assessment Statement

⁴⁴ Strategic Transport Assessments – Local Plan Evidence Base. http://www.warwickdc.gov.uk/info/20416/evidence_base

against SA Objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network and SA Objectives 9 (air, water & soil quality) and 10 (climate change mitigation) through the associated increase in atmospheric emissions. In line with Submission Local Plan Policy CC3, any proposal for development has the potential to incorporate energy and efficiency measures as well as renewable or low carbon energy.

In line with Submission Local Plan Policy W1, it is assumed that any proposal for development could be in accordance with the Waste Core Strategy, provide a Waste Management Plan and provide space for storage and recycling. Potential for a residual neutral effect against SA Objective 4, with an element of uncertainty. In line with the Built Environment Policies within the Submission Local Plan (BE1 to BE3), it is assumed that any proposal for development could help to create and maintain safe, well-designed and high quality built environments. However, at this stage the nature and significance of the effect against SA Objective 7 is uncertain.

The site is not within any areas of high flood risk; however, EA records suggest that it is susceptible to minor surface water flooding. Submission Local Plan Policy FW1 (Development in Areas at Risk of Flooding) steers development towards those areas with the lowest probability of flooding. It ensures any proposal for development must be designed to be resilient to surface water, fluvial and pluvial flooding. It is considered that there is sufficient mitigation available to ensure that there will be a residual neutral effect against SA Objective 11.

In line with Submission Local Plan Policy HS7, it is assumed that the design and layout of any proposal for development at this site could incorporate Secured by Design Standards. Potential for a residual neutral effect with an element of uncertainty against SA Objective 16.

It should be noted that there is the potential for effects of greater significance (both positive and negative) against SA Objectives when development at this site is considered cumulatively with development at sites K07, K18, K19 & K31. A large co-ordinated urban extension across these sites could result in a greater provision of new local facilities/services as well as sustainable transport modes, which could have enhanced positive effects for SA Objectives relating to sustainable transport, reducing the need to travel, community facilities and health. Conversely it could also result in negative effects of greater significance against SA Objectives relating to landscape, biodiversity, heritage, prudent use of land, traffic, air quality and climate change. While there could be more opportunities for mitigation as part of large development, this is uncertain at this stage.

Site: East of Warwick Road, Kenilworth Size & approx Capacity: 5.76 ha & 125 dwellings SHLAA Ref: K25																			
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:																			
<p>The delivery of approx. 125 dwellings has the potential for a long term major positive effect on SA objective 12 through helping to meet the housing needs of the area. This also has the potential for long term indirect minor positive effects on the economy, health and wellbeing as well as poverty and social exclusion.</p> <p>The railway line runs along the eastern boundary of the site so there is the potential for negative effects on health as a result of noise pollution and vibrations; however, it is considered that there is suitable mitigation available to ensure that there will not be any significant negative effects. This could include the provision of a buffer zone between the railway line and development. There is also the potential for development to have impacts on the adjacent cricket club, particularly during construction. In the short-term air, light and noise pollution are likely to increase during the construction phases. 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. Submission Policy B3 (Amenity) ensures that proposals for development do not have unacceptable impact on the amenity of nearby uses and residents and will not permit development if it does not provide acceptable standards of amenity for future users and occupiers of the site. Potential for a residual neutral effect against SA Objective 14 with an element of uncertainty at this stage.</p> <p>In terms of access to existing services and facilities, the is approximately 1.6km from Kenilworth Town Centre and approximately 1.4km from the Local Shopping Centre at Oaks Precinct⁴⁵. It is also approximately 1km from Castle 6th Form Centre and 1.4km from Castle Medical Centre⁴⁶. In line with Submission Local Plan Policy SC0 (Sustainable Communities), any proposal for development at this site will need to ensure that good quality</p>																			

⁴⁵ Measured using Google Maps from the western boundary of the site where it joins Warwick Road.

⁴⁶ Ibid.

infrastructure and services are provided and where this cannot be provided on site, provision will be made through contributions to off-site provision. The policy also states that new development should provide good access to community facilities. However, given the capacity of the site it is considered unlikely that development will result in a significant improvement to the local facilities and services on offer, particularly when compared to some larger strategic site options. Potential for a minor long term positive effect against SA Objective 13, with an element of uncertainty given the relatively poor access to existing facilities/services.

The Council's assessment of the site identifies that it is within 400m of a bus stop (route no. 16)⁴⁷. It should also be noted that a train station is currently being built on Priory Road within Kenilworth and is expected to open December 2016.⁴⁸ The site is approximately 1.6km away from the site of the new railway station⁴⁹. Given the capacity of the site, it is considered unlikely that there will be any significant improvements in terms of access to sustainable transport modes as a result of development. Potential for a minor long term positive effect against SA Objective 2. The Council's assessment of the site states that there is scope to provide a shared footway/cycleway north into the Town, which has the potential for minor positive effects on health. Submission Local Plan Policy SCO (Sustainable Communities) seeks any new development to have a focus on healthy lifestyles, including measures to encourage walking and cycling. Taking access to existing facilities/services as well as public transport into account, along with possible improvements that may be delivered, it is considered that there is the potential for a minor positive effect against SA Objective 3. Submission Local Plan Policy SCO (Sustainable Communities) seeks to ensure that access and circulation are inclusive and that development provides a choice of transport modes including public transport, cycling and walking.

Evidence suggests that while development at the site could have negative effects on landscape, the visual impacts could be mitigated with appropriate design and commitment to long term landscape enhancement⁵⁰. Submission Policy NE4 seeks to protect the landscape from harm and ensure that landscape design is a key component of any proposal for development. Numerous other Submission Policies refer to the protection of the landscape or landscape design, which include Policies DS3, EC1, SC0 and BE1. While it is considered that there is suitable mitigation available to ensure that there will not be any major significant effects, the development of previously undeveloped greenfield land has the potential for a residual minor negative effect on SA Objective 6.

The site is greenfield land and is also within the Green Belt so there is the potential for a permanent major negative effect against SA Objective 5. Evidence suggests that the site contains Grade 3 agricultural land; however, at this stage it is not known whether this is Grade 3a or 3b. Development would result in the loss of agricultural land with the potential for a permanent minor negative effect against SA Objective 9. If further studies find that Grade 3a agricultural land is present and development would result in the loss of this land then there is the potential for a negative effect of greater significance; however, at this stage this is unknown.

⁴⁷ Strategic Site Selection Matrix

⁴⁸ <https://kenilworthstation.wordpress.com/>

⁴⁹ Measured using Google Maps from the western boundary of the site where it joins Warwick Road.

⁵⁰ Considerations for Sustainable Landscape Planning 2015 – Appendix A.

There are no international or nationally designated sites for biodiversity⁵¹ within or in close proximity to the site but there is a potential LWS (SP27Li9n) on the railway embankment, which runs along the eastern boundary of the site. Submission Local Plan Policy NE2 seeks to protect designated areas and species of national and local importance for biodiversity. Policy NE3 supports development provided that it protects, enhances and/or restores habitat diversity. Development proposals must ensure that they lead to no net loss of biodiversity and where possible net gain, protect or enhance biodiversity assets and avoid negative impacts on existing biodiversity. It is considered that there is sufficient mitigation provided through Local Plan policies and available at the project level to ensure development at this site will not have significant negative effects on biodiversity; however, there is still an element of uncertainty until the precise location of development is known and lower level assessments have been carried out. It is recommended that a suitable buffer is provided between any development and the railway embankment. It is also recommended that where possible, any proposal for development should retain and enhance linear habitat features, such as hedgerows and tree lines, within and surrounding the site.

There are no designated heritage assets within or immediately adjacent to the boundary of the site⁵². There is a Grade II Listed Building on the other side of Coventry Road, which runs adjacent to the western boundary of the site. Submission Local Plan Policies HE1 to HE6 seeks to protect and enhance the historic environment, including designated heritage assets and their setting. The Plan also includes policies that seek to protect the landscape, referred to in the appraisal commentary above. It is considered that there is suitable mitigation available to ensure that there are no significant negative effects on the setting of the Listed Building as a result of development at this site. Evidence⁵³ suggests that Conservation Areas within 1km of the site are appropriately screened so as to not be affected by development at this site. Potential for a residual neutral effect with an element of uncertainty until project level studies have been carried out.

Strategic transport assessments indicate that further housing development within the District has the potential to have significant impacts on traffic along key routes and at key junctions, increasing journey times and reducing average speeds⁵⁴. The assessments found that the significant impacts of future growth can be mitigated through a range of proposed measures, but that there is the potential for residual impacts to occur. Submission Local Plan Policies seek to minimise the impact of development on the existing highway network and ensure that a choice of transport modes are available. Policy TR2 requires all large scale developments to be supported by a Transport Assessment and where necessary a Travel Plan. Policy TR3 seeks contributions towards transport improvements from all developments that will lead to an increase in traffic. Taking the evidence into account, mitigation available as well as the potential capacity of this site, it is considered that there is the potential for a residual minor long term negative effect against SA Objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network and SA Objectives 9 (air, water & soil quality) and 10 (climate change mitigation) through the associated increase in atmospheric emissions. In line with Submission Local Plan Policy CC3, any proposal for development has the potential to incorporate energy and efficiency measures as well as renewable or low carbon energy.

In line with Submission Local Plan Policy W1, it is assumed that any proposal for development could be in accordance with the Waste Core Strategy, provide a Waste Management Plan and provide space for storage and recycling. Potential for a residual neutral effect against SA Objective 4, with an

⁵¹ Defra (2015) Magic Maps. Online at <http://magic.defra.gov.uk>

⁵² Historic England (2015) National Heritage List for England.

⁵³ Warwick District Council (2015) Local Plan Site Allocations - Historic Environment Assessment Statement

⁵⁴ Strategic Transport Assessments – Local Plan Evidence Base. http://www.warwickdc.gov.uk/info/20416/evidence_basev

element of uncertainty. In line with the Built Environment Policies within the Submission Local Plan (BE1 to BE3), it is assumed that any proposal for development could help to create and maintain safe, well-designed and high quality built environments. However, at this stage the nature and significance of the effect against SA Objective 7 is uncertain.

The site is not within any areas of high flood risk; however, the SFRA identifies that it is susceptible to surface water flooding and EA records suggest that it is susceptible to ground water flooding. Submission Local Plan Policy FW1 (Development in Areas at Risk of Flooding) steers development towards those areas with the lowest probability of flooding. It ensures any proposal for development must be designed to be resilient to surface water, fluvial and pluvial flooding. It is considered that there is sufficient mitigation available to ensure that there will be a residual neutral effect against SA Objective 11.

In line with Submission Local Plan Policy HS7, it is assumed that the design and layout of any proposal for development at this site could incorporate Secured by Design Standards. Potential for a residual neutral effect with an element of uncertainty against SA Objective 16.

Greenfield Sites - Edge of Coventry

Site: Kings Hill Lane Size & approx Capacity: 269 ha & 3,500 to 4,000 dwellings (1,800 during the life of the Plan) SHLAA Ref: C06																			
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 approx. 1,800 dwellings during the Plan period and a further 1,700 to 2,200 dwellings following the Plan period has the potential for a long term major positive effect on SA objective 12 through helping to meet the housing needs of the area. This also has the potential for long term indirect minor positive effects on the economy, health and wellbeing as well as poverty and social exclusion. While development could result in the loss of some existing employment this is not considered of significance for the District as a whole. There is the potential for any proposal for development to																			

retain employment in the south east part of the site and improve access to it. Given the size of the site and the potential scale of development, there is also the opportunity to provide some form of employment; however, this is uncertain at this stage. If employment was to be provided there is the potential to enhance the significance of positive effects against SA Objective 1.

There is existing residential development to the north, north east and south east of the site. Finham Primary School and Finham Park School are also adjacent to the boundary of the site. There is the potential for noise, light and dust pollution during construction, which could have negative effects on health for the surrounding development and communities. A railway line runs along the western boundary of the site and the A46 along the eastern boundary. It should also be noted that there is a sewage works to the south east of the site across the A46. Suitable mitigation will be required to ensure that there are no adverse effects on future residents in relation to noise and odour. A buffer could be provided along the eastern and western boundaries in order to mitigate potential negative effects. It is considered that there is suitable mitigation available to ensure that there will not be any significant negative effects in terms of amenity and health for the existing development and community surrounding the site or for the future residents of development on the site; however, this could restrict the capacity of the site. Submission Policy B3 (Amenity) ensures that proposals for development do not have unacceptable impact on the amenity of nearby uses and residents and will not permit development if it does not provide acceptable standards of amenity for future users and occupiers of the site. There is potential for a residual neutral effect against SA Objective 14 with an element of uncertainty at this stage. The Alvis Sports & Social Club falls within the boundary of the site, which includes a cricket pitch, tennis courts and full size football pitch. While development could result in the loss of the sports club and recreational areas, given the potential capacity of the site it is assumed that development could provide equivalent facilities if not an improvement to the recreational facilities on offer. There is also potential for any proposal for development to retain the sports club and associated pitches. However, this is uncertain at this stage.

In terms of access to existing services and facilities, the site is adjacent to the southern boundary of Coventry, so has good access to a range of existing facilities/services. This includes a number of schools and a post office adjacent to the site as well as a GP within 500m⁵⁵. Baginton Road Local Shopping Centre is also located within 1.6km of the site. In line with Submission Local Plan Policy SC0 (Sustainable Communities), any proposal for development at this site will need to ensure that good quality infrastructure and services are provided and where this cannot be provided on site, provision will be made through contributions to off-site provision. The policy also states that new development should provide good access to community facilities. Given the capacity of the site it is considered that there is an excellent opportunity to improve the local facilities and services on offer, particularly when compared to some of the smaller site options. Given the good access to existing facilities/services as well as the potential opportunity for the provision of or improvements to facilities/services there is the potential for a major long term positive effect against SA Objective 13. There is an element of uncertainty as the precise nature and level of provision and/or improvements to facilities is not known at this stage.

The Council's assessment of the site identifies that it is within 400m of a number of bus stops (route no. U1). The site is approx 3.3km from Coventry Station⁵⁶. Given the capacity of the site, there is the potential for improvements to sustainable transport modes as a result of development. It is assumed that this includes the provision of bus stops and the diversion of services within the site itself. This could promote improved accessibility into Coventry for existing development to the south west of the site. Comments from the County Council suggest that there is the potential for

⁵⁵ Measured using Google Maps from the north eastern boundary of the site where it joins Green Lane.

⁵⁶ Ibid.

development of this scale in this location to provide a rail halt station to serve the site and local area, which includes the University. If delivered, this would significantly enhance the positive effects against SA Objective 2. Taking access to existing sustainable transport into account as well as the potential for a development of this scale to improve accessibility to sustainable transport modes, it is considered that there is the potential for a major long term positive effect against SA Objective 2. Submission Local Plan Policy SC0 (Sustainable Communities) requires new development to focus on healthy lifestyles, including measures to encourage walking and cycling. Taking access to existing facilities/services as well as public transport into account, along with possible improvements that may be delivered, it is considered that there is also the potential for a major positive effect against SA Objective 3. Submission Local Plan Policy SC0 (Sustainable Communities) seeks to ensure that access and circulation are inclusive and that development provides a choice of transport modes including public transport, cycling and walking.

Evidence⁵⁷ suggests that although the site provides a rural outlook and is partially visible from the A46 and Coventry-Kenilworth railway line, development would be relatively well contained within the wider landscape, and appropriate development is unlikely to lead to any major negative effects. Submission Policy NE4 seeks to protect the landscape from harm and ensure that landscape design is a key component of any proposal for development. Numerous other Submission Policies refer to the protection of the landscape or landscape design, which include Policies DS3, EC1, SC0 and BE1. Whilst it is considered that suitable mitigation is available, the development of greenfield land has the potential for a residual minor negative effect against SA Objective 6.

The site is greenfield land and is also within the Green Belt so there is the potential for a permanent major negative effect against SA Objective 5. Evidence suggests that the site predominantly contains Grade 3 agricultural land; however, at this stage it is not known whether this is Grade 3a or 3b. There is also a small amount of Grade 2 along the south western boundary. Development would result in the loss of agricultural land and it is assumed that the small area identified as best and most versatile would be avoided. Potential for a permanent minor negative effect against SA Objective 9. If further studies find that larger areas of Grade 3a agricultural land are present and development would result in their loss then there is the potential for a negative effect of greater significance; however, at this stage this is unknown.

The site contains a portion of the Wainbody Wood & Stivichall Common LNR, which is also designated as an Ancient Woodland. There are also a number of ponds present and Finham Brook flows through the south east section of the site. It is assumed that any proposal will avoid development on the LNR and Ancient Woodland. The woodland/grasslands should be protected and enhanced where possible. Submission Local Plan Policy NE2 seeks to protect designated areas and species of national and local importance for biodiversity. Policy NE3 supports development provided that it protects, enhances and/or restores habitat diversity. Development proposals must ensure that they lead to no net loss of biodiversity and where possible generate a net gain, protect or enhance biodiversity assets and avoid negative impacts on existing biodiversity. As long as the LNR, ancient woodland and brook are retained, it is considered that there is sufficient mitigation provided through Local Plan policies and available at the project level to ensure that development at this site will not have major negative effects on biodiversity. However, there is still an element of uncertainty until lower level assessments have been carried out. The ponds and brook, including any tributaries, should also be retained and enhanced where possible. It is recommended that any proposal for development should seek to retain the connectivity between ponds via the hedgerows and the protection of the woodland and semi improved grassland. A buffer zone should be provided between the woodland/grassland and development. The precise size

⁵⁷ Considerations for Sustainable Landscape Planning 2015 – Appendix A

of buffer could be determined through lower level appraisals and studies. Any proposal should also seek to retain the ponds, hedgerows and mature trees on site⁵⁸ and should enhance the connectivity of habitats and ecological corridors between the site and the surrounding areas. Given the presence of important habitats, including the Ancient Woodland and Brook, it is considered that there is the potential for a residual minor negative effect against SA Objective 6. While it is acknowledged that there could be opportunities to enhance biodiversity, this is considered uncertain at this stage.

There is a Scheduled Monument at Hill Farm and three listed buildings present within the boundary of the site. There is also a scheduled monument in close proximity to the north west boundary of the site and a conservation area to the west. While it is assumed that any proposal for development would avoid the designated heritage assets within the site, there is still the potential for major negative effects on their significance, including their setting, unless suitable mitigation is provided. Evidence⁵⁹ identifies the potential for major negative effects on the setting and significance of heritage assets both on and off site. The historic environment assessment recommends that buffers are used or the allocation is reduced by 30ha to remove the most sensitive heritage area from any development proposal. The statement also identifies the opportunity to incorporate the heritage assets and their settings as part of a green infrastructure network. It is also recognised that the potential effects of development on the setting and significance of listed buildings can often be mitigated by sympathetic design. The assessment further identifies a high potential for further remains of archaeological interest to be found within the site, and that given the nature of modern development, these remains are unlikely to be removed, with the potential for long-term negative effects.

Submission Local Plan Policies HE1 to HE6 seeks to protect and enhance the historic environment, including designated heritage assets and their setting. The Plan also includes policies that seek to protect the landscape, referred to in the appraisal commentary above. It is considered that the sensitive design and layout of development along with other mitigation measures such as screening will help to reduce the significance of negative effects. There could be opportunities for positive effects on heritage assets but these are uncertain at this stage and should be explored in more detail through the development management process. This may include improving accessibility to and signage for the assets or the provision of contributions towards future management. Given the strategic nature of this assessment, there are a number of uncertainties at this stage. However, taking potential mitigation measures into account, it is considered that there will not be a major negative effect on the significance of the heritage assets both within and surrounding the site. There is potential for a residual minor long term negative effect, with an element of uncertainty. In line with HE Guidance on decision-taking in planning⁶⁰, it is recommended that the Council require any proposal for development at this site to undertake an assessment of significance for heritage in order to understand the nature, extent and level of significance of the designated heritage assets that may be affected by development. It should also consider cumulative effects as well potential opportunities for enhancement and clearly identify any mitigation measures necessary to address adverse effects.

⁵⁸ Warwick District Habitat Assessment

⁵⁹ Warwick District Council (2015) Local Plan Site Allocations - Historic Environment Assessment Statement

⁶⁰ Historic England (2015) Managing Significance in Decision-Taking in the Historic Environment.

Strategic transport assessments indicate that further housing development within the District has the potential to have significant impacts on traffic along key routes and at key junctions, increasing journey times and reducing average speeds⁶¹. The assessments found that the significant impacts of future growth can be mitigated through a range of proposed measures, but that there is the potential for residual impacts to occur. Submission Local Plan Policies seek to minimise the impact of development on the existing highway network and ensure that a choice of transport modes are available. Policy TR2 requires all large scale developments to be supported by a Transport Assessment and where necessary a Travel Plan. Policy TR3 seeks contributions towards transport improvements from all developments that will lead to an increase in traffic. Taking the evidence into account, the mitigation available as well as the potential capacity of this site, it is considered that there is the potential for a residual minor long term negative effect against SA Objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network and SA Objectives 9 (air, water & soil quality) and 10 (climate change mitigation) through the associated increase in atmospheric emissions. In line with Submission Local Plan Policy CC3, any proposal for development has the potential to incorporate energy and efficiency measures as well as renewable or low carbon energy. While a large site like this provides greater opportunities in terms of incorporating renewable and low carbon energy compared to smaller sites, this is uncertain at this stage.

In line with Submission Local Plan Policy W1, it is assumed that any proposal for development would be in accordance with the Waste Core Strategy, and would provide a Waste Management Plan and space for storage and recycling on site. There is potential for a residual neutral effect against SA Objective 4, with an element of uncertainty. While a large site like this can provide greater opportunities for sustainable waste management compared to smaller sites, this is uncertain at this stage. In line with the Built Environment Policies within the Submission Local Plan (BE1 to BE3), it is assumed that any proposal for development could help to create and maintain safe, well-designed and high quality built environments. Given the scale of development there are potential opportunities to improve the built environment in the north; however, this is uncertain at this stage.

The SFRA identifies that there are areas within the site that are at high risk of surface water flooding and EA records suggest that it is susceptible to ground water flooding. There are areas of high flood risk in the south east of the site as Finham Brook (minor river) runs through this area. Submission Local Plan Policy FW1 (Development in Areas at Risk of Flooding) steers development towards those areas with the lowest probability of flooding. It ensures any proposal for development must be designed to be resilient to surface water, fluvial and pluvial flooding. Policy FW2 requires all major development to incorporate SuDS and discharge at Greenfield run off rates. Any proposal for development should avoid areas of flood risk and it is considered that there is suitable mitigation available to address potential surface and groundwater flooding. There is potential for a residual neutral effect against SA Objective 11.

In line with Submission Local Plan Policy HS7, it is assumed that the design and layout of any proposal for development at this site could incorporate Secured by Design Standards. There is potential for a residual neutral effect with an element of uncertainty against SA Objective 16.

⁶¹ Strategic Transport Assessments – Local Plan Evidence Base. http://www.warwickdc.gov.uk/info/20416/evidence_base

Growth Villages

Baginton

Site: Land North of Rosswood Farm Size & Approx. Capacity: 80 dwellings SHLAA Ref: C10 (in part) / C32																			
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:																			
<p>The delivery of approx. 80 dwellings has the potential for a minor medium to long term positive effect on SA objective 12. In addition, there will be indirect positive effects on economy (potential increase supply of labour for existing businesses and consumer spending in the area), local community services (likely increased use) health and wellbeing and poverty and social exclusion (access to good quality housing). Development at the site could result in the loss of existing employment including a farm, but at this stage this is uncertain and unlikely to be of significance for the District.</p> <p>There is a sewage treatment works (STW) to the south east of the site across the River Sowe and as a result the SHLAA identifies⁶² that there is the potential for odour issues at SHLAA site C10. The promoters of the site produced an odour assessment in January 2014⁶³, which identifies that the site falls within the odour contour plots for the STW but that the levels are unlikely to be significant. The study proposes that any residential development could be focussed to the east away from the areas in the west that are closer to the STW and likely to experience more significant levels of odour. Site C32 (the allocation) has responded to this evidence, basing the allocation in the land to the east, and thus reducing the extent of these negative effects. In the short-term air, light and noise pollution are likely to increase during the construction phases. 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. Submission Policy B3 (Amenity) ensures that proposals for development do not have unacceptable impacts</p>																			

⁶² Warwick District Council (May 2014) SHLAA. Online at http://www.warwickdc.gov.uk/downloads/download/528/shlaa_2014_documents_and_methodology

⁶³ RPS for Lenco Investments (Jan 2014) Land South of Baginton Odour Assessment.

on the amenity of nearby uses and residents and will not permit development if it does not provide acceptable standards of amenity for future users and occupiers of the site. There is potential for a residual neutral effect against SA Objective 14 with an element of uncertainty at this stage.

The site falls within the noise contours depicted on the Strategic Noise Map for Coventry Airport⁶⁴, which means that there is the potential for negative effects for health and wellbeing. The promoters of SHLAA site C10 produced an acoustics report in December 2013⁶⁵, which found that the dominant noise source affecting the site is the adjacent Stoneleigh and Coventry Roads. The assessment found that noise from the aircraft using Coventry Airport is audible on site, flights are infrequent and generally restricted to the daytime period. It also found that the level of noise affecting the site is elevated to the east; therefore, any proposed residential dwellings in the east of the site will require acoustic mitigation. The land in the east relates to site C32 and thus acoustic mitigation at this site will be required. The study concluded that the noise levels affecting the site do not restrict the suitability of the site for residential development. Under the current planning permission⁶⁶ the airport could operate flights up to a maximum of 0.98 million passengers through the terminal per year. Cargo flights are subject to different controls and although operating at a low level currently could intensify including further night time operations. Based on available evidence, it is considered that there is the potential for a residual minor negative effect on health and wellbeing as a result of potential noise impacts. There is an element of uncertainty; if the frequency of flights were to increase, there could be the potential for significant negative effects against SA Objective 14.

With regard to health and wellbeing, it should also be noted that the SHLAA identifies that the site is close to a former filled quarry where elevated levels of landfill gas have been detected. It is not considered that this would result in any major negative effects and suitable mitigation is available to address the issue.

The site is on the edge of Coventry and located around 3.7km from the Local Shopping Centre on Baginton Road⁶⁷. The site is located around 4km from the nearest school (Finham Park School) and around 4.2km from a GP (Green Lane Medical Centre)⁶⁸. In line with Submission Local Plan Policy SC0 (Sustainable Communities), any proposal for development at this site will need to ensure that good quality infrastructure and services are provided and where this cannot be provided on site, provision will be made through contributions to off-site provision. The policy also states that new development should provide good access to community facilities. However, given the capacity of the site it is considered unlikely that there will be any significant improvements to the local facilities and services on offer with the potential for a minor long term positive effect against SA Objective 13.

With regard to travel and transport, the Council's assessment of the site identifies that it is within 400m of a bus stop (route no. 539); however, the site is located around 5.8km from Coventry railway station⁶⁹. Given the capacity of the site, it is considered that there is the potential for improvements in

⁶⁴ Defra (2006) Strategic Noise Map - Coventry Airport. Online at <http://archive.defra.gov.uk/environment/quality/noise/environment/mapping/aviation.htm> [accessed Jan 2015]

⁶⁵ RPS (Acoustics) for RPS Planning & Development (Dec 2013) Proposed Residential Development, Baginton, Warwickshire – Acoustics Report on Environmental Noise for a Proposed Residential Development.

⁶⁶ Planning Reference W04/1939.

⁶⁷ Measured using Google Maps from the eastern boundary of the site where it joins Coventry Road.

⁶⁸ Ibid.

⁶⁹ Ibid.

terms of access to sustainable transport modes as a result of development. There is potential for a minor long term positive effect against SA Objective 2. However, any proposal for development should seek to enhance pedestrian movement. Taking access to existing facilities/services as well as public transport into account, along with possible improvements that may be delivered, it is considered that there is the potential for a minor positive effect against SA Objective 3. Submission Local Plan Policy SC0 (Sustainable Communities) seeks to ensure that access and circulation are inclusive and that development provides a choice of transport modes including public transport, cycling and walking.

The site is located within the Green Belt with the potential for major negative effects on SA Objective 5. The Revised Joint Green Belt Review Study (2015) found that the parcel of land represents the principal protector of the countryside from further encroachment⁷⁰.

Large portions of SHLAA site C10 (to the east and north to include site C32) are identified in the Landscape Study and Ecological & Geological Study (Nov 2013) as having high or high/medium landscape sensitivity to housing development. Development would extend away from the village into the open countryside which is identified as having high sensitivity and which plays an important role in protecting the setting of the village and providing a green buffer to Coventry. It is therefore considered that there is the potential for major long term negative effects on the landscape. The cumulative effect of proposed development, which includes this site, on the landscape is considered in the Options for Future Urban Expansion in Warwick District - Considerations for Sustainable Landscape Planning (Nov 2012)⁷¹. It was concluded the area can sustain further development whilst creating opportunities to improve Green Belt function; however, it also states that it will be important to control the extent and scale of development so as not to push the zone of landscape and visual impacts out into the surrounding countryside. The reduced size of the site therefore addresses this concern. Submission Policy NE4 seeks to protect the landscape from harm and ensure that landscape design is a key component of any proposal for development. Numerous other Submission Policies refer to the protection of the landscape or landscape design, which include Policies DS3, EC1, SC0 and BE1. While it is considered that there is suitable mitigation available to ensure that there will not be any major significant effects, the development of previously undeveloped greenfield land has the potential for a residual minor negative effect on SA Objective 6, with an element of uncertainty until project level details are available. The Council has identified that the site contains Grade 3 agricultural land; however it is unknown at this stage whether this is Grade 3a or 3b. Development will result in the permanent loss of agricultural land with the potential for permanent minor negative effects against SA Objectives 5 and 9. If lower level assessments reveal the presence of best and most versatile agricultural land then this will increase the significance of the potential effects. In addition, the site lies in a Minerals Safeguarded Area for sand and gravel deposits and building stone⁷²; development could therefore hinder future access.

There are no international, national or local nature conservation designations on or adjacent the site⁷³; however, there is a potential LWS along the River Sowe. Development on the site could provide an appropriate buffer between any development and the River Sowe. It is considered that there are suitable mitigation measures available to address any negative effects with the potential for a residual neutral effect. Until project level studies and assessments have been carried out, there is an element of uncertainty. Submission Local Plan Policy NE2 seeks to protect designated areas and

⁷⁰ West Midlands Joint Green Belt Review Study Stage 1 (2015) Appendix 1 - Warwick Green Belt Assessment Sheets

⁷¹ Warwick District Council (Nov 2012) Options for Future Urban Expansion in Warwick District - Considerations for Sustainable Landscape Planning.

⁷² Warwickshire County Council. Mineral Safeguarding Areas <http://www.warwickshire.gov.uk/msa> [accessed Jan 2015]

⁷³ Defra Magic Map. Online at <http://magic.defra.gov.uk>

species of national and local importance for biodiversity. Policy NE3 supports development provided that it protects, enhances and/or restores habitat diversity. Development proposals must ensure that they lead to no net loss of biodiversity and where possible net gain. They should protect or enhance biodiversity assets and avoid negative impacts on existing biodiversity.

There is a Scheduled Monument (Baginton Castle, associated settlement remains, ponds and mill sites)⁷⁴ within close proximity of the site and a small proportion of the site falls within the Baginton Conservation Area⁷⁵ to the north. Submission Local Plan Policies HE1 to HE6 seeks to protect and enhance the historic environment, including designated heritage assets and their setting. The Plan also includes policies that seek to protect the landscape, referred to in the appraisal commentary above. It is considered that there is suitable mitigation available to ensure that there are no significant negative effects on the significance of heritage assets as a result of development at this site. However, given the identified sensitivity of the landscape and the capacity of the site, it is considered that there is the potential for residual minor negative effects on the setting of designated heritage assets, which includes the Scheduled Monument and Baginton Conservation Area.

Strategic transport assessments indicate that further housing development within the District has the potential to have significant impacts on traffic along key routes and at key junctions, increasing journey times and reducing average speeds⁷⁶. The assessments found that the significant impacts of future growth can be mitigated through a range of proposed measures, but that there is the potential for residual impacts to occur. Submission Local Plan Policies seek to minimise the impact of development on the existing highway network and ensure that a choice of transport modes are available. Policy TR2 requires all large scale developments to be supported by a Transport Assessment and where necessary a Travel Plan. Policy TR3 seeks contributions towards transport improvements from all developments that will lead to an increase in traffic. Taking the evidence into account, the mitigation available as well as the potential capacity of this site, it is considered that there is the potential for a residual minor long term negative effect against SA Objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network and SA Objectives 9 (air, water & soil quality) and 10 (climate change mitigation) through the associated increase in atmospheric emissions. It should also be noted that the whole of Coventry is a designated AQMA and the site is located adjacent to it. In line with Submission Local Plan Policy CC3, any proposal for development has the potential to incorporate energy and efficiency measures as well as renewable or low carbon energy.

In line with Submission Local Plan Policy W1, it is assumed that any proposal for development should be in accordance with the Waste Core Strategy, and should provide a Waste Management Plan and space for storage and recycling. There is potential for a residual neutral effect against SA Objective 4, with an element of uncertainty. In line with the Built Environment Policies within the Submission Local Plan (BE1 to BE3), it is assumed that any proposal for development could help to create and maintain safe, well-designed and high quality built environments. However, at this stage the nature and significance of the effect against SA Objective 7 is uncertain.

⁷⁴ Historic England - National Heritage List for England.

⁷⁵ Warwick District Council. Conservation Advice Leaflets - Baginton Conservation Area. Online at http://www.warwickdc.gov.uk/downloads/file/478/baginton_conservation_area [accessed Jan 2015]

⁷⁶ Strategic Transport Assessments – Local Plan Evidence Base. http://www.warwickdc.gov.uk/info/20416/evidence_base

The site is not located within an area of flood risk⁷⁷. Submission Local Plan Policy FW1 (Development in Areas at Risk of Flooding) steers development towards those areas with the lowest probability of flooding. It ensures any proposal for development must be designed to be resilient to surface water, fluvial and pluvial flooding. It is considered that there is sufficient mitigation available to ensure that there will be a residual neutral effect against SA Objective 11.

In line with Submission Local Plan Policy HS7, it is assumed that the design and layout of any proposal for development at this site could incorporate Secured by Design Standards. There is potential for a residual neutral effect with an element of uncertainty against SA Objective 16.

Barford

Site: Land South of Westham Lane Size & Approx. Capacity: 45 dwellings SHLAA Ref: R085																			
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:																			
<p>The delivery of approx. 45 dwellings has the potential for a minor medium to long term positive effect on SA objective 12. In addition, there will be indirect positive effects on economy (potential increased supply of labour for existing businesses and consumer spending in the area), local community services (likely increased use) health and wellbeing and poverty and social exclusion (access to good quality housing).</p> <p>The site is surrounded by existing residential development to the east, and open land to the west which stretches towards the A429. In the short-term air, light and noise pollution are likely to increase during the construction phases. 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.</p>																			

⁷⁷ Environment Agency Flood Maps - Risk of Flooding from Surface Water Flooding and Flood Risk for Planning.

Submission Policy B3 (Amenity) ensures that proposals for development do not have unacceptable impact on the amenity of nearby uses and residents and will not permit development if it does not provide acceptable standards of amenity for future users and occupiers of the site. There is potential for a residual neutral effect against SA Objective 14 with an element of uncertainty at this stage.

The site is located over 4km from the Local Shopping Centre at Chase Meadow⁷⁸. The site is located around 950m from the nearest school (Barford C Of E Primary School) and around 4km from a GP (The New Dispensary)⁷⁹. In line with Submission Local Plan Policy SC0 (Sustainable Communities), any proposal for development at this site will need to ensure that good quality infrastructure and services are provided and where this cannot be provided on site, provision will be made through contributions to off-site provision. The policy also states that new development should provide good access to community facilities. However, given the capacity of the site it is considered unlikely that development will deliver significant improvements to the local facilities and services on offer with the potential for a minor long term positive effect against SA Objective 13.

With regard to travel and transport, the Council's assessment of the site identifies that it is within 400m of a bus stop (route no. 18 and 18A). However, the site is located over 7km from the closest railway station (Warwick Parkway)⁸⁰. Given the capacity of the site, it is considered unlikely that development will deliver any significant improvements in terms of access to sustainable transport modes. Given the existing distances it is considered that there is the potential for a minor long term positive effect against SA Objective 2. However, any proposal for development should seek to enhance pedestrian movement. Taking into account access to existing facilities/services as well as public transport, along with possible improvements that may be delivered, it is considered that there is the potential for a minor negative effect against SA Objective 3. Submission Local Plan Policy SC0 (Sustainable Communities) seeks to ensure that access and circulation are inclusive and that development provides a choice of transport modes including public transport, cycling and walking.

The site is not located within the Green Belt; however development would result in the loss of greenfield land with the potential for a minor long-term negative effect against SA Objective 5.

Evidence⁸¹ suggests that the site is located in an area of medium landscape sensitivity. The site has limited connectivity with the wider countryside and it is considered that housing development could be accommodated provided that a landscape buffer is created adjacent to the A429 road corridor and the rural qualities of the land and hedgerow boundaries are safeguarded. Submission Policy NE4 seeks to protect the landscape from harm and to ensure that landscape design is a key component of any proposal for development. Numerous other Submission Policies refer to the protection of the landscape or landscape design, which include Policies DS3, EC1, SC0 and BE1. While it is considered that there is suitable mitigation available to ensure that there will not be any major significant effects, the development of greenfield land has the potential for a residual minor negative effect on SA Objective 6, with an element of uncertainty until project level details arise. The site contains agricultural land; however it is unknown at this stage whether this is best and most versatile or not. Development will result in the permanent loss of agricultural land with the potential for permanent minor

⁷⁸ Measured using Google Maps from the northern boundary of the site where it joins Westham Lane.

⁷⁹ Ibid.

⁸⁰ Ibid.

⁸¹ Warwick District Council - Landscape Assessment Addendum, January 2016

negative effects against SA Objectives 5 and 9; if lower level assessments reveal the presence of best and most versatile agricultural land then this will increase the significance of the potential effects.

There are no international, national or local nature conservation designations on or adjacent the site⁸², and the site does not contain any BAP Priority Habitats. Policy NE3 supports development provided that it protects, enhances and/or restores habitat diversity. Development proposals must ensure that they lead to no net loss of biodiversity and where possible provide a net gain, protect or enhance biodiversity assets and avoid negative impacts on existing biodiversity. It is therefore considered that there is the potential for a residual neutral effect against SA Objective 6.

The site is located adjacent to a Listed Building⁸³ and in close proximity to Barford Conservation Area⁸⁴. Submission Local Plan Policies HE1 to HE6 seeks to protect and enhance the historic environment, including designated heritage assets and their setting. The Plan also includes policies that seek to protect the landscape, referred to in the appraisal commentary above. It is considered that there is suitable mitigation available to ensure that there are no significant negative effects on the significance of heritage assets as a result of development at this site; with the potential for a residual neutral effect against SA Objective 8.

Strategic transport assessments indicate that further housing development within the District has the potential to have significant impacts on traffic along key routes and at key junctions, increasing journey times and reducing average speeds⁸⁵. The assessments found that the significant impacts of future growth can be mitigated through a range of proposed measures, but that there is the potential for residual impacts to occur. Submission Local Plan Policies seek to minimise the impact of development on the existing highway network and ensure that a choice of transport modes are available. Policy TR2 requires all large scale developments to be supported by a Transport Assessment and where necessary a Travel Plan. Policy TR3 seeks contributions towards transport improvements from all developments that will lead to an increase in traffic. Taking the evidence into account, the available mitigation as well as the potential capacity of this site, it is considered that there is the potential for a residual minor long term negative effect against SA Objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network and SA Objectives 9 (air, water & soil quality) and 10 (climate change mitigation) through the associated increase in atmospheric emissions. In line with Submission Local Plan Policy CC3, any proposal for development has the potential to incorporate energy and efficiency measures as well as renewable or low carbon energy.

In line with Submission Local Plan Policy W1, it is assumed that any proposal for development would be in accordance with the Waste Core Strategy, and should provide a Waste Management Plan and space for storage and recycling. There is potential for a residual neutral effect against SA Objective 4, with an element of uncertainty. In line with the Built Environment Policies within the Submission Local Plan (BE1 to BE3), it is assumed that any proposal for development could help to create and maintain safe, well-designed and high quality built environments. However, at this stage the nature and significance of the effect against SA Objective 7 is uncertain.

⁸² Defra Magic Map. Online at <http://magic.defra.gov.uk>

⁸³ Historic England - National Heritage List for England.

⁸⁴ Warwick District Council. Conservation Advice Leaflets - Barford Conservation Area.

⁸⁵ Strategic Transport Assessments – Local Plan Evidence Base. http://www.warwickdc.gov.uk/info/20416/evidence_base

The site is not located within an area of flood risk⁸⁶. Submission Local Plan Policy FW1 (Development in Areas at Risk of Flooding) steers development towards those areas with the lowest probability of flooding. It ensures any proposal for development must be designed to be resilient to surface water, fluvial and pluvial flooding. It is considered that there is sufficient mitigation available to ensure that there will be a residual neutral effect against SA Objective 11.

In line with Submission Local Plan Policy HS7, it is assumed that the design and layout of any proposal for development at this site could incorporate Secured by Design Standards. Potential for a residual neutral effect with an element of uncertainty against SA Objective 16.

Cubbington

Site: Land East of Cubbington Size & Approx. Capacity: 95 dwellings SHLAA Ref: L17																			
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:																			
<p>The delivery of approx. 95 dwellings has the potential for a minor medium to long term positive effect on SA objective 12. In addition, there will be indirect positive effects on economy (potential increase supply of labour for existing businesses and consumer spending in the area), local community services (likely increased use) health and wellbeing and poverty and social exclusion (access to good quality housing).</p> <p>The site is surrounded by existing residential development to the west, and open land to the east, and the site contains a small area safeguarded for the development of HS2, which could affect the amenity of future residents. Mitigation provided through the Local Plan, and available at the site level, including an appropriate buffer, should ensure that there will be no significant negative effects. In the short-term air, light and noise pollution are likely</p>																			

⁸⁶ Environment Agency Flood Maps - Risk of Flooding from Surface Water Flooding and Flood Risk for Planning.

to increase during the construction phases. 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. Submission Policy B3 (Amenity) ensures that proposals for development do not have unacceptable impact on the amenity of nearby uses and residents and will not permit development if it does not provide acceptable standards of amenity for future users and occupiers of the site. There is potential for a residual neutral effect against SA Objective 14 with an element of uncertainty at this stage.

The site is located adjacent to the Local Shopping Centre at Rugby Road, Cubbington⁸⁷. The site is located around 500m from the nearest school (Cubbington C Of E Primary School) and around 1.8km from a GP (Cubbington Road Surgery)⁸⁸. In line with Submission Local Plan Policy SC0 (Sustainable Communities), any proposal for development at this site will need to ensure that good quality infrastructure and services are provided. Where this cannot be provided on site, provision will be made through off-site contributions provision. The policy also states that new development should provide good access to community facilities. However, given the capacity of the site it is considered unlikely that development will deliver significant improvements to the local facilities and services on offer with the potential for a minor long term positive effect against SA Objective 13.

With regard to travel and transport, the Council's assessment of the site identifies that it is within 400m of a bus stop (route no.538), however the site is located over 5km from the closest railway station (Leamington Spa)⁸⁹. Given the capacity of the site, it is considered unlikely that development will deliver any significant improvements in terms of access to sustainable transport modes. Given the existing distances it is considered that there is the potential for a minor long term positive effect against SA Objective 2. However, any proposal for development should seek to enhance pedestrian movement. Taking into account access to existing facilities/services as well as public transport, along with possible improvements that may be delivered, it is considered that there is the potential for a minor positive effect against SA Objective 3. Submission Local Plan Policy SC0 (Sustainable Communities) seeks to ensure that access and circulation are inclusive and that development provides a choice of transport modes including public transport, cycling and walking.

The site is greenfield land located within the Green Belt, with the potential for a major long-term negative effect against SA Objective 5. The SHLAA also recognises this area of land to be of high landscape value. Submission Policy NE4 seeks to protect the landscape from harm and ensures that landscape design is a key component of any proposal for development. Numerous other Submission Policies refer to the protection of the landscape or landscape design, which include Policies DS3, EC1, SC0 and BE1. While it is considered that there is suitable mitigation available to ensure that there will not be any major significant effects, the development of greenfield land has the potential for a residual minor negative effect on SA Objective 6, retaining an element of uncertainty until project level details are available. The site contains agricultural land; however it is unknown at this stage whether this is best and most versatile or not. Development will result in the permanent loss of agricultural land with the potential for permanent minor negative effects against SA Objectives 5 and 9. If lower level assessments reveal the presence of best and most versatile agricultural land then this will increase the significance of the potential effects.

⁸⁷ Measured using Google Maps from the western boundary of the site where it joins Coventry Road / Rugby Road.

⁸⁸ Ibid.

⁸⁹ Ibid.

There are no international, national or local nature conservation designations on or adjacent the site⁹⁰; and the site does not contain any BAP Priority Habitats. Policy NE3 supports development provided that it protects, enhances and/or restores habitat diversity. Development proposals must ensure that they lead to no net loss of biodiversity and where possible provide a net gain, protect or enhance biodiversity assets and avoid negative impacts on existing biodiversity. It is therefore considered that there is the potential for a residual neutral effect against SA Objective 6.

The site does not contain and is not located adjacent to any designated heritage assets⁹¹; it is also not located within a Conservation Area. Submission Local Plan Policies HE1 to HE6 seeks to protect and enhance the historic environment, including designated heritage assets and their setting. The Plan also includes policies that seek to protect the landscape, referred to in the appraisal commentary above. It is considered that there is suitable mitigation available to ensure that there are no significant negative effects on the importance of heritage assets as a result of development at this site, with the potential for a residual neutral effect against SA Objective 8.

Strategic transport assessments indicate that further housing development within the District has the potential to have significant impacts on traffic along key routes and at key junctions, increasing journey times and reducing average speeds⁹². The assessments found that the significant impacts of future growth can be mitigated through a range of proposed measures, but that there is the potential for residual impacts to occur. Submission Local Plan Policies seek to minimise the impact of development on the existing highway network and ensure that a choice of transport modes are available. Policy TR2 requires all large scale developments to be supported by a Transport Assessment and where necessary a Travel Plan. Policy TR3 seeks contributions towards transport improvements from all developments that will lead to an increase in traffic. Taking the evidence into account, and the mitigation available as well as the potential capacity of this site, it is considered that there is the potential for a residual minor long term negative effect against SA Objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network and SA Objectives 9 (air, water & soil quality) and 10 (climate change mitigation) through the associated increase in atmospheric emissions. In line with Submission Local Plan Policy CC3, any proposal for development has the potential to incorporate energy efficiency measures as well as the use of renewable or low carbon energy.

In line with Submission Local Plan Policy W1, it is assumed that any proposal for development should be in accordance with the Waste Core Strategy, and would provide a Waste Management Plan and space for storage and recycling. There is potential for a residual neutral effect against SA Objective 4, with an element of uncertainty. In line with the Built Environment Policies within the Submission Local Plan (BE1 to BE3), it is assumed that any proposal for development could help to create and maintain safe, well-designed and high quality built environments. However, at this stage the nature and significance of the effect against SA Objective 7 is uncertain.

The site is located adjacent to an area of flood risk in the southern corner of the site, and is also susceptible to surface water flooding along the eastern border⁹³. The SHLAA also identifies that surface water drains to the watercourse south of the site. Submission Local Plan Policy FW1 (Development in Areas at Risk of Flooding) steers development towards those areas with the lowest probability of flooding. It ensures any proposal for development must

⁹⁰ Defra Magic Map. Online at <http://magic.defra.gov.uk>

⁹¹ Historic England - National Heritage List for England.

⁹² Strategic Transport Assessments – Local Plan Evidence Base. http://www.warwickdc.gov.uk/info/20416/evidence_base

⁹³ Environment Agency Flood Maps - Risk of Flooding from Surface Water Flooding and Flood Risk for Planning.

be designed to be resilient to surface water, fluvial and pluvial flooding. It is considered that there is sufficient mitigation available to ensure that there will be a residual neutral effect against SA Objective 11.

In line with Submission Local Plan Policy HS7, it is assumed that the design and layout of any proposal for development at this site incorporates Secured by Design Standards. There is potential for a residual neutral effect with an element of uncertainty against SA Objective 16.

Hatton Park

Site: Brownley Green Lane Size & Approx. Capacity: 55 dwellings SHLAA Ref: R187																			
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:																			
<p>The delivery of approx. 55 dwellings has the potential for a minor medium to long term positive effect on SA objective 12. In addition, there will be indirect positive effects on economy (potential increase supply of labour for existing businesses and consumer spending in the area), local community services (likely increased use), health and wellbeing and poverty and social exclusion (access to good quality housing).</p> <p>The site is surrounded by existing residential development to the south, and open land to the north. Brownley Green Lane also connects with the south western corner of the site. In the short-term air, light and noise pollution are likely to increase during the construction phases. 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. Submission Policy B3 (Amenity) ensures that proposals for development do not have unacceptable impact on the amenity of nearby uses and residents and will not permit development if it does not provide acceptable standards of amenity for future users and occupiers of the site. There is potential for a residual neutral effect against SA Objective 14 with an element of uncertainty at this stage.</p>																			

There is no Local Shopping Centre within Hatton Park. Warwick Town Centre is located around 4.8km away⁹⁴. The site is located around 2.1km from the nearest school (The Ferncumbe C Of E Primary School) and around 3.4km from a GP (Budbrooke Medical Centre)⁹⁵. In line with Submission Local Plan Policy SC0 (Sustainable Communities), any proposal for development at this site will need to ensure that good quality infrastructure and services are provided and where this cannot be offered on site, provision will be made through off-site contributions provision. The policy also states that new development should provide good access to community facilities. However, given the capacity of the site it is considered unlikely that development will deliver significant improvements to the local facilities and services on offer with the potential for a minor long term positive effect against SA Objective 13.

With regard to travel and transport, the Council's assessment of the site identifies that it is within 400m of a bus stop, however the site is located around 3.4km from the closest railway station (Hatton)⁹⁶. Given the capacity of the site, it is considered unlikely that development will deliver any significant improvements in terms of access to sustainable transport modes. Given the existing distances it is considered that there is the potential for a minor long term positive effect against SA Objective 2. However, any proposal for development should seek to enhance pedestrian movement. Taking into account access to existing facilities/services as well as public transport, along with possible improvements that may be delivered, it is considered that there is the potential for a minor negative effect against SA Objective 3. Submission Local Plan Policy SC0 (Sustainable Communities) seeks to ensure that access and circulation are inclusive and that development provides a choice of transport modes including public transport, cycling and walking.

The site is greenfield land located within the Green Belt, with the potential for a major long-term negative effect against SA Objective 5. The Council's assessment identifies a very rural character at this site, particularly along Brownley Green Lane. However, it is considered that the site could accommodate some development that respects this character. Submission Policy NE4 seeks to protect the landscape from harm and to ensure that landscape design is a key component of any proposal for development. Numerous other Submission Policies refer to the protection of the landscape or landscape design, which include Policies DS3, EC1, SC0 and BE1. While it is considered that there is suitable mitigation available to ensure that there will not be any major significant effects, the development of previously undeveloped greenfield land has the potential for a residual minor negative effect on SA Objective 6, with an element of uncertainty until project level details arise. The site contains Grade 3a best and most versatile agricultural land⁹⁷. Development will result in its loss with the potential for permanent major negative effects against SA Objectives 5 and 9.

There are no international, national or local nature conservation designations on or adjacent the site⁹⁸; and the site does not contain any BAP Priority Habitats. However, the Council's assessment of the site identifies that the hedgerow boundary should be retained as a wildlife corridor. Policy NE3 supports development provided that it protects, enhances and/or restores habitat diversity. Development proposals must ensure that they lead to no net loss of biodiversity and where possible provide a net gain, protect or enhance biodiversity assets and avoid negative impacts on existing biodiversity. It is therefore considered that there is the potential for a residual neutral effect against SA Objective 6.

⁹⁴ Measured using Google Maps from the south western boundary of the site where it joins Brownley Green Lane.

⁹⁵ Ibid.

⁹⁶ Ibid.

⁹⁷ Defra Magic Map. Online at <http://magic.defra.gov.uk>

⁹⁸ Defra Magic Map. Online at <http://magic.defra.gov.uk>

The site does not contain and is not located adjacent to any designated heritage assets⁹⁹; it is also not located within a Conservation Area. However the Council's assessment of the site identifies that there is the potential for unrecorded archaeological remains, and the appropriate mitigation will be required prior to development at the site. Submission Local Plan Policies HE1 to HE6 seeks to protect and enhance the historic environment, including designated heritage assets and their setting. The Plan also includes policies that seek to protect the landscape, referred to in the appraisal commentary above. It is considered that there is suitable mitigation available to ensure that there are no significant negative effects on the significance of heritage assets as a result of development at this site; with the potential for a residual neutral effect against SA Objective 8.

Strategic transport assessments indicate that further housing development within the District has the potential to have significant impacts on traffic along key routes and at key junctions, increasing journey times and reducing average speeds¹⁰⁰. The assessments found that the significant impacts of future growth can be mitigated through a range of proposed measures, but that there is the potential for residual impacts to occur. Submission Local Plan Policies seek to minimise the impact of development on the existing highway network and ensure that a choice of transport modes are available. Policy TR2 requires all large scale developments to be supported by a Transport Assessment and where necessary a Travel Plan. Policy TR3 seeks contributions towards transport improvements from all developments that will lead to an increase in traffic. Taking the evidence into account, the mitigation available as well as the potential capacity of this site, it is considered that there is the potential for a residual minor long term negative effect against SA Objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network and SA Objectives 9 (air, water & soil quality) and 10 (climate change mitigation) through the associated increase in atmospheric emissions. In line with Submission Local Plan Policy CC3, any proposal for development has the potential to incorporate energy and efficiency measures as well as renewable or low carbon energy.

In line with Submission Local Plan Policy W1, it is assumed that any proposal for development would be in accordance with the Waste Core Strategy, and should provide a Waste Management Plan and space for storage and recycling. There is potential for a residual neutral effect against SA Objective 4, with an element of uncertainty. In line with the Built Environment Policies within the Submission Local Plan (BE1 to BE3), it is assumed that any proposal for development could help to create and maintain safe, well-designed and high quality built environments. However, at this stage the nature and significance of the effect against SA Objective 7 is uncertain.

The site is not located within a flood risk zone, however it is susceptible to surface water flooding along its northern border¹⁰¹. Submission Local Plan Policy FW1 (Development in Areas at Risk of Flooding) steers development towards those areas with the lowest probability of flooding. It ensures any proposal for development must be designed to be resilient to surface water, fluvial and pluvial flooding. It is considered that there is sufficient mitigation available to ensure that there will be a residual neutral effect against SA Objective 11.

In line with Submission Local Plan Policy HS7, it is assumed that the design and layout of any proposal for development at this site incorporates Secured by Design Standards. There is potential for a residual neutral effect with an element of uncertainty against SA Objective 16.

⁹⁹ Historic England - National Heritage List for England.

¹⁰⁰ Strategic Transport Assessments – Local Plan Evidence Base. http://www.warwickdc.gov.uk/info/20416/evidence_base

¹⁰¹ Environment Agency Flood Maps - Risk of Flooding from Surface Water Flooding and Flood Risk for Planning.

Leek Wootton

Site: Leek Wootton - Former Police HQ Size & Approx. Capacity: 25.83 ha & 115 dwellings SHLAA Ref: Includes previously assessed sites LW1*0, LW2*0, LW3*0 (Submission Local Plan SA Report 2015)																
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:																
<p>The delivery of approx. 115 dwellings has the potential for a major medium to long term positive effect on SA objective 12. In addition, there will be indirect positive effects on economy (potential increase supply of labour for existing businesses and consumer spending in the area), local community services (likely increased use), health and wellbeing and poverty and social exclusion (access to good quality housing).</p> <p>The site is surrounded by existing residential development to the east, and open land to the north, south and west. In the short-term air, light and noise pollution are likely to increase during the construction phases. 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. Submission Policy B3 (Amenity) ensures that proposals for development do not have unacceptable impact on the amenity of nearby uses and residents and will not permit development if it does not provide acceptable standards of amenity for future users and occupiers of the site. There is potential for a residual neutral effect against SA Objective 14 with an element of uncertainty at this stage.</p> <p>There is no Local Shopping Centre within Leek Wootton. Kenilworth Town Centre is located around 3.2km away¹⁰². The site is located around 1.1km to the nearest school (All Saints C Of E Primary School) and around 3.2km to a GP (Castle Medical Centre)¹⁰³. In line with Submission Local Plan Policy SC0 (Sustainable Communities), any proposal for development at this site will need to ensure that good quality infrastructure and services are provided and</p>																

¹⁰² Measured using Google Maps from the eastern boundary of the site where it joins Woodcote Lane.

¹⁰³ Ibid.

where this cannot be offered on site, provision will be made through off-site contributions provision. The policy also states that new development should provide good access to community facilities. Given the capacity of the site it is considered development may also deliver improvements to the local facilities and services on offer with the potential for a minor long term positive effect against SA Objective 13.

With regard to travel and transport, the previous assessment of sites LW1*0, LW2*0, LW3*0 identifies that part of the site (LW2*0) has excellent access to bus services, however the site is located around 4.5km from the closest railway station (Warwick)¹⁰⁴, the opening of the new station at Kenilworth¹⁰⁵ will decrease this distance to around 3.5km. Given the capacity of the site, it is considered that development could deliver improvements in terms of access to sustainable transport modes and ensure new development is connected to the existing bus routes, with the potential for a minor long term positive effect against SA Objective 2. However, any proposal for development should seek to enhance pedestrian movement. Taking into account access to existing facilities/services as well as public transport, along with possible improvements that may be delivered, it is considered that there is the potential for a minor negative effect against SA Objective 3 as residents are still likely to travel to access a wider range of services and facilities. Submission Local Plan Policy SC0 (Sustainable Communities) seeks to ensure that access and circulation are inclusive and that development provides a choice of transport modes including public transport, cycling and walking.

The site is both previously developed land (former police HQ) and greenfield land located within the Green Belt, with the potential for a major long-term negative effect against SA Objective 5. The Council's assessment identifies the potential for brownfield development at the site, which can also contribute to enhancing the landscape and heritage setting, however development would also result in the loss of greenfield land. Submission Policy NE4 seeks to protect the landscape from harm and to ensure that landscape design is a key component of any proposal for development. Numerous other Submission Policies refer to the protection of the landscape or landscape design, which include Policies DS3, EC1, SC0 and BE1. While it is considered that there is suitable mitigation available to ensure that there will not be any major significant effects, it is considered that the development of previously undeveloped greenfield land has the potential for a residual minor negative effect on SA Objective 6, with an element of uncertainty until project level details arise. However, the site is not known to contain best and most versatile agricultural land¹⁰⁶, and the reuse of brownfield land also has the potential for a minor long-term positive effect against SA Objectives 5 and 9.

There are no international, national or local nature conservation designations on or adjacent the site¹⁰⁷; however the entire site contains BAP Priority Habitats of Woodpasture and Parkland, and Deciduous Woodland. Policy NE3 supports development provided that it protects, enhances and/or restores habitat diversity. Development proposals must ensure that they lead to no net loss of biodiversity and where possible provide a net gain, protect or enhance biodiversity assets and avoid negative impacts on existing biodiversity. This mitigation should ensure that development will not lead to any significant negative effects on biodiversity, and given that there is existing development on site it is assumed that new development will be focused on regenerating this area of land predominantly. It is therefore considered that there is the potential for a residual neutral effect against SA Objective 6, with an element of uncertainty until project level details arise.

¹⁰⁴ Ibid.

¹⁰⁵ <https://kenilworthstation.wordpress.com/>

¹⁰⁶ Defra Magic Map. Online at <http://magic.defra.gov.uk>

¹⁰⁷ Ibid.

The site contains the Grade II Listed Woodcote House¹⁰⁸, and is in close proximity to the Leek Wootton Conservation Area. Development at the site will affect the setting of designated heritage assets, with the potential for minor negative effects. However, development at the site also has the potential to enhance the setting, and ensure the continued management and maintenance of the Listed Building now that the site is no longer in use as the Policy HQ. Submission Local Plan Policies HE1 to HE6 seeks to protect and enhance the historic environment, including designated heritage assets and their setting. The Plan also includes policies that seek to protect the landscape, referred to in the appraisal commentary above. It is considered that there is suitable mitigation available to ensure that there are no significant negative effects on the significance of heritage assets as a result of development at this site; with the potential for both minor positive and minor negative effects against SA Objective 8 at this stage of assessment. Further assessment would be required once project level details arise, and as such it recommended that a heritage impact assessment accompanies any proposal for development at the site.

Strategic transport assessments indicate that further housing development within the District has the potential to have significant impacts on traffic along key routes and at key junctions, increasing journey times and reducing average speeds¹⁰⁹. The assessments found that the significant impacts of future growth can be mitigated through a range of proposed measures, but that there is the potential for residual impacts to occur. Submission Local Plan Policies seek to minimise the impact of development on the existing highway network and ensure that a choice of transport modes are available. Policy TR2 requires all large scale developments to be supported by a Transport Assessment and where necessary a Travel Plan. Policy TR3 seeks contributions towards transport improvements from all developments that will lead to an increase in traffic. Taking the evidence into account, the mitigation available as well as the potential capacity of this site, it is considered that there is the potential for a residual minor long term negative effect against SA Objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network and SA Objectives 9 (air, water & soil quality) and 10 (climate change mitigation) through the associated increase in atmospheric emissions. In line with Submission Local Plan Policy CC3, any proposal for development has the potential to incorporate energy and efficiency measures as well as renewable or low carbon energy.

In line with Submission Local Plan Policy W1, it is assumed that any proposal for development would be in accordance with the Waste Core Strategy, and should provide a Waste Management Plan and space for storage and recycling. There is the potential for a residual neutral effect against SA Objective 4, with an element of uncertainty. In line with the Built Environment Policies within the Submission Local Plan (BE1 to BE3), it is assumed that any proposal for development could help to create and maintain safe, well-designed and high quality built environments. However, at this stage the nature and significance of the effect against SA Objective 7 is uncertain.

The site is not located within a flood risk zone, however it is highly susceptible to surface water flooding along the watercourse that runs through the covert north of the Police HQ buildings¹¹⁰. Submission Local Plan Policy FW1 (Development in Areas at Risk of Flooding) steers development towards those areas with the lowest probability of flooding. It ensures any proposal for development must be designed to be resilient to surface water, fluvial

¹⁰⁸ Historic England - National Heritage List for England.

¹⁰⁹ Strategic Transport Assessments – Local Plan Evidence Base. http://www.warwickdc.gov.uk/info/20416/evidence_base

¹¹⁰ Environment Agency Flood Maps - Risk of Flooding from Surface Water Flooding and Flood Risk for Planning.

and pluvial flooding. It is considered that there is sufficient mitigation available to ensure that there will be a residual neutral effect against SA Objective 11.

In line with Submission Local Plan Policy HS7, it is assumed that the design and layout of any proposal for development at this site incorporates Secured by Design Standards. There is potential for a residual neutral effect with an element of uncertainty against SA Objective 16.

Radford Semele

Site: Radford Semele - Land at Spring Lane Size & Approx. Capacity: 60 dwellings SHLAA Ref: Extension to previously assessed site RS3*0 (Submission Local Plan SA Report 2015)																			
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:																			
<p>The delivery of approx. 60 dwellings has the potential for a minor medium to long term positive effect on SA objective 12. In addition, there will be indirect positive effects on economy (potential increase supply of labour for existing businesses and consumer spending in the area), local community services (likely increased use), health and wellbeing and poverty and social exclusion (access to good quality housing).</p> <p>The site is surrounded by existing residential development to the east, and new development is committed in the land to the north. The rest of the site is surrounded by open land. In the short-term air, light and noise pollution are likely to increase during the construction phases. 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. Submission Policy B3 (Amenity) ensures that proposals for development do not have unacceptable impact on the amenity of nearby uses and residents and will not permit development if it does not provide acceptable standards of amenity for future users and occupiers of the site. There is potential for a residual neutral effect against SA Objective 14 with an element of uncertainty at this stage.</p>																			

The site is located around 3km from the Local Shopping Centre at Sydenham Drive, and around 4.2km from Leamington Spa Town Centre¹¹¹. The site is located around 800m to the nearest school (Radford Semele C Of E Primary School) and around 2.9km to a GP (Croft Medical Centre)¹¹². In line with Submission Local Plan Policy SC0 (Sustainable Communities), any proposal for development at this site will need to ensure that good quality infrastructure and services are provided and where this cannot be offered on site, provision will be made through off-site contributions provision. The policy also states that new development should provide good access to community facilities. However, given the capacity of the site it is considered unlikely that development will deliver any significant improvements to the local facilities and services on offer with the potential for a minor long term positive effect against SA Objective 13.

With regard to travel and transport, the previous assessment of site RS3*0 identified that the site has excellent access to bus services, and as an extension to the site it is assumed that appropriate connections to these bus services can be obtained at this site, however the site is located around 3.8km from the closest railway station (Leamington Spa)¹¹³. Given the capacity of the site, it is considered unlikely that development would deliver any significant improvements in terms of access to sustainable transport modes, however given the bus connections there is the potential for a minor long term positive effect against SA Objective 2. However, any proposal for development should seek to enhance pedestrian movement. Taking into account access to existing facilities/services as well as public transport, along with possible improvements that may be delivered, it is considered that there is the potential for a minor negative effect against SA Objective 3 as residents are still likely to travel to access a wider range of services and facilities. Submission Local Plan Policy SC0 (Sustainable Communities) seeks to ensure that access and circulation are inclusive and that development provides a choice of transport modes including public transport, cycling and walking.

The site is not located within the Green Belt, however it is greenfield land with the potential for a minor long-term negative effect against SA Objective 5. The previous assessment of site RS3*0 identified this land as of high/medium landscape value and potentially playing a role in maintaining the separation of Radford Semele from Sydenham. It can be naturally assumed that the extension to the site, given its location in the west of the settlement will also play a role in maintaining this separation from Sydenham. Submission Policy NE4 seeks to protect the landscape from harm and to ensure that landscape design is a key component of any proposal for development. Numerous other Submission Policies refer to the protection of the landscape or landscape design, which include Policies DS3, EC1, SC0 and BE1. While it is considered that there is suitable mitigation available to ensure that there will not be any major significant effects, it is considered that the development of previously undeveloped greenfield land has the potential for a residual minor negative effect on SA Objective 6, with an element of uncertainty until project level details arise. The previous site assessment identifies the potential for Grade 3 agricultural land in the adjacent site, however the sub-grade was unknown. Development has the potential for a permanent minor negative effect against SA Objectives 5 and 9 through the loss of agricultural land, and if lower level assessments reveal the presence of best and most versatile agricultural land then this could increase the significance of the negative effects.

¹¹¹ Measured using Google Maps from the eastern boundary of the site where it joins Valley Road.

¹¹² Ibid.

¹¹³ Ibid.

There are no international, national or local nature conservation designations on or adjacent the site¹¹⁴; and the site does not contain any BAP Priority Habitats. Policy NE3 supports development provided that it protects, enhances and/or restores habitat diversity. Development proposals must ensure that they lead to no net loss of biodiversity and where possible provide a net gain, protect or enhance biodiversity assets and avoid negative impacts on existing biodiversity. There is the potential for a residual neutral effect against SA Objective 6.

The site does not contain and is not located adjacent to any designated heritage assets¹¹⁵, and is not located within or adjacent to a conservation area. Submission Local Plan Policies HE1 to HE6 seeks to protect and enhance the historic environment, including designated heritage assets and their setting. The Plan also includes policies that seek to protect the landscape, referred to in the appraisal commentary above. It is considered that there is suitable mitigation available to ensure that there are no significant negative effects on the historic environment as a result of development at this site; with the potential for a residual neutral effect against SA Objective 8.

Strategic transport assessments indicate that further housing development within the District has the potential to have significant impacts on traffic along key routes and at key junctions, increasing journey times and reducing average speeds¹¹⁶. The assessments found that the significant impacts of future growth can be mitigated through a range of proposed measures, but that there is the potential for residual impacts to occur. Submission Local Plan Policies seek to minimise the impact of development on the existing highway network and ensure that a choice of transport modes are available. Policy TR2 requires all large scale developments to be supported by a Transport Assessment and where necessary a Travel Plan. Policy TR3 seeks contributions towards transport improvements from all developments that will lead to an increase in traffic. Taking the evidence into account, the mitigation available as well as the potential capacity of this site, it is considered that there is the potential for a residual minor long term negative effect against SA Objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network and SA Objectives 9 (air, water & soil quality) and 10 (climate change mitigation) through the associated increase in atmospheric emissions. In line with Submission Local Plan Policy CC3, any proposal for development has the potential to incorporate energy and efficiency measures as well as renewable or low carbon energy.

In line with Submission Local Plan Policy W1, it is assumed that any proposal for development would be in accordance with the Waste Core Strategy, and should provide a Waste Management Plan and space for storage and recycling. There is the potential for a residual neutral effect against SA Objective 4, with an element of uncertainty. In line with the Built Environment Policies within the Submission Local Plan (BE1 to BE3), it is assumed that any proposal for development could help to create and maintain safe, well-designed and high quality built environments. However, at this stage the nature and significance of the effect against SA Objective 7 is uncertain.

The site is not located within a flood risk zone, however it is highly susceptible to surface water flooding along the southern border of the site¹¹⁷. Submission Local Plan Policy FW1 (Development in Areas at Risk of Flooding) steers development towards those areas with the lowest probability of

¹¹⁴ Ibid.

¹¹⁵ Historic England - National Heritage List for England.

¹¹⁶ Strategic Transport Assessments – Local Plan Evidence Base. http://www.warwickdc.gov.uk/info/20416/evidence_basev

¹¹⁷ Environment Agency Flood Maps - Risk of Flooding from Surface Water Flooding and Flood Risk for Planning.

flooding. It ensures any proposal for development must be designed to be resilient to surface water, fluvial and pluvial flooding. It is considered that there is sufficient mitigation available to ensure that there will be a residual neutral effect against SA Objective 11.

In line with Submission Local Plan Policy HS7, it is assumed that the design and layout of any proposal for development at this site incorporates Secured by Design Standards. There is potential for a residual neutral effect with an element of uncertainty against SA Objective 16.

New sites coming forward since previous assessment (February 2015) that have been subject to SA but not allocated within the Local Plan

Site: Land North of Cryfield Grange / Land South of Gibbet Hill Rd Size & approx Capacity: 11.7 ha / 9.5 ha, 205 dwellings / 166 dwellings. Total combined: 21.2 ha, 371 dwellings SHLAA Ref: C27 / C28																
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:																
<p>The delivery of approx. 371 dwellings has the potential for a long term major positive effect on SA objective 12 through helping to meet the housing needs of the area. This also has the potential for long term indirect minor positive effects on the economy, health and well being as well as poverty and social exclusion.</p> <p>The site is adjacent to residential development in the east, the University of Warwick in the north and agricultural fields to the south west. There are unlikely to be any long-term effects on future residents on site as a result of nearby uses. There is the potential for noise, light and dust pollution during construction which could have negative effects on health for the surrounding development and communities; however, it is considered that there is suitable mitigation available to ensure that the effects will not be of significance. Submission Policy B3 (Amenity) ensures that proposals for development do not have unacceptable impact on the amenity of nearby uses and residents and will not permit development if it does not provide</p>																

acceptable standards of amenity for future users and occupiers of the site. Potential for a residual neutral effect against SA Objective 14 with an element of uncertainty at this stage.

In terms of access to existing services and facilities, the site is adjacent to the southern boundary of Coventry, just east of The University of Warwick. It is located 2.4km from the services and facilities available in Cannon Park¹¹⁸. Woodfield Primary School is located 650m away and Green Lane Surgery is 3km from the site¹¹⁹. In line with Submission Local Plan Policy SC0 (Sustainable Communities), any proposal for development at this site will need to ensure that good quality infrastructure and services are provided and where this cannot be provided on site, provision will be made through contributions to off-site provision. The policy also states that new development should provide good access to community facilities. However, given the capacity of the site it is considered unlikely that it will result in a significant improvement to the local facilities and services on offer, particularly when compared to some larger strategic site options. Potential for a minor long term positive effect against SA Objective 13, with an element of uncertainty given the relatively poor access to existing facilities/services.

The Council's assessment of the site identifies that it is within 400m of a bus stop (route no. X17), and the site is approx 3.7km from Canley Station. Given the capacity of the site, it is considered unlikely that there will be any significant improvements in terms of access to sustainable transport modes as a result of development. Potential for a minor long term positive effect against SA Objective 2. Submission Local Plan Policy SC0 (Sustainable Communities) seeks any new development to have a focus on healthy lifestyles, including measures to encourage walking and cycling. Taking access to existing facilities/services as well as public transport into account, along with possible improvements that may be delivered, it is considered that there is the potential for a minor positive effect against SA Objective 3. Submission Local Plan Policy SC0 (Sustainable Communities) seeks to ensure that access and circulation are inclusive and that development provides a choice of transport modes including public transport, cycling and walking.

Updated landscape evidence¹²⁰ found that the site offers potential for expansion of the Gibbet Hill residential area that could potentially fit well with the wider settlement pattern. It also states that as part of the development there would be good potential for improving green infrastructure along the Canley Brook corridor with landscape, ecological and recreational benefits. A masterplan could leave the highest land on the eastern boundary as open space – which could help minimise potential visual impacts and potentially create an attractive public access space with long views to the west. Submission Policy NE4 seeks to protect the landscape from harm and ensure that landscape design is a key component of any proposal for development. Numerous other Submission Policies refer to the protection of the landscape or landscape design, which include Policies DS3, EC1, SC0 and BE1. While it is considered that there is suitable mitigation available to ensure that there will not be any major significant effects, the development of previously undeveloped greenfield land has the potential for a residual minor negative effect on SA Objective 6. While there may be opportunities for positive effects these are considered uncertain at this stage.

The site is greenfield land and is also within the Green Belt so there is the potential for a permanent major negative effect against SA Objective 5. Evidence suggests that the site contains Grade 2 and Grade 3 agricultural land; however, at this stage it is not known whether this is Grade 3a or 3b.

¹¹⁸ Measured using Google Maps from the northern boundary of the site where it joins Gibbet Hill Road.

¹¹⁹ Ibid.

¹²⁰ Considerations for Sustainable Landscape Planning 2015 – Appendix A.

Development would result in the permanent loss of best and most versatile agricultural land with the potential for a permanent major negative effect against SA Objective 9.

There are no international or nationally designated sites for biodiversity¹²¹ within or in close proximity to the site. However it should be noted that evidence¹²² suggests that the line of Canley Brook is suitable for the creation of wetland/ flood meadow along its length. A green access link to the south was also identified. Policy NE3 supports development provided that it protects, enhances and/or restores habitat diversity. Development proposals must ensure that they lead to no net loss of biodiversity and where possible net gain, protect or enhance biodiversity assets and avoid negative impacts on existing biodiversity. It is considered that there is sufficient mitigation provided through Local Plan policies and available at the project level to ensure development at this site will not have significant negative effects on biodiversity; however, there is still an element of uncertainty until the precise location of development is known and lower level assessments have been carried out. It is also recommended that where possible, any proposal for development should retain and enhance linear habitat features, such as hedgerows and tree lines, within and surrounding the site.

There are no designated heritage assets within the boundary of the site¹²³. There is however a Grade II Listed Building adjacent to the southern border of the site. Submission Local Plan Policies HE1 to HE6 seeks to protect and enhance the historic environment, including designated heritage assets and their setting. The Plan also includes policies that seek to protect the landscape which are referred to in the appraisal commentary above. It is considered that there is suitable mitigation available to ensure that there are no significant negative effects on the setting of the Listed Building as a result of development at this site. Potential for a residual neutral effect with an element of uncertainty until project level studies have been carried out. In line with HE Guidance on decision-taking in planning¹²⁴, it is recommended that the Council require any proposal for development at this site to undertake an assessment of significance for heritage in order to understand the nature, extent and level of significance of the designated heritage assets that may be affected by development. It should also consider cumulative effects as well potential opportunities for enhancement and clearly identify any mitigation measures necessary to address adverse effects.

Strategic transport assessments indicate that further housing development within the District has the potential to have significant impacts on traffic along key routes and at key junctions, increasing journey times and reducing average speeds¹²⁵. The assessments found that the significant impacts of future growth can be mitigated through a range of proposed measures, but that there is the potential for residual impacts to occur. Submission Local Plan Policies seek to minimise the impact of development on the existing highway network and ensure that a choice of transport modes are available. Policy TR2 requires all large scale developments to be supported by a Transport Assessment and where necessary a Travel Plan. Policy TR3 seeks contributions towards transport improvements from all developments that will lead to an increase in traffic. Taking the evidence into account, mitigation available as well as the potential capacity of this site, it is considered that there is the potential for a residual minor long term negative effect against SA Objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network and SA Objectives 9 (air, water & soil

¹²¹ Defra (2015) Magic Maps. Online at <http://magic.defra.gov.uk>

¹²² Warwick District Green Infrastructure Delivery Assessment (February 2012) (Evidence Base: G02)

¹²³ Historic England (2015) National Heritage List for England.

¹²⁴ Historic England (2015) Managing Significance in Decision-Taking in the Historic Environment.

¹²⁵ Strategic Transport Assessments – Local Plan Evidence Base. http://www.warwickdc.gov.uk/info/20416/evidence_basev

quality) and 10 (climate change mitigation) through the associated increase in atmospheric emissions. In line with Submission Local Plan Policy CC3, any proposal for development has the potential to incorporate energy and efficiency measures as well as renewable or low carbon energy.

In line with Submission Local Plan Policy W1, it is assumed that any proposal for development could be in accordance with the Waste Core Strategy, provide a Waste Management Plan and provide space for storage and recycling. Potential for a residual neutral effect against SA Objective 4, with an element of uncertainty. In line with the Built Environment Policies within the Submission Local Plan (BE1 to BE3), it is assumed that any proposal for development could help to create and maintain safe, well-designed and high quality built environments. However, at this stage the nature and significance of the effect against SA Objective 7 is uncertain.

Canley Brook forms the western boundary of the site and is a flood risk area (zones 2, 3a and 3b). EA records further suggest that the site is susceptible to ground water flooding. Submission Local Plan Policy FW1 (Development in Areas at Risk of Flooding) steers development towards those areas with the lowest probability of flooding. It ensures any proposal for development must be designed to be resilient to surface water, fluvial and pluvial flooding. It is considered that development can avoid areas of flood risk on site and that there is sufficient mitigation available to ensure that there will be a residual neutral effect against SA Objective 11, however there remains an element of uncertainty until site level details arise.

In line with Submission Local Plan Policy HS7, it is assumed that the design and layout of any proposal for development at this site could incorporate Secured by Design Standards. Potential for a residual neutral effect with an element of uncertainty against SA Objective 16.

Site: Land south of Dalehouse Lane and north of Frythe Close

Size & approx Capacity: 2.7 ha, 48 dwellings

SHLAA Ref: K31

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 approx. 48 dwellings has the potential for a long term minor positive effect on SA objective 12 through helping to meet the housing needs of the area. This also has the potential for long term indirect minor positive effects on the economy, health and well being as well as poverty and social exclusion. Given the size of the site and small scale of development, it is considered that the indirect minor positive effects are likely to be of less significance compared to other larger sites.

There is existing residential development to the north, west and south of the site and the golf course adjacent to the remaining boundary. There is the potential for noise, light and dust pollution during construction which could have negative effects on health for the surrounding development and communities. However, it is also considered that there is suitable mitigation to ensure that negative effects will not be significant. Submission Policy B3 (Amenity) ensures that proposals for development do not have unacceptable impact on the amenity of nearby uses and residents and will not permit development if it does not provide acceptable standards of amenity for future users and occupiers of the site. There are no adjacent uses that are likely to significantly affect the amenity of future residents on the site. Potential for a residual neutral effect against SA Objective 14.

In terms of access to existing services and facilities, the site is approximately 2.7km from Kenilworth Town Centre¹²⁶. It is located approximately 1.4km from the Local Shopping Centre on Albion Street and Leyes Lane¹²⁷. It is also within 1.3km of Crackley Hall School and 2.4km to Abbey Medical Centre¹²⁸. In line with Submission Local Plan Policy SC0 (Sustainable Communities), any proposal for development at this site will need to ensure that good quality infrastructure and services are provided and where this cannot be provided on site, provision will be made through contributions to off-site provision. The policy also states that new development should provide good access to community facilities. However, given the capacity of the site it is considered unlikely that it will result in a significant improvement to the local facilities and services on offer, particularly when compared to some larger strategic site options. Potential for a minor long term positive effect against SA Objective 13, with an element of uncertainty given the relatively poor access to existing facilities/services.

The Council's assessment of the site identifies that it is within 400m of a bus stop (route no. 539). It should also be noted that a train station is currently being built on Priory Road within Kenilworth and is expected to open December 2016.¹²⁹ The site is approximately 2.4km away from the site of the new railway station¹³⁰. Given the capacity of the site, it is considered unlikely that there will be any significant improvements in terms of access to sustainable transport modes as a result of development. Potential for a minor long term positive effect against SA Objective 2. The Council's assessment of the site identifies that there is the Centenary Way / Coventry Way promoted footpath to the south of the site, which has the potential for minor positive effects on health. Submission Local Plan Policy SC0 (Sustainable Communities) seeks any new development to have a focus on healthy lifestyles, including measures to encourage walking and cycling. Taking access to existing facilities/services as well as public transport into account, along with possible improvements that may be delivered, it is considered that there is the potential for a minor positive effect against SA Objective 3.

¹²⁶ Measured using Google Maps from the northern boundary of the site where it joins Dalehouse Lane.

¹²⁷ Ibid

¹²⁸ Ibid

¹²⁹ <https://kenilworthstation.wordpress.com/>

¹³⁰ Measured using Google Maps from the northern boundary of the site where it joins Dalehouse Lane.

Submission Local Plan Policy SC0 (Sustainable Communities) seeks to ensure that access and circulation are inclusive and that development provides a choice of transport modes including public transport, cycling and walking.

Given the size of the site and small scale of proposed development that it could accommodate there are unlikely to be any major negative effects on the landscape. Cumulatively, there is the potential for negative effects when considered alongside development at sites K07, K17, K18 and K19. Updated landscape evidence considers potential development at these sites, including site K31 although it lies outside study area K07, and identifies that there is the potential for development.¹³¹ Submission Policy NE4 seeks to protect the landscape from harm and ensure that landscape design is a key component of any proposal for development. Numerous other Submission Policies refer to the protection of the landscape or landscape design, which include Policies DS3, EC1, SC0 and BE1. While it is considered that there is suitable mitigation available to ensure that there will not be any major significant effects as a result of development alone at this site, the development of previously undeveloped greenfield land has the potential for a residual minor negative effect on SA Objective 6.

The site is greenfield land and is also within the Green Belt so there is the potential for a permanent major negative effect against SA Objective 5. Evidence suggests that the site contains Grade 3 agricultural land; however, at this stage it is not known whether this is Grade 3a or 3b. Development would result in the loss of agricultural land with the potential for a permanent minor negative effect against SA Objective 9. If further studies find that Grade 3a agricultural land is present and development would result in the loss of this land then there is the potential for a negative effect of greater significance; however, at this stage this is unknown.

There are no international or nationally designated sites for biodiversity¹³² within or in close proximity to the site but there is a potential LWS (SP37B2) along Dalehouse Lane, running along part of the road frontage of the site. Submission Local Plan Policy NE2 seeks to protect designated areas and species of national and local importance for biodiversity. Policy NE3 supports development provided that it protects, enhances and/or restores habitat diversity. Development proposals must ensure that they lead to no net loss of biodiversity and where possible net gain, protect or enhance biodiversity assets and avoid negative impacts on existing biodiversity. It is considered that there is sufficient mitigation provided through Local Plan policies and available at the project level to ensure development at this site will not have significant negative effects on biodiversity; however, there is still an element of uncertainty until the precise location of development is known and lower level assessments have been carried out. It is recommended that a suitable buffer is provided between any development and key habitat features. It is also recommended that where possible, any proposal for development should retain and enhance linear habitat features, such as hedgerows and tree lines, within and surrounding the site.

There are no designated heritage assets within or immediately adjacent to the boundary of the site¹³³. It is considered that the setting of the Roman settlement at Glasshouse Wood Scheduled Monument, Stoneleigh Abbey Registered Park and Garden and Kings Hill Scheduled Monuments are suitably protected by existing development and the golf course surrounding the site. Submission Local Plan Policies HE1 to HE6 seeks to protect and enhance the historic environment, including designated heritage assets and their setting. The Plan also includes policies that seek to protect the

¹³¹ Options for Future Urban Expansion in Warwick District Considerations for Sustainable Landscape Planning 2015.

¹³² Defra (2015) Magic Maps. Online at <http://magic.defra.gov.uk>

¹³³ Historic England (2015) National Heritage List for England.

landscape which are referred to in the appraisal commentary above. It is considered that there is suitable mitigation available to ensure that there are no significant negative effects on the setting of the Listed Building as a result of development at this site. Potential for a neutral effect against SA Objective 8 as result of development alone at this site, with an element of uncertainty until project level studies and assessments have been carried out.

Strategic transport assessments indicate that further housing development within the District has the potential to have significant impacts on traffic along key routes and at key junctions, increasing journey times and reducing average speeds¹³⁴. The assessments found that the significant impacts of future growth can be mitigated through a range of proposed measures, but that there is the potential for residual impacts to occur. Submission Local Plan Policies seek to minimise the impact of development on the existing highway network and ensure that a choice of transport modes are available. Policy TR2 requires all large scale developments to be supported by a Transport Assessment and where necessary a Travel Plan. Policy TR3 seeks contributions towards transport improvements from all developments that will lead to an increase in traffic. Taking the evidence into account, it is considered that there is the potential for a residual minor long term negative effect against SA Objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network and SA Objectives 9 (air, water & soil quality) and 10 (climate change mitigation) through the associated increase in atmospheric emissions. Given the capacity it is likely that development at this site alone will not have any significant effects against these SA Objectives and is likely to have reduced negative effect compared to some of the larger site options. In line with Submission Local Plan Policy CC3, any proposal for development has the potential to incorporate energy and efficiency measures as well as renewable or low carbon energy.

In line with Submission Local Plan Policy W1, it is assumed that any proposal for development could be in accordance with the Waste Core Strategy, provide a Waste Management Plan and provide space for storage and recycling. Potential for a residual neutral effect against SA Objective 4, with an element of uncertainty. In line with the Built Environment Policies within the Submission Local Plan (BE1 to BE3), it is assumed that any proposal for development could help to create and maintain safe, well-designed and high quality built environments. However, at this stage the nature and significance of the effect against SA Objective 7 is uncertain.

The site is not within any areas of high flood risk; however, EA records suggest that it is susceptible to ground water flooding. Submission Local Plan Policy FW1 (Development in Areas at Risk of Flooding) steers development towards those areas with the lowest probability of flooding. It ensures any proposal for development must be designed to be resilient to surface water, fluvial and pluvial flooding. It is considered that there is sufficient mitigation available to ensure that there will be a residual neutral effect against SA Objective 11.

In line with Submission Local Plan Policy HS7, it is assumed that the design and layout of any proposal for development at this site could incorporate Secured by Design Standards. Potential for a residual neutral effect with an element of uncertainty against SA Objective 16.

It should be noted that there is the potential for effects of greater significance (both positive and negative) against SA Objectives when development at this site is considered cumulatively with development at sites K07, K17, K18 & K19. A large co-ordinated urban extension across these sites could result in a greater provision of new local facilities/services as well as sustainable transport modes, which could have enhanced positive effects for SA

¹³⁴ Strategic Transport Assessments – Local Plan Evidence Base. http://www.warwickdc.gov.uk/info/20416/evidence_basev

Objectives relating to sustainable transport, reducing the need to travel, community facilities and health. Conversely it could also result in negative effects of greater significance against SA Objectives relating to landscape, biodiversity, heritage, prudent use of land, traffic, air quality and climate change. While there could be more opportunities for mitigation as part of large development, this is uncertain at this stage.

The following site was subject to a refreshed SA given updated evidence in relation to landscape impacts:

Site: Land at Crackley Lane/Coventry Road and Playing Fields at Coventry Road Size & approx Capacity: 9 ha, 157 dwellings + 3.12 ha, 55 dwellings. Totalling 12.12 ha, 212 dwellings SHLAA Ref: K13 and K14																			
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 approx. 212 dwellings has the potential for a long term major positive effect on SA objective 12 through helping to meet the housing needs of the area. This also has the potential for long term indirect minor positive effects on the economy, health and well being as well as poverty and social exclusion. There is existing residential development to the south, Princes Drive Industrial Estate to the east and Kenilworth Tennis Club along with school playing fields to the east of the site. There is the potential for noise, light and dust pollution during construction which could have negative effects on health for the surrounding development and communities. While the industrial estate to the east could have some noise impacts on future residents it is considered that there is suitable mitigation available to ensure that this will not be of significance. Submission Policy B3 (Amenity) ensures that proposals for development do not have an unacceptable impact on the amenity of nearby uses and residents and will not permit development if it does not provide acceptable standards of amenity for future users and occupiers of the site. Development at the site is likely to result in the loss of school playing fields, which could have negative effects against SA Objective 14; however, it is assumed that the development would provide an equivalent level of provision either on or off site. Potential for a residual neutral effect against SA Objective 14, with an element of uncertainty given the potential loss of school playing fields.																			

In terms of access to existing services and facilities, the site is approximately 1.6 km away from the Town Centre; however, it should be noted that the Local Shopping Centre on Albion Street is approximately 800m away¹³⁵. The closest GP surgery (Abbey Medical Centre) is located around 1.6km from the site, and Crackley Hall School is within 150m¹³⁶. In line with Submission Local Plan Policy SC0 (Sustainable Communities), any proposal for development at this site will need to ensure that good quality infrastructure and services are provided, and where this cannot be provided on site, provision will be made through contributions to off-site provision. The policy also states that new development should provide good access to community facilities. However, given the capacity of the site it is considered unlikely that development will result in a significant improvement to the local facilities and services on offer, particularly when compared to some larger strategic site options. Potential for a minor long term positive effect against SA Objective 13, with an element of uncertainty given the relatively poor access to existing facilities/services.

The Council's assessment of the site identifies that it is within 400m of a bus stop (route no. 12). It should also be noted that a train station is currently being built on Priory Road within Kenilworth and is expected to open December 2016.¹³⁷ The site is approximately 1.7 km away from the site of the new railway station¹³⁸. Given the capacity of the site, it is considered unlikely that there will be any significant improvements in terms of access to sustainable transport modes as a result of development. Potential for a minor long term positive effect against SA Objective 2. Submission Local Plan Policy SC0 (Sustainable Communities) seeks any new development to have a focus on healthy lifestyles, including measures to encourage walking and cycling. Taking access to existing facilities/services as well as public transport into account, along with possible improvements that may be delivered, it is considered that there is the potential for a minor positive effect against SA Objective 3. Submission Local Plan Policy SC0 (Sustainable Communities) seeks to ensure that access and circulation are inclusive and that development provides a choice of transport modes including public transport, cycling and walking. Any proposal for development should seek to provide suitable pedestrian links to the surrounding areas including the tennis club and Industrial Estate.

Evidence suggests that the site forms an attractive rural gap between Coventry and Kenilworth, and as such development at the site could have negative effects on a highly valued landscape; however, the visual impacts could be mitigated as the site is relatively enclosed by treelines and hedgerow borders¹³⁹. Submission Policy NE4 seeks to protect the landscape from harm and ensure that landscape design is a key component of any proposal for development. Numerous other Submission Policies refer to the protection of the landscape or landscape design, which include Policies DS3, EC1, SC0 and BE1; however, the release of this land for development needs to be considered alongside the urbanisation of Warwick University Campus, and the development of HS2 to the north of the site which has the potential for cumulative negative effects on the landscape. While it is considered that there is suitable mitigation available to ensure that there will not be any major significant effects, the development of previously undeveloped greenfield land has the potential for a residual minor negative effect on SA Objective 6, with an element of uncertainty until project level details arise.

¹³⁵ Measured using Google Maps from the south east boundary of the site where it joins Coventry Road.

¹³⁶ Ibid.

¹³⁷ <https://kenilworthstation.wordpress.com/>

¹³⁸ Measured using Google Maps from the south east boundary of the site where it joins Coventry Road.

¹³⁹ Strategic Site Selection Matrix

The site is greenfield land and is also within the Green Belt so there is the potential for a permanent major negative effect against SA Objective 5. Evidence suggests that the site contains Grades 2 and 3 agricultural land; however, at this stage it is not known whether this is Grade 3a or 3b. Development could result in the loss of best and most versatile agricultural land with the potential for a permanent major negative effect against SA Objective 9.

There are no international or nationally designated sites for biodiversity¹⁴⁰ within or in close proximity to the site. Crackley Wood is approximately 100m to the north west of the site and is an Ancient Woodland and Local Nature Reserve managed by Warwickshire Wildlife Trust. Submission Local Plan Policy NE2 seeks to protect designated areas and species of national and local importance for biodiversity. Policy NE3 supports development provided that it protects, enhances and/or restores habitat diversity. Development proposals must ensure that they lead to no net loss of biodiversity and where possible net gain, protect or enhance biodiversity assets and avoid negative impacts on existing biodiversity. It is considered that there is sufficient mitigation provided through Local Plan policies and available at the project level to ensure development at this site will not have significant negative effects on biodiversity; however, there is still an element of uncertainty until the precise location of development is known and lower level assessments have been carried out. It is also recommended that where possible, any proposal for development should retain and enhance linear habitat features, such as hedgerows and tree lines, within and surrounding the site.

The south west corner of the site lies within the Kenilworth Conservation Area boundary which contains numerous Listed Buildings. Development at the site will require sensitive and responsive design that complements the setting of the Conservation Area as the site will impact upon a main arterial route through the Conservation Area. Submission Local Plan Policies HE1 to HE6 seek to protect and enhance the historic environment, including designated heritage assets and their setting. The Plan also includes policies that seek to protect the landscape which are referred to in the appraisal commentary above. It is considered that there is suitable mitigation available to ensure that there are no major negative effects on the significance of the Conservation Area and Listed Buildings as a result of development at this site. Given the potential for residual minor negative effects on the landscape and presence of the heritage assets, it is considered that there is the potential for a residual minor negative effect against SA Objective 8, with an element of uncertainty until project level studies have been carried out. In line with HE Guidance on decision-taking in planning¹⁴¹, it is recommended that the Council require any proposal for development at this site to undertake an assessment of significance for heritage in order to understand the nature, extent and level of significance of the designated heritage assets that may be affected by development. It should also consider cumulative effects as well as potential opportunities for enhancement and clearly identify any mitigation measures necessary to address adverse effects.

Strategic transport assessments indicate that further housing development within the District has the potential to have significant impacts on traffic along key routes and at key junctions, increasing journey times and reducing average speeds¹⁴². The assessments found that the significant impacts of future growth can be mitigated through a range of proposed measures, but that there is the potential for residual impacts to occur. Submission Local Plan Policies seek to minimise the impact of development on the existing highway network and ensure that a choice of transport modes are available. Policy TR2 requires all large scale developments to be supported by a Transport Assessment and where necessary a Travel Plan. Policy TR3 seeks

¹⁴⁰ Defra (2015) Magic Maps. Online at <http://magic.defra.gov.uk>

¹⁴¹ Historic England (2015) Managing Significance in Decision-Taking in the Historic Environment.

¹⁴² Strategic Transport Assessments – Local Plan Evidence Base. http://www.warwickdc.gov.uk/info/20416/evidence_basev

contributions towards transport improvements from all developments that will lead to an increase in traffic. Taking the evidence into account, mitigation available as well as the potential capacity of this site, it is considered that there is the potential for a residual minor long term negative effect against SA Objective 2 (sustainable transport) through increased levels of traffic on the surrounding road network and SA Objectives 9 (air, water & soil quality) and 10 (climate change mitigation) through the associated increase in atmospheric emissions. In line with Submission Local Plan Policy CC3, any proposal for development has the potential to incorporate energy and efficiency measures as well as renewable or low carbon energy.

In line with Submission Local Plan Policy W1, it is assumed that any proposal for development could be in accordance with the Waste Core Strategy, provide a Waste Management Plan and provide space for storage and recycling. Potential for a residual neutral effect against SA Objective 4, with an element of uncertainty. In line with the Built Environment Policies within the Submission Local Plan (BE1 to BE3), it is assumed that any proposal for development could help to create and maintain safe, well-designed and high quality built environments. However, at this stage the nature and significance of the effect against SA Objective 7 is uncertain.

The site is not within any areas of high flood risk; however, EA records suggest that the northern boundary and areas within the site are susceptible to surface water flooding. Submission Local Plan Policy FW1 (Development in Areas at Risk of Flooding) steers development towards those areas with the lowest probability of flooding. It ensures any proposal for development must be designed to be resilient to surface water, fluvial and pluvial flooding. It is considered that there is sufficient mitigation available to ensure that there will be a residual neutral effect against SA Objective 11.

In line with Submission Local Plan Policy HS7, it is assumed that the design and layout of any proposal for development at this site could incorporate Secured by Design Standards. Potential for a residual neutral effect with an element of uncertainty against SA Objective 16.

Appendix IV: Potential Site Allocations - Chronology of Identification, Assessment, Refinement & Development of Options

Potential Strategic Site Allocations

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
North of Milverton (West) 38.6 Hectares (approx. 670 dwellings)	L07	Entire site allocated as a strategic site for mixed use. In line with the dispersal approach option and concern over deliverability of a higher level of growth to sites in the South of the district due to highway network constraints.	Considered through the SA process, appraisal presented in Appendix 2 of the Initial SA Report (May 2012).	Site removed from Local Plan strategy. Updated transport evidence suggests more development could be delivered to the south of the district. Focus on maximising brownfield opportunities through the rationalisation of existing underutilised employment areas (informed through the findings of	Considered through the SA process, appraisal presented in Appendix III of the Interim SA Report (June 2013). The reasons for the rejection of the site were presented in Table 4.1.	Site not included. Exceptional circumstances for green belt release have not been sufficiently justified. Studies show that infrastructure can be improved to cope with proposed distribution of development and indeed a more focused	No further SA work carried out. Appraisal presented in Appendix V and the reasons for the rejection of the site were presented in Table 4.15.	Site still not included. No changes.	No further SA work required. Appraisal presented in Appendix V and the reasons for the rejection of the site are presented in Table 4.19.	Part of the whole site has been allocated for 250 dwellings. Site allocation H44. The remainder of the site (which includes SHLAA site L03) has been removed from the Green Belt and safeguarded for future development beyond the life of the plan.	A refreshed appraisal of combined site L07 and L03 was undertaken and presented in Appendix III.

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
				the Employment Land Update 2013). Lower overall employment land requirement will increase residential capacity on non greenbelt allocations.		distribution of development could have advantages in delivering transport mitigation strategies.					
North of Milverton (East) 34.7 Hectares (approx. 610 dwellings)	L07	Part of site allocated as a strategic site for mixed use. In line with the dispersal approach option and concern over deliverability of a higher level of growth to sites in the south of the district	Considered through the SA process, appraisal presented in Appendix 2 of the Initial SA Report (May 2012).	Site removed from Local Plan strategy. Updated transport evidence suggests more development could be delivered to the south of the district. Focus on maximising brownfield opportunities through the rationalisation of existing	Considered through the SA process, appraisal presented in Appendix III of the Interim SA Report (June 2013). The reasons for the rejection of the site were presented in Table 4.1.	Site not included. Exceptional circumstances for green belt release have not been sufficiently justified. Studies show that infrastructure can be improved to cope with proposed distribution	No further SA work required.	Site still not included. No changes.	No further SA work required. Appraisal presented in Appendix V and the reasons for the rejection of the site are presented in Table 4.19.	Part of the whole site has been allocated for 250 dwellings. Site allocation H44. The remainder of the site (which includes SHLAA site L03) has been removed from the Green Belt and safeguarded	A refreshed appraisal of combined site L07 and L03 was undertaken and presented in Appendix III.

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
		due to highway constraints.		underutilised employment areas (informed through the findings of the Employment Land Update 2013. Lower overall employment land requirement will increase residential capacity on non greenbelt allocations.		of development and indeed a more focused distribution of development could have advantages in delivering transport mitigation strategies.				for future development beyond the life of the plan.	
North of Milverton 73.3 Hectares (approx. 1,288 Dwellings)	L07	Allocated as a strategic site for mixed use. In line with the dispersal approach option and concern over deliverability of a	Considered through the SA process, appraisal presented in Appendix 2 of the Initial SA Report (May 2012).	Site removed from Local Plan strategy. Updated transport evidence suggests more development could be delivered to the south of the district. Focus on	Considered through the SA process, appraisal presented in Appendix III of the Interim SA Report (June 2013). The reasons for the rejection of	Site not included. Exceptional circumstances for green belt release have not been sufficiently justified. Studies show that infrastrucur	No further SA work required.	Site still not included. No changes.	No further SA work required. Appraisal presented in Appendix V and the reasons for the rejection of the site are presented	Part of the whole site has been allocated for 250 dwellings. Site allocation H44. The remainder of the site (which includes SHLAA site L03) has	A refreshed appraisal of combined site L07 and L03 was undertaken and presented in Appendix III.

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
		higher level of growth to sites in the South of the district due to highway network constraints.		maximising brownfield opportunities through the rationalisation of existing underutilised employment areas (informed through the findings of the Employment Land Update 2013). Lower overall employment land requirement will increase residential capacity on non greenbelt allocations.	the site were presented in Table 4.1.	It can be improved to cope with proposed distribution of development and indeed a more focused distribution of development could have advantages in delivering transport mitigation strategies.			in Table 4.19.	been removed from the Green Belt and safeguarded for future development beyond the life of the plan.	
Red House Farm 8.7 Hectares (approx. 220 - 285 Dwellings)	L23	Site allocated for residential development for 220 dwellings	Considered through the SA process, appraisal presented in Appendix 2 of the Initial SA	Area extended to reflect potential opportunities for the wider regeneration of Lillington.	Considered through the SA process, appraisal presented in Appendix III of the Interim	Site included. Further work completed on how the site could help to underpin	No significant change, therefore no further SA work required.	Site still included, no changes proposed.	No further SA work required. Appraisal presented in Appendix V and the	Site still included, no change. Site allocation H04 for 250 dwellings.	No further SA work required.

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
			Report (May 2012).		SA Report (June 2013). The reasons for the selection of the site were presented in Table 4.1.	the viability and deliverability of a wider regeneration scheme in Lillington including significant environmental and housing improvements in the areas around the Crest. Potential for net number of houses delivered to slightly exceed 250			reasons for the selection of the site are presented in Table 4.19.		
Blackdown 66.7 Hectares (approx. 1,170 Dwellings)	L48	Allocated as a strategic site for mixed use. In line with the dispersal approach option and concern	Considered through the SA process, appraisal presented in Appendix 2 of the Initial SA Report (May 2012).	Site removed from Local Plan strategy. Updated transport evidence suggests more development could be delivered to	Considered through the SA process, appraisal presented in Appendix III of the Interim SA Report (June 2013).	Site not included. Exceptional circumstances for green belt release have not been sufficiently justified.	No further SA work required.	Site still not included. No changes.	No further SA work required. Appraisal presented in Appendix V and the reasons for the rejection of	Site still not included. No changes.	No further SA work required.

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
		over deliverability of a higher level of growth to sites in the South of the district due to highway network constraints.		the south of the district. Focus on maximising brownfield opportunities through the rationalisation of existing underutilised employment areas (informed through the findings of the Employment Land Update 2013). Lower overall employment land requirement will increase residential capacity on non greenbelt allocations.	The reasons for the rejection of the site were presented in Table 4.1.	Studies show that infrastructure can be improved to cope with proposed distribution of development and indeed a more focused distribution of development could have advantages in delivering transport mitigation strategies.			the site are presented in Table 4.19.		
Westwood Heath (partial) 20 Hectares	C02, C05, C13 (part)	Not included in allocation due to green belt	Considered through the SA process, appraisal presented	Not included in allocation due to green belt concerns and potential	The partial Westwood Heath site was not subject to	Not included in allocation due to green belt	No further SA work required. Reasons for the	Site still not included. No changes.	No further SA work required.	Component parts C05 and C13 allocated for development	See below. No further SA work required.

Warwick District Submission Local Plan (Proposed Modifications)
SA Addendum Report: Appendix IV

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
(approx. 350 Dwellings)		concerns and potential impact on infrastructure outside of Warwick District	in Appendix 2 of the Initial SA Report (May 2012).	impact on infrastructure outside of Warwick District	further individual appraisal at this stage as it was considered as part of the whole site presented below. Appraisal presented in Appendix III of the Interim SA Report (June 2013).	concerns and potential impact on infrastructure outside of Warwick District	selection/rejection of Options provided in Section 4 of the SA Report.		Appraisal presented in Appendix V and the reasons for the rejection of the site are presented in Table 4.19.	of 425 dwellings (see below). Site allocation H42.	
Westwood Heath (whole) 50.53 Hectares (approx. 880 dwellings)	C02, C03, C05, C13	Not included in allocation due to green belt concerns and potential impact on infrastructure outside of Warwick District	Whole site not considered.	Not included in allocation due to green belt concerns and potential impact on infrastructure outside of Warwick District	Considered through the SA process, appraisal presented in Appendix III of the Interim SA Report (June 2013). The reasons for the rejection of the site were presented in Table 4.1.	Not included in allocation due to green belt concerns and potential impact on infrastructure outside of Warwick District	No further SA work required.	Site still not included. No changes.	No further SA work required. Appraisal presented in Appendix V and the reasons for the rejection of the site are presented in Table 4.19.	Component parts C05 and C13 allocated for development of 425 dwellings. Site allocation H42.	Decreased capacity, screened in Appendix II. Reduced capacity is unlikely to lead to any significant effects. No further SA work required.
Kings Hill Lane	C06	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	New site identified	New site appraisal

Warwick District Submission Local Plan (Proposed Modifications)
SA Addendum Report: Appendix IV

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
										through further SHLAA work. Site allocation H43 for 1800 dwellings.	undertaken, the findings are presented in Appendix III.
Loes Farm 24.5 Hectares (approx. 180 Dwellings)	W28	Allocated as a strategic site for 180 houses and open space	Considered through the SA process, appraisal presented in Appendix 2 of the Initial SA Report (May 2012).	Not included as exceptional circumstances for inclusion in green belt not justified and impact on landscape very hard to mitigate	Considered through the SA process, appraisal presented in Appendix III of the Interim SA Report (June 2013). The reasons for the rejection of the site were presented in Table 4.1.	Not included as exceptional circumstances for inclusion in green belt not justified and impact on landscape very hard to mitigate	No further SA work required.	Site still not included. No changes.	No further SA work required. Appraisal presented in Appendix V and the reasons for the rejection of the site are presented in Table 4.19.	Site still not included. No changes.	No further SA work required.
Land West of Europa Way (previously known as Myton Garden Suburb) 63.3 Hectares	W08 and W21	Included as a Preferred Option for 1150 houses plus employment land	Considered through the SA process, appraisal presented in Appendix 2 of the Initial SA Report (May 2012).	Included within Revised Development Strategy - proposals for housing, open space, employment land, local	Considered through the SA process, appraisal presented in Appendix III of the Interim SA Report (June 2013).	Included with some amendments to the mix of development. Proposals for housing, open	No further SA work required.	Site still included. The Submission Plan now refers to the school element of the	The appraisal for the site has been updated in Appendix V to reflect the proposed changes, in	The school element of the site has been removed as an allocation. Land West of Europa Way remains an	No change to the sites, the previous appraisal of SHLAA site W21 remains valid, no further SA work required.

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
(1000-1250 Dwellings plus Employment)				centre, new Primary School and transport infrastructure improvements.	The reasons for the selection of the site were presented in Table 4.1.	space, local centre, rebuilt and expanded secondary school; new Primary School, football club facilities and transport infrastructure improvements. Site area expanded to include the existing Myton School site which will partially accommodate the new secondary school and will provide some housing to		proposed site separately under Policy DS11. This was done to reflect the difference between the greenfield and brownfield elements of the site. It is still being proposed as one site. The key changes include a reduction in the number of proposed dwellings from 1,190 to 1,112, the removal of the proposed 8ha of	particular the removal of 8ha of employment land. The reasons for the selection of the site are presented in Table 4.19. The appraisal of the Plan in Section 5 has also been updated to reflect the changes, where necessary.	allocated site (H01) the majority of which has planning permission. A small area of SHLAA site W21 remains for the further development of 50 dwellings.	

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
						replace an area that had previously been allocated for housing but will now partially accommodate the new schools; football facilities and local centre.		employment land.			
South of Gallows Hill 36.4 Hectares (approx 600 houses)	W10 and W26	Included as a Preferred Option as part of a wider areas taking the Asps	Considered through the SA process, appraisal presented in Appendix 2 of the Initial SA Report (May 2012).	Included within Revised Development Strategy - proposals for housing, open space, and transport infrastructure improvements.	Considered through the SA process, appraisal presented in Appendix III of the Interim SA Report (June 2013). The reasons for the rejection of the site were presented in Table 4.1.	Not included. Heritage Setting Assessment undertaken in line with English Heritage guidance suggests the impact on the Castle and Castle Park is significant and that as	No further SA work required.	Site still not included. No changes.	No further SA work required. Appraisal presented in Appendix V and the reasons for the rejection of the site are presented in Table 4.19.	Please see below. Site has been allocated to deliver 630 dwellings. SHLAA site W26 has planning permission. Site allocation H46A.	SHLAA site W26 has planning permission with no requirement for further SA work. Site W10 has not been subject to change with no requirement for further SA work.

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
						a result this site should not be developed.					
South of Gallows Hill and the Asps 96 Hectares (approx 1600 houses)	W10, W26 and W27	Included as a Preferred Option for 1600 houses plus employment land	Considered through the SA process, appraisal presented in Appendix 2 of the Initial SA Report (May 2012).	Northern part (South of Gallows Hill) retained. The southern part (The Asps) excluded from the proposals	Considered through the SA process, appraisal presented in Appendix III of the Interim SA Report (June 2013). The reasons for the rejection of the site were presented in Table 4.1.	Not included - comments relating impacts on setting of heritage assets (see above) also apply to the area known as the Asps	No further SA work required.	Site still not included. No changes.	No further SA work required. Appraisal presented in Appendix V and the reasons for the rejection of the site are presented in Table 4.19.	As identified above SHLAA sites W10 and W26 have been allocated as a site to deliver 630 dwellings (H46A). SHLAA site W27 has also been allocated to deliver 900 dwellings. Site allocation H46B. The site has planning permission.	Site has planning permission, no further SA work required.
South of Harbury Lane (Whole site) 123 Hectares (up to	W03, W07 and L09	Not included due to concerns about perceived coalescence, potential impact on	Considered through the SA process, appraisal presented in Appendix 2 of the Initial SA	Included for approx 1500 houses, and school. Transport study showed that development here could	Each of the sites that comprise the South of Harbury Lane site were considered through the SA process,	Still included for approx 1500 houses, and school. Transport study showed	The Former Sewage Works (W03) is no longer included as part of this site. There have been	Site still included, no changes proposed.	No further SA work required. Appraisal presented in Appendix V and the reasons for	The former Sewage Works (W03) is now allocated for the development of 215 dwellings.	The SHLAA site W03 site has not changed site the previous appraisal which remains valid with no

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
2300 Dwellings) Comprises Lower Heathcote Farm, Grove Farm and Former Severn Trent Sewage Works.		infrastructure (especially transport) and scale of development to the south of Warwick and Leamington	Report (May 2012).	be achieved, but proposed scale of development restricted to below overall site capacity to enable provision of substantial Tach Brook Country Park and to enable a layout/design which mitigates the landscape and perceived coalescence issues.	appraisal presented in Appendix III of the Interim SA Report (June 2013). The reasons for the selection of the site were presented in Table 4.1.	that development here could be achieved, but proposed scale of development restricted to below overall site capacity to enable provision of substantial Tach Brook Country Park and to enable a layout/design which mitigates the landscape and perceived coalescence issues. Question about employment land	no significant changes to the other two sites. Each of the three sites that comprised Land South of Harbury Lane were subject to individual appraisal; therefore, the removal of one of the sites does not significantly affect the findings of the previous SA. No further SA work required.		the selection of the site are presented in Table 4.19.	Allocated site H02 (part). The remainder of the site (W07 and L09) have planning permission for the development of a total of 1605 dwellings (985 included in commitments). Site allocation H02 (part)	further SA work required. As the remainder of the site has planning permission no further SA work is required.

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
South of Harbury Lane (partial site)- Lower Heathcote 40 Hectares (approx 700 houses)	Part of W07	Not included due to concerns about perceived coalescence, potential impact on infrastructure (especially transport) and scale of development to the south of Warwick and Leamington	Considered through the SA process, appraisal presented in Appendix 2 of the Initial SA Report (May 2012).	Included as part of a wider site (see above)	Considered through the SA process, appraisal presented in Appendix III of the Interim SA Report (June 2013). The reasons for the selection of the site were presented in Table 4.1.	Included as part of a wider site (see above)	No further SA work required.	Site still included, no changes proposed.	No further SA work required. Appraisal presented in Appendix V and the reasons for the selection of the site are presented in Table 4.19.	See above, site has planning permission.	No further SA work required.
Warwick Gates Employment Land 9.8 Hectares (approx. 200-250 dwellings)	W20	Included as a Preferred Option for 200 houses	Considered through the SA process, appraisal presented in Appendix 2 of the Initial SA Report (May 2012).	Included in the Revised Development Strategy for 250 houses	Considered through the SA process, appraisal presented in Appendix III of the Interim SA Report (June 2013). The reasons for the selection of	Commitment. Has planning permission for 220 houses	No further SA work required.	No changes.	No further SA work required. Appraisal presented in Appendix V and the reasons for the selection of the site are presented	No changes.	No further SA work required.

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
					the site were presented in Table 4.1.				in Table 4.19.		
Whitnash East (Part) 7.5 Hectares (approx. 175 Dwellings)	L10	Allocated for Mixed Use development	Considered through the SA process, appraisal presented in Appendix 2 of the Initial SA Report (May 2012).	Included as part of larger site (see below)	Considered through the SA process, appraisal presented in Appendix III of the Interim SA Report (June 2013).	Has planning permission for 209 dwellings. This is included as a commitment and forms part of the East of Whitnash/South of Sydenham site.	No further SA work required.	No changes.	No further SA work required. Appraisal presented in Appendix V and the reasons for the selection of the site are presented in Table 4.19.	Site still included as part of a larger site (L10/L39). Site has planning permission for 209 dwellings, included in commitments. No change. Site allocation H03.	The larger site (L10/L39) has been subject to intensification and a refreshed appraisal of the whole site is presented in Appendix III.
Land at Campion School/ Whitnash East 37 Hectares (approx. 500 Dwellings)	L39	Allocated for Mixed Use development	Considered through the SA process, appraisal presented in Appendix 2 of the Initial SA Report (May 2012).	Allocated for a total of 500 houses with open space and community facilities	Considered through the SA process, appraisal presented in Appendix III of the Interim SA Report (June 2013). The reasons for the selection of the site were	Part of site (to the north) has planning permission for 209 dwellings. This is included as a commitment. The southern part of the	No further SA work required.	Site still included, no changes proposed.	No further SA work required. Appraisal presented in Appendix V and the reasons for the selection of the site are presented	Part of the site (L10) has planning permission for 209 dwellings. The rest of the site has been subject to intensification to deliver 500 new dwellings. Site	The larger site (L10/L39) has been subject to intensification and a refreshed appraisal of the whole site is presented in Appendix III.

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
					presented in Table 4.1.	site is included for 300 dwellings			in Table 4.19.	allocation H03.	
Golf Lane/Fieldgate Lane, Whitnash 4 Hectares (approx. 100 Dwellings)	L11	Allocated for housing and Open Space	Considered through the SA process, appraisal presented in Appendix 2 of the Initial SA Report (May 2012).	Allocated for 100 houses with open space.	Considered through the SA process, appraisal presented in Appendix III of the Interim SA Report (June 2013). The reasons for the selection of the site were presented in Table 4.1.	Has planning permission for 94 dwellings. This is included as a commitment.	No further SA work required.	No changes.	No further SA work required. Appraisal presented in Appendix V and the reasons for the selection of the site are presented in Table 4.19.	No changes.	No further SA work required.
Land at Woodside Farm, Whitnash 11 Hectares (approx. 250 Dwellings)	L14	Allocated for Housing and Open Space	Considered through the SA process, appraisal presented in Appendix 2 of the Initial SA Report (May 2012).	Allocated together with other sites in the south as part of Masterplan area	Considered through the SA process, appraisal presented in Appendix III of the Interim SA Report (June 2013). The reasons for the selection of the site were	Has planning permission for 250 dwellings. This is included as a commitment.	No further SA work required.	No changes.	No further SA work required. Appraisal presented in Appendix V and the reasons for the selection of the site are presented	No changes.	No further SA work required.

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
					presented in Table 4.1.				in Table 4.19.		
Former Ridgeway School and adjoining land, Montague Road, Warwick 3.49 Hectares approx. (80 dwellings)	W18	The larger site area of the original SHLAA site (3.49 hectares/80 dwellings) was allocated as one of four sites in the urban area to come forward in Phase 1	Considered through the SA process, appraisal presented in Appendix 2 of the Initial SA Report (May 2012).	Due to landowner now wishing to retain the employment part of the site, a reduced area is suggested for allocation at a higher density to take into account the urban location of the site (1.8 hectares/72 dwellings)	The Former Ridgeway School site (W18) was considered through the SA process, appraisal presented in Appendix III of the Interim SA Report (June 2013). The reasons for the selection of the site were presented in Table 4.1.	Included. The adjacent site (currently used as a depot by the County Council) is now available as well. This would give a total site capacity of up to 100 dwellings	Appraisal has been amended to reflect the inclusion of the adjacent site and updated evidence; however, it does not significantly affect the findings of the previous appraisal. Revised appraisal presented in Appendix V.	Site still included, increased site capacity to 140 dwellings	Refreshed appraisal presented in Appendix V and the reasons for the selection of the site are presented in Table 4.19.	No change to site. Site allocation H11 for 140 dwellings	No further SA work required.
Land at Station Approach , Leamington Spa.	L35	The site was included as a committed housing site for 150 dwellings	Considered through the SA process, appraisal presented in Appendix 2 of the	The site was included as a housing allocation for 220 dwellings. Following the sale of parts	Considered through the SA process, appraisal presented in Appendix III of the Interim	Site included. Work progressed on relocation	No significant change, therefore no further SA work required.	Site still included, no changes proposed.	No further SA work required. Appraisal presented in Appendix	Site still included, allocated site H10, included in commitments	No further SA work required.

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
4.47 Hectares (approx. 220 Dwellings)		based on the proposals for mixed housing and employment uses in the Station Area Development Brief.	Initial SA Report (May 2012).	of the site to the Homes and Communities Agency and a Registered Housing Provider, the comprehensive development of the site for housing is looking more likely. The Council is working with Stagecoach to assist with the relocation of the Bus Depot.	SA Report (June 2013). The reasons for the selection of the site were presented in Table 4.1.	of existing bus depot			V and the reasons for the selection of the site are presented in Table 4.19.		
Leamington Cricket Club. 3.19 Hectares (approx. 70 Dwellings)	L40	Not included as a housing allocation - concerns about loss of viable local sporting facility	Considered through the SA process, appraisal presented in Appendix 2 of the Initial SA Report (May 2012).	Not included as a housing allocation - concerns about loss of viable local sporting facility	Considered through the SA process, appraisal presented in Appendix III of the Interim SA Report (June 2013).	Not included as a housing allocation - concerns about loss of viable local sporting facility	No further SA work required.	Site still not included. No changes.	No further SA work required. Appraisal presented in Appendix V and the reasons for the rejection of	Site still not included. No changes.	No further SA work required.

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
					The reasons for the rejection of the site were presented in Table 4.1.				the site are presented in Table 4.19.		
Leamington Fire Station	L45	Included as one of four sites within urban area for 50 dwellings in phase 1	Considered through the SA process, appraisal presented in Appendix 2 of the Initial SA Report (May 2012).	Included as one of four sites within urban area for 60 dwellings in phase 2	Considered through the SA process, appraisal presented in Appendix III of the Interim SA Report (June 2013). The reasons for the selection of the site were presented in Table 4.1.	Included as one of four sites within urban area for 60 dwellings in phase 2. Proposals for relocation of fire station to southern sites is progressing	No significant change, therefore no further SA work required.	Site still included, no changes proposed.	No further SA work required. Appraisal presented in Appendix V and the reasons for the selection of the site are presented in Table 4.19.	Site allocation removed, site no longer available.	No further SA work required.
Warwickshire College, Warwick New Road, Leamington Spa. 5.78 Hectares (approx.	L36	Included as one of 4 housing sites within the urban area (for 300 dwellings) in Phase 3	Considered through the SA process, appraisal presented in Appendix 2 of the Initial SA Report (May 2012).	Not included as a housing allocation following representations from College	Considered through the SA process, appraisal presented in Appendix III of the Interim SA Report (June 2013). The reasons for the	Not included as a housing allocation following representations from College	No further SA work required.	Site still not included. No changes.	No further SA work required. Appraisal presented in Appendix V and the reasons for the rejection of the site are	Site still not included. No changes.	No further SA work required.

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
300 dwellings)					rejection of the site were presented in Table 4.1.				presented in Table 4.19.		
Riverside House, Milverton Hill, Leamington Spa. 1.75 Hectares (approx. 50 Dwellings)	L37	Included as one of 4 sites within the urban area for 50 dwellings in Phase 3	Considered through the SA process, appraisal presented in Appendix 2 of the Initial SA Report (May 2012).		Considered through the SA process, appraisal presented in Appendix III of the Interim SA Report (June 2013). The reasons for the selection of the site were presented in Table 4.1.	Included, with capacity increased to 100 following a detailed feasibility study	Small increase in the number of dwellings proposed which does not significantly affect the SA findings presented in Appendix III of the Interim SA Report (June 2013). No further SA work required.	Site still included, no changes proposed.	No further SA work required. Appraisal presented in Appendix V and the reasons for the selection of the site are presented in Table 4.19.	Site still included, no changes proposed. Site allocation H14.	No further SA work required.
Former IBM car Park (Opus 40 Site) 4.35 Hectares (approx. 100 dwellings)	W04	Not included as a housing allocation - considered to be more suitable as an employment site	Not considered.	Not included as a housing allocation - considered to be more suitable as an employment site	Draft appraisal of site to provide employment completed in 2013 but not published.	Included for employment land compensated by provision in Kenilworth and south of Warwick	Site has been considered through the SA process with an individual appraisal presented in Appendix V. The	The site is now being proposed as a residential allocation (100 dwellings) rather than for	The appraisal for the site has been updated to reflect the change and is presented in Appendix V. The	The site has planning permission for 85 dwellings. Included in commitments . Site allocation H39.	No further SA work required.

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
							reasons for the selection of the site are presented in Section 4 of the SA Report.	employment.	reasons for the selection of the site are presented in Table 4.19. The appraisal of the Plan in Section 5 of the Report has also been updated to reflect the change, where necessary.		
Glasshouse Lane/Crewe Lane 37.3 Hectares (approx. 650 Dwellings)	K18 and K19	Identified as a potentially suitable site but not allocated	Considered through the SA process, appraisal presented in Appendix 2 of the Initial SA Report (May 2013).	Identified as a potentially suitable site but not allocated.	Considered through the SA process, appraisal presented in Appendix III of the Interim SA Report (June 2013). The reasons for the rejection of	Not allocated	No further SA work required.	Site still not included. No changes.	No further SA work required. Appraisal presented in Appendix V and the reasons for the rejection of the site are presented	Site now allocated alongside SHLAA site K17 to deliver 640 new dwellings. Site allocation H40.	Sites have not changed since previous appraisal, but have been amalgamated with SHLAA site K17. SHLAA site K17 was subject to an

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
					the site were presented in Table 4.1.				in Table 4.19.		updated appraisal which is presented in Appendix III, however the previous appraisal for K18/K19 remains valid. No further SA work required.
Thickthorn, Kenilworth 46.2 Hectares (approx. 770 Dwellings)	K01, K05, K06, K09, K20	Allocated as a strategic site for mixed use, subject to the successful relocation of the sports clubs, to meet employment and housing needs of Kenilworth. Community facilities, open space and	Considered through the SA process, appraisal presented in Appendix 2 of the Initial SA Report (May 2013).	Allocated as a strategic site for mixed use, subject to the successful relocation of the sports clubs to meet employment and housing needs of Kenilworth. Community facilities, open space and a primary school to be provided on site.	Considered through the SA process, appraisal presented in Appendix III of the Interim SA Report (June 2013). The reasons for the selection of the site were presented in Table 4.1.	Allocated as a strategic site for mixed use development including 700 dwellings, to meet employment and housing needs of Kenilworth. Community facilities, open space and a primary school to	No significant changes, no further SA work required.	Site still included. No significant changes.	No further SA work required. Appraisal presented in Appendix V and the reasons for the selection of the site are presented in Table 4.19.	Site subject to intensification . An increase from 700 dwellings to 760. Site allocation H06.	The increase in capacity was screened for its significance, and found unlikely to affect the findings of the previous appraisal. The findings of the screening are presented in Appendix II.

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
		a primary school to be provided on site.				be provided on site. Relocation of sports clubs to Castle Farm and land to south of Kenilworth					
Kenilworth Golf Course 51 Hectares (approx. 875 Dwellings)	K07	Identified as a potentially suitable site but not allocated	Considered through the SA process, appraisal presented in Appendix 2 of the Initial SA Report (May 2013).	Identified as a potentially suitable site but not allocated	Considered through the SA process, appraisal presented in Appendix III of the Interim SA Report (June 2013). The reasons for the rejection of the site were presented in Table 4.1.	Not included	No further SA work required.	Site still not included. No changes.	No further SA work required. Appraisal presented in Appendix V and the reasons for the rejection of the site are presented in Table 4.19.	Site still not included. No changes.	No further SA work required.
Crackley Triangle	K02 (Part)	Not allocated or identified as an alternative. Not considered to be	Not considered.	Not allocated or identified as an alternative. Not considered to be suitable	Not considered.	Included, as access issue adequately resolved	Site has been considered through the SA process with an individual appraisal	Site still included. Increase in the number of dwellings proposed from 90 to 93.	The proposed change does not significantly affect the findings of the SA. The	Site has planning permission, and is included in commitments , site	Site has planning permission. No further SA work required.

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SA Addendum Report: Appendix IV

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
		suitable due to access issues		due to access issues			presented in Appendix V. The reasons for the selection of the site are presented Section 4 of the SA Report.		appraisal of the site in Appendix V has been updated to reflect representations. The reasons for the selection of the site are presented in Table 4.19.	allocation H07.	
Land at Crackley Lane / Coventry Road and Playing Fields at Coventry Road	K13 / K14	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	New site identified through further SHLAA work. Discounted option as more suitable sustainable development sites available in the settlement.	A new site appraisal was undertaken and the findings are presented in Appendix III.
East of Warwick Road	K25	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	New site identified through further SHLAA work. Site	A new site appraisal has been undertaken and the

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SA Addendum Report: Appendix IV

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
										allocation H41 for 100 dwellings.	findings are presented in Appendix III.
Land South of Dalehouse Lane and North of Frythe Close	K31	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	New site identified through further SHLAA work. Discounted option as more suitable sustainable development sites available in the settlement.	A new site appraisal has been undertaken and the findings are presented in Appendix III.
Sydenham Industrial Estate North, Sydenham	L13	Not identified. Site not available	Not considered.	Not specifically identified, although the Sydenham Industrial estate - of which this forms a part - was identified as an area where there are vacancies and there is potential to	Not considered.	Included. Land assembly and proposals demonstrate this specific site is viable and deliverable.	Site has been considered through the SA process with an individual appraisal presented in Appendix V. The reasons for the selection of the site are presented Section 4 of	Site still included, no changes proposed.	No further SA work required. Appraisal presented in Appendix V and the reasons for the selection of the site are presented in Table 4.19.	Site has planning permission for 147 dwellings, included in commitments, site allocation H13	No further SA work required.

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
				consolidate employment land and in so doing bring forward some land for housing. Employment land to be replaced elsewhere to a higher quality			the SA Report.				
Kenilworth School Site	K29	Not identified. Site not available	Not considered.	Not identified. Site not available	Not considered.	Included for 250 dwellings on the basis that housing is needed and there is potential for the school to relocate to a single site at Southcrest Farm	Site has been considered through the SA process with an individual appraisal presented in Appendix V. The reasons for the selection of the site are presented Section 4 of the SA Report.	Site still included, no changes proposed.	No further SA work required. Appraisal presented in Appendix V and the reasons for the selection of the site are presented in Table 4.19.	Site still included, proposed allocation H09, no changes proposed	No further SA work required.

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Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
Kenilworth 6th Form	K27	Not identified. Site not available	Not considered.	Not identified. Site not available	Not considered.	Included for 130 dwellings on the basis that housing is needed and there is potential for the school to relocate to a single site at Southcrest Farm	Site has been considered through the SA process with an individual appraisal presented in Appendix V. The reasons for the selection of the site are presented Section 4 of the SA Report.	Site still included, no changes proposed.	No further SA work required. Appraisal presented in Appendix V and the reasons for the selection of the site are presented in Table 4.19.	Site still included, site allocation H12. No changes proposed.	No further SA work required.
Court Street	L33	Not identified. Site not available	Not considered.	Not identified. Site not available	Not considered.	Included for 75 dwellings. Site assembly opportunities explored by linking Council owned land with privately owned land to make	Site has been considered through the SA process with an individual appraisal presented in Appendix V. The reasons for the selection of the site are	Site still included, no changes proposed.	No further SA work required. Appraisal presented in Appendix V and the reasons for the selection of the site are presented in Table 4.19.	Site subject to intensification, now allocated for 121 dwellings. Site allocation H16.	A refreshed site appraisal is presented in Appendix III.

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
						scheme viable	presented Section 4 of the SA Report.				
Campion Hills	L55	Not identified. Site not available	Not considered.	Not identified. Site not available	Not considered.	Site likely to be allocated. Following a review of Council open space, the site became available and subject to landscape review and assessment of the need to provide replacement open space, was considered suitable	Site has been considered through the SA process with an individual appraisal presented in Appendix V. The reasons for the selection of the site are presented Section 4 of the SA Report.	Site was removed as a result of an amendment, Council were not able to justify exceptional circumstances.	The proposed change does not significantly affect the findings of the SA. The appraisal of the site is presented in Appendix V. The reasons for the rejection of the site are presented in Table 4.19.	Site is now available and has been allocated alongside SHLAA site L56 to deliver a combined total of 75 dwellings. Site allocation H45 Hazelmere and Little Acre.	A new site appraisal for the combined site L55 and L56 has been undertaken and is presented in Appendix III.
Tachbrook Park, Warwick	N/A	Had planning permission, was included as a	Not considered.	Had planning permission, was included as a commitment.	Not considered.	Had planning permission, was included as a	Not considered.	Planning permission expired so the site is now being progressed as an	Site has been considered through the SA process with an individual	Site still included, no changes proposed.	No further SA work required.

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
		commitment.				commitment.		employment allocation (6.1ha)	appraisal presented in Appendix V. The reasons for the selection of the site are presented in Table 4.19.		
Land at Stratford Road	N/A	Was not made available as an employment land option.	Not considered.	Was not made available as an employment land option.	Not considered.	Was not made available as an employment land option.	Not considered.	Site made available for employment land following consultation on the Publication Draft Plan and an assessment of employment land options. This would replace the employment allocation that has been removed	An individual appraisal for the site was produced and published for public consultation alongside the Focused Consultation Doc in Oct 2014. The appraisal is presented in Appendix V and the reasons for selection	Site still included, no changes proposed.	No further SA work required.

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
								from the Land West of Europa Way and Opus 40 site which has been reallocated for housing.	are provided in Table 4.19.		
Sub-Regional Employment Site (Coventry Airport)	N/A	The Plan stated that the Council will work with partners to explore the case for land being identified as a site of regional importance.	Not considered.	The Plan proposed to identify an area of land in the vicinity of Coventry for a major employment site.	Not considered.	Site allocated for the provision of 235ha of employment land.	Considered through the appraisal of the Publication Draft Plan in Section 5 of the Report.	Site included for the provision of 235ha of employment land.	An individual appraisal for the site was produced and published for public consultation alongside the Focused Consultation Doc in Oct 2014. This appraisal has been updated to reflect reps and is presented in Appendix V. The	Site still included, no changes proposed.	No further SA work required.

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
									reasons for the selection of the site are presented in Table 4.19.		
Land to the south of Baginton	C10	Not considered a reasonable alternative due to unresolved constraints highlighted through the SHLAA process.	Not considered.	Not considered a reasonable alternative due to unresolved constraints highlighted through the SHLAA process.	Not considered.	Not considered a reasonable alternative due to unresolved constraints highlighted through the SHLAA process.	Not considered.	Not considered a reasonable alternative due to unresolved constraints highlighted through the SHLAA process.	To address concerns arising from reps an individual appraisal of the site has been produced, which is presented in Appendix V. The reasons for rejection of the site are provided in Table 4.19.	Allocated in part to include an extended area (new SHLAA ref C32) for 80 dwellings. Site allocation H19	A refreshed site appraisal was undertaken and the findings are presented in Appendix III.
Land North of Cryfield Grange / Land South of Gibbett Hill Road	C27 / C28	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	New site identified through further SHLAA work. Discounted option as more suitable sustainable	A new site appraisal was undertaken and the findings are presented in Appendix III.

Site (including site area and potential capacity)	SHLAA Ref	Preferred Options Document May 2012	Initial SA Report (May 2012)	Revised Changes document June 2013	Interim SA Report (June 2013)	April 2014 Publication Draft Local Plan	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (2016)	SA Addendum Report (Feb 2016)
										development sites available in the settlement, and development in this area has to be limited given highway capacity constraints. It is considered that the site at Westwood Heath delivers more sustainable development options.	
Garage Site, Theatre Street	W41	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Site has planning permission and is included in commitments . Site allocation H17.	Site has planning permission, no further SA work required.

Potential Village Site Allocations

Potential Site	SHLAA Ref	Village Housing Options Consultation Nov 2013	Sustainability Appraisal (Nov 2013)	Publication Draft Local Plan April 2014	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (Feb 2016)	SA Addendum Report (Feb 2016)
Baginton									
BAG1*O - North of Rosewood Farm	C10 & C19	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Preferred Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Preferred Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for selection provided in Table 4.20.	Allocated in part to include an extended area (new SHLAA ref C32) for 80 dwellings. Site allocation H19	A refreshed site appraisal was undertaken and the findings are presented in Appendix III.
BAG2*O - Land at Mill Hill	CO7	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal presented in Appendix VI and the reasons for the rejection of the site are presented in Table 4.20.	Site still not included. No changes.	No further SA work required.
BAG3*O – Land to the East of Andrews Close	C21	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal presented in Appendix VI and the reasons for the rejection of the	Site still not included. No changes.	No further SA work required.

Potential Site	SHLAA Ref	Village Housing Options Consultation Nov 2013	Sustainability Appraisal (Nov 2013)	Publication Draft Local Plan April 2014	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (Feb 2016)	SA Addendum Report (Feb 2016)
							site are presented in Table 4.20.		
BAG4*O – Land off Friends Close	CO8	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal presented in Appendix VI and the reasons for the rejection of the site are presented in Table 4.20.	Site still not included. No changes.	No further SA work required.
BAG5*O – Russells Garden Centre	CO1	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal presented in Appendix VI and the reasons for the rejection of the site are presented in Table 4.20.	Site still not included. No changes.	No further SA work required.
Barford									
BAR1*O - Land West of Wellesbourne Road	R15	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in	No change to site. Site now discounted. It is considered to be a deliverable site but the site	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal presented in Appendix VI and the reasons for the	Site still not included. No changes.	No further SA work required.

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Potential Site	SHLAA Ref	Village Housing Options Consultation Nov 2013	Sustainability Appraisal (Nov 2013)	Publication Draft Local Plan April 2014	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (Feb 2016)	SA Addendum Report (Feb 2016)
			November 2013.	capacity is too small to be an allocation.			rejection of the site are presented in Table 4.20.		
BAR2*O - Sherbourne Nursery	R16	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Preferred Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Preferred Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for selection provided in Table 4.20.	Site has planning permission, now included in commitments. Site allocation H21.	No further SA work required.
BAR3*O - Land Off Bremridge Close	R84	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	Slight reduction in the number of dwellings from 15 to 12. Preferred Option.	Minor capacity change, does not significantly affect the findings of the previous SA. No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Preferred Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for selection provided in Table 4.20.	No change to site. Site allocation H22 for 12 dwellings.	No further SA work required.
BAR4*O - Land off Wasperton Road Extended	R83	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal presented in Appendix VI and the reasons for the rejection of the site are presented in Table 4.20.	No change to site. Site reconsidered to meet housing uplift. Site allocation H47.	No change to site. No further SA work required.

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Potential Site	SHLAA Ref	Village Housing Options Consultation Nov 2013	Sustainability Appraisal (Nov 2013)	Publication Draft Local Plan April 2014	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (Feb 2016)	SA Addendum Report (Feb 2016)
BAR5*O - Land North of Telephone Exchange	R86	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal presented in Appendix VI and the reasons for the rejection of the site are presented in Table 4.20.	Site still not included. No changes.	No further SA work required.
BAR6*O - South of Barford House	R10	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Now a Preferred Option. Through the appeal process relating to the site it was considered that the site could be developed without significant harm to the listed park and garden.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Preferred Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for selection provided in Table 4.20.	No change to site. Site allocation H20.	No further SA work required.
BAR7*O - Land rear of Granville Public House	R85	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in	No change to site. Discounted Option	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	Site still not included. No change.	No further SA work required. Appraisal presented in Appendix VI and the reasons for the	Site still not included. No changes.	No further SA work required.

Potential Site	SHLAA Ref	Village Housing Options Consultation Nov 2013	Sustainability Appraisal (Nov 2013)	Publication Draft Local Plan April 2014	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (Feb 2016)	SA Addendum Report (Feb 2016)
			November 2013.				rejection of the site are presented in Table 4.20.		
Land South of Westham Lane	N/A	N/A	N/A	N/A	N/A	N/A	N/A	New Site identified through the further SHLAA work. Site allocation H48 for 45 dwellings.	New site appraisal undertaken, the findings are presented in Appendix III.
Bishop's Tachbrook									
BT1*O - South of School	R02 & R11	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	Square area on the west of site withdrawn but capacity remains the same, due to an update in the calculation methodology. Preferred Option	The change to the boundary of the site does not significantly affect the findings of the previous appraisal. No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Preferred Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for selection provided in Table 4.20.	Site has planning permission, now included in commitments. Site allocation H23.	Site has planning permission. No further SA work required
BT2*O - Land West of Bishop's Tachbrook	R22	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal presented in Appendix VI and the reasons for the rejection of the site are	Site now allocated for development of 30 dwellings. No change to site. Site allocation H49 Seven Acre Close.	No further SA work required.

Potential Site	SHLAA Ref	Village Housing Options Consultation Nov 2013	Sustainability Appraisal (Nov 2013)	Publication Draft Local Plan April 2014	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (Feb 2016)	SA Addendum Report (Feb 2016)
							presented in Table 4.20.		
BT3*O - Land at Tachbrook Hill Farm	R31	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal presented in Appendix VI and the reasons for the rejection of the site are presented in Table 4.20.	Site still not included. No changes.	No further SA work required.
Burton Green									
BG1*O - Land SW of Westwood Heath Road	CO2	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	The appraisal of site options for Burton Green have been updated to reflect consultation reps. The revised appraisal is presented in Appendix VI and the reasons for selection/ rejection of sites are provided in Table 4.20.	Site still not included. No changes.	No further SA work required.

Potential Site	SHLAA Ref	Village Housing Options Consultation Nov 2013	Sustainability Appraisal (Nov 2013)	Publication Draft Local Plan April 2014	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (Feb 2016)	SA Addendum Report (Feb 2016)
BG2*O - Land off Cromwell Lane, Burton Green	CO2	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	The appraisal of site options for Burton Green have been updated to reflect consultation reps. The revised appraisal is presented in Appendix VI and the reasons for selection/ rejection of sites are provided in Table 4.20.	Site still not included. No changes.	No further SA work required.
BG3*O - Land off Hodgetts Lane	R89	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No site change. Update to landscape evidence identifies that the site is of medium landscape value. Discounted Option.	Appraisal for this settlement has been updated to reflect the evidence. Please refer to Appendix VII. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	The appraisal of site options for Burton Green have been updated to reflect consultation reps. The revised appraisal is presented in Appendix VI and the reasons for selection/ rejection of sites are	Site still not included. No changes.	No further SA work required.

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Potential Site	SHLAA Ref	Village Housing Options Consultation Nov 2013	Sustainability Appraisal (Nov 2013)	Publication Draft Local Plan April 2014	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (Feb 2016)	SA Addendum Report (Feb 2016)
							provided in Table 4.20.		
BG4*O - Burrow Hill Nursery	R90	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	Reduction in capacity from 75 to 60 dwellings. Preferred Option.	Minor capacity change, does not significantly affect the findings of the previous SA. No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	A community hall, village green and parking is now listed under the infrastructure requirements. Preferred Option.	The appraisal of site options for Burton Green have been updated to reflect consultation reps. The revised appraisal is presented in Appendix VI and the reasons for selection/ rejection of sites are provided in Table 4.20.	Increase in capacity from 60 to 90 dwellings. Site allocation H24.	The increase in capacity has been screened for significance, and the findings of the screening are presented in Appendix II. The increase is unlikely to significantly affect the previous findings of the SA. No further SA work required.
BG5*O - Land at the Rear of the Peeping Tom Pub	R91	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No site change. Update to landscape evidence identifies that the site is of high / medium landscape value. Discounted Option.	Appraisal for this settlement has been updated to reflect the evidence. Please refer to Appendix VII. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	The appraisal of site options for Burton Green have been updated to reflect consultation reps. The revised appraisal is presented in Appendix VI and the reasons for selection/	Site still not included. No changes.	No further SA work required.

Potential Site	SHLAA Ref	Village Housing Options Consultation Nov 2013	Sustainability Appraisal (Nov 2013)	Publication Draft Local Plan April 2014	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (Feb 2016)	SA Addendum Report (Feb 2016)
							rejection of sites are provided in Table 4.20.		
BG6*O - Red Lane to the south of New Farm	R87	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	The appraisal of site options for Burton Green have been updated to reflect consultation reps. The revised appraisal is presented in Appendix VI and the reasons for selection/ rejection of sites are provided in Table 4.20.	Site still not included. No changes.	No further SA work required.
BG7*O - Land North of The Small Holding, Red Lane	R88	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	The appraisal of site options for Burton Green have been updated to reflect consultation reps. The revised appraisal is presented in Appendix VI and the	Site still not included. No changes.	No further SA work required.

Potential Site	SHLAA Ref	Village Housing Options Consultation Nov 2013	Sustainability Appraisal (Nov 2013)	Publication Draft Local Plan April 2014	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (Feb 2016)	SA Addendum Report (Feb 2016)
							reasons for selection/ rejection of sites are provided in Table 4.20.		
Cubbington									
CU1*O - Allotment land, Rugby Road	L18	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Allotment holder compensation package in place and new allotment location identified. Preferred Option.	Appraisal for this settlement has been updated to reflect the evidence. Please refer to Appendix VI. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Preferred Option.	The appraisal of site options for Cubbington have been updated to reflect consultation reps. The revised appraisal is presented in Appendix VI and the reasons for selection/ rejection of sites are provided in Table 4.20.	No change to site. Site allocation H25 for 35 dwellings.	No further SA work required.
CU2*O - Land opposite Willow Sheet Meadow	L19	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in	Capacity increased from 40 to 65 dwellings, reflective of increased site depth.	Minor capacity change, does not significantly affect the findings of the previous SA. No further appraisal work required. Reasons for the selection/ rejection	No change to site. Preferred Option.	The appraisal of site options for Burton Green have been updated to reflect consultation reps. The	No change to site. Site allocation H26 for 65 dwellings.	No further SA work required.

Potential Site	SHLAA Ref	Village Housing Options Consultation Nov 2013	Sustainability Appraisal (Nov 2013)	Publication Draft Local Plan April 2014	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (Feb 2016)	SA Addendum Report (Feb 2016)
			November 2013.	Preferred Option.	of Options provided in Section 4 of the SA Report.		revised appraisal is presented in Appendix VI and the reasons for selection/ rejection of sites are provided in Table 4.20.		
CU3*O - Allotment Gardens, Coventry Road	L22	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	The appraisal of site options for Burton Green have been updated to reflect consultation reps. The revised appraisal is presented in Appendix VI and the reasons for selection/ rejection of sites are provided in Table 4.20.	Site still not included. No changes.	No further SA work required.
CU4*O - Waverley Equestrian Centre	L43	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in	No change to site. Discounted Option.	The appraisal of site options for Burton Green have been updated to reflect	Site still not included. No changes.	No further SA work required.

Potential Site	SHLAA Ref	Village Housing Options Consultation Nov 2013	Sustainability Appraisal (Nov 2013)	Publication Draft Local Plan April 2014	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (Feb 2016)	SA Addendum Report (Feb 2016)
			consultation in November 2013.		Section 4 of the SA Report.		consultation reps. The revised appraisal is presented in Appendix VI and the reasons for selection/ rejection of sites are provided in Table 4.20.		
CU6*O - Confidential Site	No Ref	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	The appraisal of site options for Burton Green have been updated to reflect consultation reps. The revised appraisal is presented in Appendix VI and the reasons for selection/ rejection of sites are provided in Table 4.20.	Site still not included. No changes.	No further SA work required.
CU7*O - North of Bungalow Farm	L53	Discounted Option.	Subject to SA, appraisal presented alongside the	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of	No change to site. Discounted Option.	The appraisal of site options for Burton Green have	Site still not included. No changes.	No further SA work required.

Potential Site	SHLAA Ref	Village Housing Options Consultation Nov 2013	Sustainability Appraisal (Nov 2013)	Publication Draft Local Plan April 2014	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (Feb 2016)	SA Addendum Report (Feb 2016)
			Consultation Doc for public consultation in November 2013.		Options provided in Section 4 of the SA Report.		been updated to reflect consultation reps. The revised appraisal is presented in Appendix VI and the reasons for selection/ rejection of sites are provided in Table 4.20.		
Land East of Cubbington	L17	N/A	N/A	N/A	N/A	N/A	N/A	New site identified through further SHLAA work. Site allocation H50 for 95 dwellings.	New site appraisal undertaken, the findings are presented in Appendix III.
Hampton Magna									
HM1*O – Land South of Arras Boulevard	R74	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No capacity or boundary changes. Update to landscape evidence identifies the site as medium / high landscape value across the whole	Appraisal for this settlement has been updated to reflect the evidence. Please refer to Appendix VII. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Preferred Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for selection provided in Table 4.20.	Increase in capacity from 100 to 130 dwellings. Site allocation H27.	The increase in capacity has been screened for significance. The findings of the screening are presented in Appendix II. The increase is considered unlikely to

Potential Site	SHLAA Ref	Village Housing Options Consultation Nov 2013	Sustainability Appraisal (Nov 2013)	Publication Draft Local Plan April 2014	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (Feb 2016)	SA Addendum Report (Feb 2016)
				parcel Preferred Options.					significantly affect the previous appraisal findings. No further SA work required.
HM2*O – Land to the East of Clifton Avenue	R98	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for rejection provided in Table 4.20.	Site still not included. No changes.	No further SA work required.
HM3*O – Land to the North East of Blandford Way	R95	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for rejection provided in Table 4.20.	Site still not included. No changes.	No further SA work required.
HM4*O - Land west of Stanks Farm	R94	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for rejection provided in Table 4.20.	Site still not included. No changes.	No further SA work required.

Potential Site	SHLAA Ref	Village Housing Options Consultation Nov 2013	Sustainability Appraisal (Nov 2013)	Publication Draft Local Plan April 2014	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (Feb 2016)	SA Addendum Report (Feb 2016)
HM5*O – Land South of Lloyd Close	R97	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for rejection provided in Table 4.20.	Site reconsidered to meet the uplift in housing. No change to site. Site allocation H51 for 115 dwellings.	The site has not changed since the previous appraisal. No further SA work required.
HM6*O - Maple Lodge	R96	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for rejection provided in Table 4.20.	Site still not included. No changes.	No further SA work required.
Hatton Park									
HP1*O - Land north of Grand Union Canal	R99	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for rejection provided in Table 4.20.	Site still not included. No changes.	No further SA work required.
HP2*O - Land north-west of Severn Trent	R101	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons	Site still not included. No changes.	No further SA work required.

Potential Site	SHLAA Ref	Village Housing Options Consultation Nov 2013	Sustainability Appraisal (Nov 2013)	Publication Draft Local Plan April 2014	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (Feb 2016)	SA Addendum Report (Feb 2016)
Treatment Works			consultation in November 2013.		Section 4 of the SA Report.		for rejection provided in Table 4.20.		
HP3*O – Land North of Birmingham Road	R38	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	Capacity change from 90 to 80 dwellings to take account of existing field patterns. Preferred Option.	Minor capacity change, does not significantly affect the findings of the previous SA. No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Preferred Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for selection provided in Table 4.20.	Increase in capacity from 80 dwellings to 120 dwellings. Site allocation H28.	The increase in capacity has been screened for significance. The findings of the screening are presented in Appendix II. The increase is unlikely to significantly affect the previous appraisal findings. No further SA work required.
HP4*O - 407 Birmingham Road and land to West	R75	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for rejection provided in Table 4.20.	Site still not included. No changes.	No further SA work required.
HP5*O - Land west of R75 Birmingham Road	R100	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons	Site still not included. No changes.	No further SA work required.

Potential Site	SHLAA Ref	Village Housing Options Consultation Nov 2013	Sustainability Appraisal (Nov 2013)	Publication Draft Local Plan April 2014	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (Feb 2016)	SA Addendum Report (Feb 2016)
			consultation in November 2013.		Section 4 of the SA Report.		for rejection provided in Table 4.20.		
Brownley Green Lane	N/A	N/A	N/A	N/A	N/A	N/A	N/A	New site identified through further SHLAA work. Site allocation H53 for 55 dwellings.	New site appraisal undertaken, the findings are presented in Appendix III.
Hatton Station									
HS1*O – Former Storage Depot, Oakdene Crescent	R77	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	Site withdrawn due to change in policy direction - small infill only policy will apply to smaller/lower scoring settlements.	No further appraisal work required given the change in policy direction. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for selection provided in Table 4.20.	No change to site. Discounted Option.	No further SA work required.
HS2*O – Land West of Station Road	R102	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	Site withdrawn due to change in policy direction - small infill only policy will apply to smaller/lower scoring settlements.	No further appraisal work required given the change in policy direction. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for selection provided in Table 4.20.	No change to site. Discounted Option.	No further SA work required.
HS3*O – Land off Station Road	R71	Discounted Option.	Subject to SA, appraisal presented alongside the	No change to site. Discounted Option.	No further appraisal work required given the change in policy direction. Reasons for	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented	No change to site. Discounted Option.	No further SA work required.

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Potential Site	SHLAA Ref	Village Housing Options Consultation Nov 2013	Sustainability Appraisal (Nov 2013)	Publication Draft Local Plan April 2014	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (Feb 2016)	SA Addendum Report (Feb 2016)
			Consultation Doc for public consultation in November 2013.		the selection/ rejection of Options provided in Section 4 of the SA Report.		in Appendix VI and reasons for rejection provided in Table 4.20.		
Hill Wootton									
HW1*O – Land South of Hill Wootton Road	R155	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	Site withdrawn due to change in policy direction - small infill only policy will apply to smaller/lower scoring settlements.	No further appraisal work required given the change in policy direction. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for selection provided in Table 4.20.	No change to site. Discounted Option.	No further SA work required.
Kingswood									
KW1*O - Meadow House, Kingswood	R108	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	Capacity reduced (down from 20 to 10 dwellings) due to recently completed flood mapping work. Preferred Option.	Minor capacity change, does not significantly affect the findings of the previous SA. Please refer to Appendix VII. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Preferred Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for selection provided in Table 4.20.	Site amalgamated with KW2*O (SHLAA site R109) to deliver a combined total of 55 dwellings. No change to site. Site allocation H29 and H30	No change to site. No further SA work required.
KW2*O - Kingswood Farm	R109	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public	No change to site. Preferred Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in	No change to site. Preferred Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons	Site amalgamated with KW1*O (SHLAA site R108) to deliver a combined	No change to site. No further SA work required.

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Potential Site	SHLAA Ref	Village Housing Options Consultation Nov 2013	Sustainability Appraisal (Nov 2013)	Publication Draft Local Plan April 2014	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (Feb 2016)	SA Addendum Report (Feb 2016)
			consultation in November 2013.		Section 4 of the SA Report.		for selection provided in Table 4.20.	total of 55 dwellings. No change to site. Site allocation H29 and H30.	
KW3*O - South of Kingswood Close	R110	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for rejection provided in Table 4.20.	Site still not included. No changes.	No further SA work required.
KW4*O - Station Lane, opposite Gowen Bank	R111	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for rejection provided in Table 4.20.	Site still not included. No changes.	No further SA work required.
KW5*O - Land South of the Stables, Station Lane	R113	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Preferred Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Preferred Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for selection provided in Table 4.20.	No change to site. Site allocation H31 for 6 dwellings.	No further SA work required.
KW6*O - Land South of	R114	Discounted Option.	Subject to SA, appraisal presented alongside the	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented	Site still not included. No changes.	No further SA work required.

Potential Site	SHLAA Ref	Village Housing Options Consultation Nov 2013	Sustainability Appraisal (Nov 2013)	Publication Draft Local Plan April 2014	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (Feb 2016)	SA Addendum Report (Feb 2016)
Rising Lane			Consultation Doc for public consultation in November 2013.		Options provided in Section 4 of the SA Report.		in Appendix VI and reasons for rejection provided in Table 4.20.		
KW7*O - Rear of Broom Hall Lane	R115	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	Capacity increased from 11 to 12 dwellings. Preferred Option.	Minor capacity change, does not significantly affect the findings of the previous SA. No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Preferred Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for selection provided in Table 4.20.	No change to site. Site allocation H32 for 12 dwellings.	No further SA work required.
KW8*O - East of Lenzona	R116	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	Site withdrawn and reclassified as a windfall site.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for rejection provided in Table 4.20.	Site still not included. No changes.	No further SA work required.
KW9*O - Priory Farm	R117	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for rejection provided in Table 4.20.	Site still not included. No changes.	No further SA work required.

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Potential Site	SHLAA Ref	Village Housing Options Consultation Nov 2013	Sustainability Appraisal (Nov 2013)	Publication Draft Local Plan April 2014	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (Feb 2016)	SA Addendum Report (Feb 2016)
KW10*O - Swallowfield Stud	R105	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for rejection provided in Table 4.20.	Site still not included. No changes.	No further SA work required.
KW11*O - Land Off Brome Hall Lane	R112	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for rejection provided in Table 4.20.	Site still not included. No changes.	No further SA work required.
KW12*O - Land to the Rear of Kingswood Cottages	R106	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	Discounted Option. It is not certain that appropriate access could safely be achieved through the area within flood zone 2 and 3. In addition the site would accommodate less than 5 dwellings, which is the	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for rejection provided in Table 4.20.	Site still not included. No changes.	No further SA work required.

Potential Site	SHLAA Ref	Village Housing Options Consultation Nov 2013	Sustainability Appraisal (Nov 2013)	Publication Draft Local Plan April 2014	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (Feb 2016)	SA Addendum Report (Feb 2016)
				threshold for allocating a site.					
KW13*O - Land to the west of Mill Lane	R107	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Preferred Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Preferred Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for selection provided in Table 4.20.	No change to site. Site allocation H33 for 8 dwellings.	No further SA work required.
Leek Wooton									
LW1*O – The paddock, Police HQ	R120	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	Capacity reduced from 35 to 30 dwellings. Preferred Option.	Minor capacity change, does not significantly affect the findings of the previous SA. No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	Reduction in the number of proposed dwellings from 30 to 11. To now be developed jointly with site H35. Reduction in site capacity based on the findings of a Heritage Settings Assessment which indicated developing H34 in its entirety as proposed in the Publication draft would affect the setting of Woodcote	The proposed change does not significantly affect the findings of the SA. The reasons for the selection of the site are presented in Table 4.20.	The site has been subsumed within a larger site (allocation DSNEW3) for the comprehensive development of the former police HQ to deliver 115 new dwellings.	The new larger site (DSNEW3) has been subject to a refreshed appraisal, which is presented in Appendix III.

Potential Site	SHLAA Ref	Village Housing Options Consultation Nov 2013	Sustainability Appraisal (Nov 2013)	Publication Draft Local Plan April 2014	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (Feb 2016)	SA Addendum Report (Feb 2016)
						House and Gardens.			
LW2*O – Land North of Main Entrance, Police HQ	R121	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	Capacity reduced from 10 to 5 dwellings. Preferred Option.	Minor capacity change, does not significantly affect the findings of the previous SA. No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change still allocated for 5 dwellings.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for selection provided in Table 4.20.	The site has been subsumed within a larger site (allocation DSNEW3) for the comprehensive development of the former police HQ to deliver 115 new dwellings.	The new larger site (DSNEW3) has been subject to a refreshed appraisal, which is presented in Appendix III.
LW3*O – Former Tennis Courts, Police HQ	R122	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	Capacity reduced from 10 to 5 dwellings. Preferred Option.	Minor capacity change, does not significantly affect the findings of the previous SA. No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Preferred Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for selection provided in Table 4.20.	The site has been subsumed within a larger site (allocation DSNEW3) for the comprehensive development of the former police HQ to deliver 115 new dwellings.	The new larger site (DSNEW3) has been subject to a refreshed appraisal, which is presented in Appendix III.
LW4*O - Informal Car Park, Warwicks hire Golf and	R125	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public	No change to site. Preferred Option.	No further appraisal work required. Please refer to Appendix VII Reasons for the selection/ rejection of Options provided in	No change still allocated for 5 dwellings	No further SA work required. Appraisal of site presented in Appendix VI and reasons	No change. Site allocation H37 for 5 dwellings.	No further SA work required.

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Potential Site	SHLAA Ref	Village Housing Options Consultation Nov 2013	Sustainability Appraisal (Nov 2013)	Publication Draft Local Plan April 2014	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (Feb 2016)	SA Addendum Report (Feb 2016)
Country Club			consultation in November 2013.		Section 4 of the SA Report.		for selection provided in Table 4.20.		
LW5*O - Open Field, Warwicks hire Golf and Country Club	R127	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Update to landscape evidence identifies the site as high overall. Discounted Option.	Appraisal for this settlement has been updated to reflect the evidence. No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for rejection provided in Table 4.20.	Site still not included. No changes.	No further SA work required.
LW6*O – Land North of Hill Wootton Road	R54	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No capacity or boundary changes. Update to landscape evidence identifies the site as a medium rather than high/medium value area. Discounted Option.	Appraisal has been revised to take account of updated evidence. Please refer to Appendix VII Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for rejection provided in Table 4.20.	Site still not included. No changes.	No further SA work required.
LW7*O - Land South of Hill Wootton Road	R118	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No capacity or boundary changes. Update to landscape evidence identifies the site as high / medium and	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for rejection provided in Table 4.20.	Site still not included. No changes.	No further SA work required.

Warwick District Submission Local Plan (Proposed Modifications)
SA Addendum Report: Appendix IV

Potential Site	SHLAA Ref	Village Housing Options Consultation Nov 2013	Sustainability Appraisal (Nov 2013)	Publication Draft Local Plan April 2014	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (Feb 2016)	SA Addendum Report (Feb 2016)
				medium across areas of the site. Discounted Option.					
LW8*O – Woodcote House	R137	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	Site withdrawn as an allocated village site.	The withdrawal of this site does not significantly affect the findings of the appraisal. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for rejection provided in Table 4.20.	Site still not included. No changes.	No further SA work required.
LW9*O - Warwicks hire Police HQ, Northern Lodge	R123	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for rejection provided in Table 4.20.	The site has been subsumed within a larger site (allocation DSNEW3) for the comprehensive development of the former police HQ to deliver 115 new dwellings.	The new larger site (DSNEW3) has been subject to a refreshed appraisal, which is presented in Appendix III.
LW10*O - Land off Home Farm, Leek Wootton	R130	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for rejection	Site still not included. No changes.	No further SA work required.

Warwick District Submission Local Plan (Proposed Modifications)
SA Addendum Report: Appendix IV

Potential Site	SHLAA Ref	Village Housing Options Consultation Nov 2013	Sustainability Appraisal (Nov 2013)	Publication Draft Local Plan April 2014	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (Feb 2016)	SA Addendum Report (Feb 2016)
			November 2013.				provided in Table 4.20.		
LW11*O - Rear of the Hamlet	R53	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for rejection provided in Table 4.20.	Site still not included. No changes.	No further SA work required.
LW12*O - Land off Warwick Road	R62	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for rejection provided in Table 4.20.	Site still not included. No changes.	No further SA work required.
LW13*O - Black Spinney Fields	R124	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for rejection provided in Table 4.20.	Site still not included. No changes.	No further SA work required.
Former Police HQ	N/A	N/A	N/A	N/A	N/A	N/A	N/A	New site allocation DSNEW3 for 115 dwellings which includes	New site appraisal undertaken, the findings are

Potential Site	SHLAA Ref	Village Housing Options Consultation Nov 2013	Sustainability Appraisal (Nov 2013)	Publication Draft Local Plan April 2014	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (Feb 2016)	SA Addendum Report (Feb 2016)
								LW1*0, LW2*0 and LW3*0, as well as redevelopment of the former Police HQ.	presented in Appendix III.
Radford Semele									
Site(s): RS1*O – Land South of Southam Road	R41	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for rejection provided in Table 4.20.	Site still not included. No changes.	No further SA work required.
Site(s): RS1*O – Land South of Southam Road (Expanded)	R129	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for rejection provided in Table 4.20.	Site still not included. No changes.	No further SA work required.
RS2*O – Land North of Southam Road	R67	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	Updated evidence now indicates no major issues with highways access Preferred Option.	Appraisal for this settlement has been updated to reflect the evidence. Please refer to Appendix VII. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Preferred Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for selection provided in Table 4.20.	Site has planning permission and is included in commitments. Site allocation H38.	No further SA work required.

Potential Site	SHLAA Ref	Village Housing Options Consultation Nov 2013	Sustainability Appraisal (Nov 2013)	Publication Draft Local Plan April 2014	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (Feb 2016)	SA Addendum Report (Feb 2016)
RS3*O – South West Radford Semele	R21 / R56	Discounted Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	No change to site. Discounted Option.	No further appraisal work required. Please refer to Appendix VII. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for rejection provided in Table 4.20.	Part of the site has planning permission for 65 dwellings. The site has been extended to accommodate a further 60 dwellings. The extension is allocated site H52.	The extended site has been subject to a refreshed SA. The findings are presented in Appendix III.
RS4*O - Land to the East of Church Lane	R128	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	Updated evidence base indicates high landscape value. Site discounted as a preferred option. Discounted Option.	Appraisal for this settlement has been updated to reflect the evidence. Please refer to Appendix VII. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for rejection provided in Table 4.20.	Site still not included. No changes.	No further SA work required.
Shrewley Common									
SC01*O – Land at the Gatehouse	R40	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	Site withdrawn due to change in policy direction - small infill only policy will apply to smaller/lower scoring settlements.	No further appraisal work required given the change in policy direction. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for rejection provided in Table 4.20.	Site still not included. No changes.	No further SA work required.

Potential Site	SHLAA Ref	Village Housing Options Consultation Nov 2013	Sustainability Appraisal (Nov 2013)	Publication Draft Local Plan April 2014	Publication Draft SA Report (April 2014)	Submission Local Plan (Feb 2015)	Submission SA Report (Feb 2015)	Proposed Modifications (Feb 2016)	SA Addendum Report (Feb 2016)
SC02*O Land South East of Shrewley Common	R51	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	Site withdrawn due to change in policy direction - small infill only policy will apply to smaller/lower scoring settlements.	No further appraisal work required given the change in policy direction. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change to site. Discounted Option.	No further SA work required. Appraisal of site presented in Appendix VI and reasons for rejection provided in Table 4.20.	Site still not included. No changes.	No further SA work required.
Hockley Heath									
HOC1*O – Former Aylesbury House Hotel and Surrounds	R104	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	Site is now being progressed as a brownfield site within the Local Plan.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change	No further SA work required. Appraisal of site presented in Appendix VI and reasons for selection provided in Table 4.19.	No change to site. Site allocation H18 for 20 dwellings.	No further SA work required.
Coventry Finham settlement									
COP1*O – Land at Oak Lea, Howes Lane	C04	Preferred Option.	Subject to SA, appraisal presented alongside the Consultation Doc for public consultation in November 2013.	Site is now being progressed as a greenfield site on the edge of Coventry within Local Plan.	No further appraisal work required. Reasons for the selection/ rejection of Options provided in Section 4 of the SA Report.	No change	No further SA work required. Appraisal of site presented in Appendix VI and reasons for selection provided in Table 4.19.	No change. Site allocated for 20 dwellings. Site allocation H08.	No further SA work required.