

## 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 &amp; 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 &amp; traffic) and 6 (landscape &amp; 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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## 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
<b>Appraisal Summary</b>	+ ?	+ ?	+ ?	= ?	- ?	- ?	= ?	- ?	- ?	?	= ?	+	+ ?	+ ?	+ ?	= ?
<b>Summary:</b>																
<p>Evidence suggests that while this option would meet the housing needs of the District<sup>1</sup>, it would not benefit the wider HMA, in particular by helping to meet the unmet needs of Coventry City<sup>2</sup>. Compared to Option 3 &amp; 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 &amp; 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 &amp; 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>																

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

<sup>2</sup> Report to the Coventry, Warwickshire and South West Leicestershire Shadow Economic Prosperity Board (Tuesday 29<sup>th</sup> 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 available<sup>3</sup>. 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.

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<sup>3</sup> 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><b>Summary:</b></p> <p>Evidence suggests that while this option would meet the housing needs of the District<sup>4</sup>, it would not benefit the wider HMA, in particular by helping to meet the unmet needs of Coventry City<sup>5</sup>. Compared to Option 3 &amp; 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 &amp; 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 &amp; 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 &amp; 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>																

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

<sup>5</sup> Report to the Coventry, Warwickshire and South West Leicestershire Shadow Economic Prosperity Board (Tuesday 29<sup>th</sup> 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 available<sup>6</sup>. 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

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<sup>6</sup> 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><b>Summary:</b></p> <p>Evidence suggests that this option would meet the housing needs of the District<sup>7</sup> 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)<sup>8</sup> - 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 &amp; 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 &amp; 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 &amp; 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 &amp; 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>																		

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

<sup>8</sup> Report to the Coventry, Warwickshire and South West Leicestershire Shadow Economic Prosperity Board (Tuesday 29<sup>th</sup> 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 available<sup>9</sup>. 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.

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<sup>9</sup> 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><b>Summary:</b></p> <p>Evidence suggests that this option would meet the housing needs of both the District<sup>10</sup> and the wider HMA<sup>11</sup>. 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 &amp; 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 &amp; 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 &amp; 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>																		

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

<sup>11</sup> Report to the Coventry, Warwickshire and South West Leicestershire Shadow Economic Prosperity Board (Tuesday 29<sup>th</sup> 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 available<sup>12</sup>. 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.

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<sup>12</sup> 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		
<b>Appraisal Summary</b>	+ -	+ -	+ -	+?	-	-? -?	?	--?	--	+ -	?	+ -	+ -	+ -	+ -	?		
<b>Summary:</b>																		
<p>A large proportion of the District is designated as Green Belt Land, with under half (43%) of potential development sites identified through the SHLAA<sup>13</sup> 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>																		

<sup>13</sup> Warwick District Council (2014) Strategic Housing Land Availability Assessment.

of atmospheric pollution within the AQMAs<sup>14</sup>. Congestion is one of the main contributors towards areas of poor air quality within the District with road transport responsible for over 40% of CO2 emissions<sup>15</sup>.

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"<sup>16</sup>. 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 Spa<sup>17</sup>. 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.

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<sup>14</sup> Warwick District Council Website - Air Pollution: [http://www.warwickdc.gov.uk/info/20505/air\\_pollution](http://www.warwickdc.gov.uk/info/20505/air_pollution)

<sup>15</sup> Warwickshire County Council Local Transport Plan 3

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

<sup>17</sup> Magic Map (2015) Post 1988 Agricultural Land Classification.

<b>Option 2</b> - 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
<b>Appraisal Summary</b>	+	+ ?	++	+?	-- ?	- ? -?	?	- ?	- ?	+ ?	?	++	+	+	+	?
<b>Summary:</b>																
<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 &amp; 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
<b>Appraisal Summary</b>	+ -	+ -	+ -	= ?	-- ?	-? -?	?	-?	-?	+ -	?	+ -	+ -	+ -	+ -	?

**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><b>Summary:</b></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”<sup>18</sup>. 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.

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<sup>18</sup> 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 AQMAs<sup>19</sup>. Congestion is one of the main contributors towards areas of poor air quality within the District with road transport responsible for over 40% of CO2 emissions<sup>20</sup>.

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"<sup>21</sup>. 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 Spa<sup>22</sup>. 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.

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<sup>19</sup> Warwick District Council Website - Air Pollution: [http://www.warwickdc.gov.uk/info/20505/air\\_pollution](http://www.warwickdc.gov.uk/info/20505/air_pollution)

<sup>20</sup> Warwickshire County Council Local Transport Plan 3

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

<sup>22</sup> 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
<b>Appraisal Summary</b>	+ -	+ -	+ -	+?	--	-? -?	?	-?	-?	+ -	?	+ -	+ -	+ -	+ -	?
<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 &amp; 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
<b>Appraisal Summary</b>	+ -	+ -	+ -	+?	--?	-? -?	?	-?	-?	+ -	?	+ -	+ -	+ -	+ -	?
<b>Summary:</b>																
<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 &amp; 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 &amp; 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.