

Appendix 6

Assumptions used in the SA of site options

Table A6.1: Assumptions for residential site appraisals

SA Objectives	SA Assumptions
<p>1. Equal access to services, facilities and opportunities for all, regardless of income, age, health, disability, culture or ethnic origin.</p>	<p>The location of potential development sites could affect this objective by influencing people’s ability to physically access services and facilities. Where housing sites are within walking distance (600m) of community services and facilities, residents (particularly those without cars) will be more easily able to access those facilities. Good public transport links will also be beneficial as they will enable residents to reach services and facilities that are further away without having to rely on the use of private cars.</p> <ul style="list-style-type: none"> • Sites that are within walking distance (600m) of three or more community services/facilities as well as one or more public transport nodes, will have a significant positive (++) effect. • Sites that are within walking distance (600m) of two or more community services/facilities (regardless of proximity to public transport nodes) will have a minor positive (+) effect. • Sites that are within walking distance (600m) of one community service/facility and/or one public transport node will have a negligible (0) effect. • Sites that are not within walking distance (600m) of any community services/facilities, but which are within 600m of at least one public transport node will have a minor negative (-) effect. • Sites that are not within walking distance (600m) of any community services/facilities or public transport nodes will have a significant negative (--) effect. <p>However, if there are any sites with particular access issues due to the topography of the site or the presence of barriers such as main roads, this has been taken into account in the appraisal. Therefore, in some cases even sites that are within 600m of community services and public transport nodes have been scored as having a minor negative (-) effect.</p>
<p>2. Developing and supporting vibrant and active communities and voluntary groups, who are able to express their needs and take steps towards meeting them.</p>	<p>The location of housing sites will not have a significant effect on this objective; however where there are community centres within close proximity of housing, it may be easier for community and voluntary groups to access space for meetings and other activities.</p> <ul style="list-style-type: none"> • Sites that are within walking distance (600m) of one or more community centres will have a minor positive (+) effect. • Sites that are not within walking distance (600m) of any community centres will have a negligible (0) effect. • However, if there are any sites with particular access issues due to the topography of the site or the presence of barriers such as main roads, this has been taken into account in the appraisal. Therefore, in some cases even sites that are within 600m of community centres have been scored as having a negligible (0) effect.

SA Objectives	SA Assumptions
<p>3. Tackling health inequalities and improve health by supporting local communities and by improving access and raising awareness</p>	<p>Housing sites that are within walking distance (600m) of health services and facilities will ensure that residents have good access to healthcare, while close proximity to open spaces and footpaths and cycle routes may encourage residents to lead more active lifestyles and to make more journeys on foot or by bicycle, thus promoting healthy lifestyles.</p> <p>None of the residential site options within North Warwickshire are in close proximity of an AQMA; therefore residents' would not be expected to be affected as a result of poor air quality.</p> <ul style="list-style-type: none"> • Sites that are within walking distance (600m) of a healthcare facility, an area of open space and at least one footpath/cycle path will have a significant positive (++) effect. • Sites that are within walking distance (600m) of either a healthcare facility, an area of open space or footpath/cycle path will have a minor positive (+) effect. • Sites that are more than 600m from either a healthcare facility, an area of open space or footpath/cycle paths will have a minor negative (-) effect. <p>However, if there are any sites with particular access issues due to the topography of the site or the presence of barriers such as main roads, this has been taken into account in the appraisal. Therefore, in some cases even sites that are within 600m of healthcare facilities and areas of open space/footpaths and cycle paths have been scored as having a minor negative (-) effect.</p>
<p>4. Providing decent and affordable housing to meet local needs.</p>	<p>All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing development will be in conformity with Local Plan policies relating to the provision of affordable housing. Larger sites will provide opportunities for developing greater numbers of new homes, and therefore are assumed to have a significant positive effect. Based on the range of sizes of the potential sites for residential development being considered by North Warwickshire Borough Council, larger sites are taken to be those over 5ha.</p> <ul style="list-style-type: none"> • Large sites (over 5ha) will have a significant positive (++) effect. • Smaller sites (up to 5ha) will have a minor positive (+) effect. <p>However, if a small site (i.e. one that is less than 5ha in size) can deliver all of the affordable housing requirement for the particular settlement it is located in, (which may be possible) then it will have a significant positive (++) effect.</p>
<p>5. Reducing crime, fear of crime and antisocial behaviour.</p>	<p>The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential</p>

SA Objectives	SA Assumptions
	residential sites on this SA objective will be negligible (0).
6. Providing opportunities to participate in recreational and cultural activities.	<p>The effects of the potential housing sites on this SA objective will depend in part on the provision of open space and green infrastructure (as well as other recreational and cultural facilities) within the new development, which is unknown at this stage. However, proximity to existing recreational and cultural assets will also influence effects, particularly if facilities are within walking distance (600m).</p> <ul style="list-style-type: none"> • Sites that are within 600m of three or more recreational and cultural facilities (including areas of open space) are likely to have a significant positive (++) effect. • Sites that are within 600m of one or two recreational and cultural facilities (including areas of open space) are likely to have a minor positive (+) effect. • Sites that are more than 600m from any existing recreational and cultural facilities (including areas of open space) are likely to have a minor negative effect, although this is uncertain (-?) depending on whether such facilities are provided within the new housing developments. <p>However, if there are any sites with particular access issues due to the topography of the site or the presence of barriers such as main roads, this has been taken into account in the appraisal. Therefore, in some cases even sites that are within 600m of existing recreational and cultural facilities (including areas of open space) have been scored as having an uncertain minor negative (-?) effect.</p> <ul style="list-style-type: none"> • In addition, if there is an existing designated area of open space within the proposed development site that would be lost to new residential development, this could result in a significant negative (--?) effect. However, there is uncertainty attached as, depending on the development design, the new development may incorporate the retention of at least some of the open space.
7. Valuing, enhancing and protecting the assets of the natural environment of North Warwickshire, including landscape character.	<p>As there are no National Parks or Areas of Outstanding Natural Beauty within or immediately adjacent to North Warwickshire, the location of potential housing sites is not expected to affect these landscape designations.</p> <p>Where development will take place on greenfield land, the character of the local environment is more likely to be affected and larger sites will have a more prominent impact than smaller sites. However, effects are uncertain depending on the design of new development and the quality of the landscape.</p> <ul style="list-style-type: none"> • Large sites (over 5ha) entirely or mainly on greenfield land may have a significant negative (--?) effect on this objective. • Small sites (less than 5ha) entirely or mainly on greenfield land may have a minor negative (-) effect on this

SA Objectives	SA Assumptions
	<p>objective.</p> <ul style="list-style-type: none"> Sites of any size on brownfield land are likely to have a negligible (0) effect on this objective.
<p>8. Valuing, enhancing and protecting the quality and distinctiveness of the built environment, including the cultural heritage.</p>	<p>The potential for residential development to affect cultural heritage in North Warwickshire has been informed by the Historic Environment Assessment (HEA) for the borough¹¹¹. This study considered the sensitivity of the towns and villages in North Warwickshire to development and assessed the likely effects of development on archaeology, heritage features such as listed buildings (including the setting and views from the designated asset) and historic landscapes. However, all effects are at this stage uncertain as they will be influenced by the specific design of developments, which is not known until the planning application stage. The HEA makes specific reference to potential mitigation for some effects, and this has been considered in the SA.</p> <ul style="list-style-type: none"> Sites that are very of very high or high sensitivity to development could have a significant negative effect on this objective (--?). Sites that are of medium sensitivity to development could have a minor negative effect on this objective (-?). Sites that are of low sensitivity to development could have a negligible effect on this objective (0?). <p>The SA has also been informed by the descriptive information provided in the Historic Environment Assessment about each site and town/village, and previous consultation comments from English Heritage have also informed the assessments where relevant.</p> <p>The effects of sites that have not been covered in the HEA are unknown. Uncertain effects (?) have therefore been recorded for these sites.</p>
<p>9. Valuing, enhancing and protecting the biodiversity of North Warwickshire</p>	<p>Housing sites that are within 250m of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if housing developments include green infrastructure. Therefore, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists in most cases as appropriate mitigation may avoid adverse effects and may even result in beneficial effects. In addition, the potential impacts on biodiversity on or adjacent to the potential development sites cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application.</p> <p>Where there is existing development between a site and a TPO, no effect on the TPO would be expected from the new</p>

¹¹¹ Oxford Archaeology (2014) A Historic Environment Assessment of Potential Development Areas within North Warwickshire.

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	<p>development.</p> <ul style="list-style-type: none"> • Sites that include one or more internationally, nationally or locally designated biodiversity or sites that are within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites are likely to have a significant negative (--) effect. • Sites that are within 250m of one or more locally designated biodiversity or geodiversity sites or an area of ancient woodland, or sites that include a tree with a tree protection order, may have a significant negative (--?) effect. • Sites that are between 250m and 1km of one or more internationally, nationally or locally designated biodiversity or geodiversity sites or an area of ancient woodland, or that are within 250m of a tree with a tree protection order, may have a minor negative (-?) effect. <p>Sites that are more than 1km from any designated biodiversity or geodiversity sites are likely to have a negligible (0?) effect</p> <p>Note that in all of the above cases, candidate or potential designated sites are treated the same as those that have already been designated.</p>
<p>10. Ensuring development makes efficient use of previously developed land, buildings and existing physical infrastructure in sustainable locations.</p>	<p>Where development takes place on greenfield land, it is a less efficient use of land than development on brownfield sites. Whether or not sites are on brownfield land is included in the Council's Site Assessment Form and can also be judged from the OS base map.</p> <ul style="list-style-type: none"> • Large sites (over 5ha) entirely or mainly on greenfield land are likely to have a significant negative (--) effect on this objective. • Small sites (less than 5ha) entirely or mainly on greenfield land are likely to have a minor negative (-) effect on this objective. • Sites of any size entirely or mainly on brownfield land are likely to have a minor positive (+) effect on this objective.
<p>11. Maintaining the resources of air, water and productive soil, minimising pollution levels.</p>	<p>Development within an AQMA is likely to have a negative effect on air quality as increased vehicle traffic from population growth in those areas could compound existing air quality problems; however none of the residential site options in North Warwickshire are within or near to an AQMA. Where sites would involve development on high quality (grade 1, 2 or 3) agricultural land there will be a negative effect on preserving soil quality. Development within close proximity of hydrological features¹¹² such as principal or secondary aquifers and groundwater source protection zones could affect water quality;</p>

¹¹² Note that groundwater drinking water protected areas (PA) have not been considered in the appraisal as the whole Borough is covered by a PA which indicates the Borough is "probably not at risk"; therefore there would be no differences between the site options in relation to their proximity to an PA.

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	<p>however there is uncertainty attached to the potential negative effects as effects on water quality and quantity will also depend on other factors. The capacity of existing sewage treatment works to accommodate additional demand from new development can also be used to indicate potential effects on water quality.</p> <p><u>Impacts on soil quality</u></p> <ul style="list-style-type: none"> • Sites that are on grade 1 or 2 agricultural land are likely to have a significant negative (--) effect. • Sites that are on grade 3 agricultural land are likely to have a minor negative (-) effect. • Sites that are not on grade 1, 2 or 3 agricultural land are likely to have a negligible (0) effect. <p><u>Impacts on water quality (which may lead to mixed effects with the above)</u></p> <ul style="list-style-type: none"> • Sites in locations that are served by sewage treatment works where capacity issues are known to exist, may have a significant negative (--) effect. Where the effects of development on the existing sewage treatment network are unknown an uncertain (?) effect has been recorded. • Sites that are within or immediately adjacent to one or more of the hydrological features listed above may have a minor negative (-) effect. • Sites that located outside of the hydrological features listed above are likely to have a negligible (0) effect. <p>In addition, where there is information (e.g. from Environment Agency consultation responses) to indicate that the development of a site could give rise to ground contamination issues, a further potential negative (-?) effect is identified.</p> <p>All effects against this objective are considered to be uncertain (?) until such time as the detailed design, location and layout of each development are known.</p>
<p>12. Minimising North Warwickshire's contribution to the causes of climate change whilst implementing a managed response to its unavoidable impacts.</p>	<p>While new housing development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual housing sites will not have a direct effect on the causes of climate change. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward.</p> <p>Developments in certain locations, however, may be more vulnerable to the unavoidable impacts of climate change (such as flooding). While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, inappropriately located development can increase overall flood risk and vulnerability to flooding. If the site contains an area that is classed as Flood Risk Zone 3a (high probability of flood risk) and/or Flood Risk Zone 3b (the functional flood plain),</p>

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	<p>then a significant negative effect (--?) may occur. Residential dwellings are classified in the National Planning Practice Guidance as being a 'more vulnerable use', which should not be located in Flood Risk Zone 3b, and should only be included in Flood Risk Zone 3a if the Exception Test is passed.</p> <ul style="list-style-type: none"> • If the site contains an area that is classed as Flood Risk Zone 3 then a significant negative effect (--?) may occur. • If the site contains an area that is classed as Flood Risk Zone 2, then a minor negative effect (-?) may occur. • Sites that are outside of those flood zones are likely to have a negligible (0) effect.
<p>13. Reducing overall energy use through sustainable design, increasing energy efficiency and increasing the proportion of energy generated from renewable sources.</p>	<p>While all new residential development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with relevant Local Plan policies). However, the effects of new housing on efficient energy consumption will not be determined by the location of new housing development; therefore the effect of all of the proposed residential sites on this SA objective will be negligible (0).</p>
<p>14. Using natural resources efficiently</p>	<p>While new residential development is likely to increase consumption of natural resources through construction and by increasing the population, in most cases the location of potential housing sites is not expected to have a direct effect on this objective, with effects depending more on the energy efficiency of buildings and the use of good design and construction techniques. However, development within Minerals Safeguarding and Consultation Areas (as identified in the Warwickshire Minerals Core Strategy) may sterilise mineral resources and restrict the availability of resources in the Borough.</p> <ul style="list-style-type: none"> • Sites that are within, or within 250m of, Minerals Safeguarding Areas or Minerals Consultation Areas are likely to have a minor negative (-) effect. • Sites that are more than 250m from Minerals Safeguarding Areas or Minerals Consultation Areas are likely to have a negligible (0) effect.
<p>15. Increasing use of public transport, cycling and walking and reducing use of the private car.</p>	<p>The proximity of the housing sites to services, facilities and employment opportunities (many of which are likely to be located in town centres), as well as proximity to public transport links, could affect levels of car use and the associated greenhouse gas emissions.</p> <ul style="list-style-type: none"> • Sites that are within 600m of both a town centre and public transport links are likely to have a significant positive

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	<p>(++) effect.</p> <ul style="list-style-type: none"> Sites that are either within 600m of either public transport links or a town centre are likely to have a minor positive (+) effect. Sites that are more than 600m from both public transport links and a town centre are likely to have a minor negative effect (-). <p>However, if there are any sites with particular access issues due to the topography of the site or the presence of barriers such as main roads, this has been taken into account in the appraisal. Therefore, in some cases even sites that are within 600m of public transport links and/or a town centre have been scored as having a minor negative (-) effect.</p>
<p>16. Encouraging and enabling waste minimisation, reuse, recycling and recovery to divert resources away from the waste stream.</p>	<p>Any new housing development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size and can therefore accommodate a higher number of new households. However, new developments may offer good opportunities for incorporating sustainable waste management practices, and where housing development is proposed on brownfield land, there may be good opportunities for using existing buildings and materials.</p> <ul style="list-style-type: none"> Large sites (over 5ha) on greenfield land are likely to have a significant negative (--) effect on this objective. Small sites (under 5ha) on greenfield land or large sites (over 5ha) on brownfield land are likely to have a minor negative (-) effect on this objective. Small sites (under 5ha) on brownfield land are likely to have a negligible (0) effect.
<p>17. Encouraging local sourcing of goods and materials.</p>	<p>While there may be opportunities for using locally sourced goods and materials during the construction of new housing in the Borough, this will not be determined by the location of housing developments. Therefore, the effects of all sites on this objective will be negligible (0).</p>
<p>18. Creation of a modern, healthy and diverse economy which is able to adapt to changes in the wider economy while remaining relevant to the needs of local people.</p>	<p>The location of housing sites will not affect the success and flexibility of the local economy. While housing provision may affect the size of the local workforce, this is considered separately under SA objective 19 below; therefore the effects of all residential sites will be negligible (0).</p>
<p>19. Maintaining and enhancing employment</p>	<p>While the location of housing sites will not influence the number of employment opportunities in the Borough, the proximity of</p>

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<p>opportunities and reducing the disparities arising from unequal access to jobs.</p>	<p>housing to employment opportunities and public transport links can affect people’s ability to access jobs.</p> <ul style="list-style-type: none"> • Housing sites that are within walking distance (600m) of public transport links as well as one or more of the allocated employment sites in the Draft Local Plan will have a significant positive (++) effect. • Housing sites that are within walking distance (600m) of either public transport links or one or more of the allocated employment sites in the Draft Local Plan will have a minor positive (+) effect. • Housing sites that are not within walking distance (600m) of either public transport links or one or more of the allocated employment sites in the Draft Local Plan will have a minor negative (-) effect. <p>However, if there are any sites with particular access issues due to the topography of the site or the presence of barriers such as main roads, this has been taken into account in the appraisal. Therefore, in some cases even sites that are within 600m of public transport links and/or an allocated employment site have been scored as having a minor negative (-) effect.</p>
<p>20. Ensuring that people of all ages are provided with the opportunity to obtain the skills, knowledge, confidence and understanding to achieve their full potential.</p>	<p>The effects of housing development on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new housing development, which is unknown at this stage. Effects will also depend on the proximity of sites to existing schools and colleges, although there are uncertainties as the effects will depend on there being capacity at those schools and colleges to accommodate new pupils.</p> <ul style="list-style-type: none"> • Sites that are within 600m of at least two of either a pre-school, a primary school, a secondary school or a college may have a significant positive (++?) effect. • Sites that are within 600m of one of either a primary or secondary school or a college may have a minor positive effect (+?). • Sites that are more than 600m from any school or college may have a negative effect (-?). • However, if there are any sites with particular access issues due to the topography of the site or the presence of barriers such as main roads, this has been taken into account in the appraisal. Therefore, in some cases even sites that are within 600m of one or more existing schools have been scored as having an uncertain minor negative (-?) effect.

Table A6. 2: Assumptions for employment site appraisals

SA Objectives	SA Assumptions
<p>1. Equal access to services, facilities and opportunities for all, regardless of income, age, health, disability, culture or ethnic origin.</p>	<p>While employment sites are not expected to have a significant effect on this objective, where employment sites are within walking distance (600m) of community services and facilities employees will be more easily able to access these services and facilities during breaks and before and after work.</p> <ul style="list-style-type: none"> • Sites that are within 600m of two or more community services/facilities will have a positive (+) effect. • Sites that are within 600m of less than two community services will have a minor negative (-) effect. • However, if there are any sites with particular access issues due to the topography of the site or the presence of barriers such as main roads, this has been taken into account in the appraisal. Therefore, in some cases even sites that are within 600m of two or more community services have been scored as having a minor negative (-) effect.
<p>2. Developing and supporting vibrant and active communities and voluntary groups, who are able to express their needs and take steps towards meeting them.</p>	<p>The location of employment sites is not considered likely to affect this objective; therefore the score for all sites will be negligible (0).</p>
<p>3. Tackling health inequalities and improve health by supporting local communities and by improving access and raising awareness</p>	<p>Employment sites that are within walking distance (600m) of existing open spaces, footpaths and cycle routes will ensure that employees have good access to walking and cycle links which may encourage them to commute on foot or by bicycle and to be active outdoors in open space during breaks from work, thus promoting healthy lifestyles. <i>While potential open space allocations shouldn't be taken into account in the scoring in case they are not allocated, it would be worth making reference to them in the commentary/justification text.</i> There are no AQMAs within close proximity of any of the employment site options; therefore air quality issues are not expected to affect peoples' health.</p> <ul style="list-style-type: none"> • Sites that are within 600m of an area of open space and at least one footpath/cycle path will have a significant positive (++) effect. • Sites that are within 600m of either an area of open space or footpath/cycle path will have a minor positive (+) effect. • Sites that are more than 600m from either an area of open space or footpath/cycle paths will have a minor negative (-) effect.

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	<p>However, if there are any sites with particular access issues due to the topography of the site or the presence of barriers such as main roads, this has been taken into account in the appraisal. Therefore, in some cases even sites that are within 600m of areas of open space and/or footpaths and cycle paths have been scored as having a minor negative (-) effect.</p>
<p>4. Providing decent and affordable housing to meet local needs.</p>	<p>The location of employment sites is not considered likely to affect this objective; therefore the score for all sites will be negligible (0).</p>
<p>5. Reducing crime, fear of crime and antisocial behaviour.</p>	<p>It is possible that the provision of new job opportunities resulting from the allocation of new employment sites could help to improve overall levels of prosperity in the Borough; therefore reducing the levels of crime, although this is an indirect effect and cannot be assumed. The effects of new employment developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the employment sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night when employment sites are likely to be quiet. However, such issues will not be influenced by the location of employment sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential employment sites on this SA objective will be negligible (0).</p>
<p>6. Providing opportunities to participate in recreational and cultural activities.</p>	<p>The effects of the potential employment sites on this SA objective will depend in part on the provision of open space and green infrastructure within the new development (which could be used by employees), and this is unknown at this stage. However, proximity to existing recreational and cultural assets will also influence effects, particularly if facilities are within walking distance (600m) so that employees could more easily make use of them during breaks and before and after work. <i>While potential open space allocations shouldn't be taken into account in the scoring in case they are not allocated, it would be worth making reference to them in the commentary/justification section of the pro-forma..</i></p> <ul style="list-style-type: none"> • Sites that are within 600m of two or more recreational and cultural facilities (including areas of open space) are likely to have a minor positive (+) effect. • Sites that are within 600m of less than two recreational and cultural facilities (including areas of open space) are likely to have a minor negative (-) effect. <p>However, if there are any sites with particular access issues due to the topography of the site or the presence of barriers such as main roads, this has been taken into account in the appraisal. Therefore, in some cases even sites that are within 600m of two or more existing recreational and cultural facilities (including areas of open space) have been scored as having an uncertain minor negative (-?) effect.</p> <ul style="list-style-type: none"> • In addition, if there is an existing designated area of open space within the proposed development site that would be

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	<p>lost to new employment development, this could result in a significant negative (--?) effect. However, there is uncertainty attached depending on the development design, which may incorporate the retention of at least some of the open space.</p>
<p>7. Valuing, enhancing and protecting the assets of the natural environment of North Warwickshire, including landscape character.</p>	<p>As there are no National Parks or Areas of Outstanding Natural Beauty within or immediately adjacent to North Warwickshire, the location of potential employment sites is not expected to affect these landscape designations.</p> <p>Where development will take place on greenfield land, the character of the local environment is more likely to be affected and larger sites will have a more prominent impact than smaller sites. However, effects are uncertain depending on the design of new development and the quality of the landscape.</p> <ul style="list-style-type: none"> • Large sites (over 5ha) entirely or mainly on greenfield land may have a significant negative (--?) effect on this objective. • Small sites (less than 5ha) entirely or mainly on greenfield land may have a minor negative (-) effect on this objective. • Sites of any size on brownfield land are likely to have a negligible (0) effect on this objective.
<p>8. Valuing, enhancing and protecting the quality and distinctiveness of the built environment, including the cultural heritage.</p>	<p>The potential for employment development to affect cultural heritage in North Warwickshire has been informed by the Historic Environment Assessment (HEA) for the borough¹¹³. This study considered the sensitivity of the towns and villages in North Warwickshire to development and assessed the likely effects of development on archaeology, heritage features such as listed buildings (including their setting and views from the designated asset) and historic landscapes.</p> <p>However, all effects are at this stage uncertain as they will be influenced by the specific design of developments, which is not known until the planning application stage. The HEA makes specific reference to potential mitigation for some effects, and this has been considered in the SA.</p> <ul style="list-style-type: none"> • Sites that are very of very high or high sensitivity to development could have a significant negative effect on this objective (--?). • Sites that are of medium sensitivity to development could have a minor negative effect on this objective (-?). • Sites that are of low sensitivity to development could have a negligible effect on this objective (0?). <p>The SA has also been informed by the descriptive information provided in the Historic Environment Assessment about each site and town/village, and previous consultation comments from English Heritage have also informed the</p>

¹¹³ Oxford Archaeology (2014) A Historic Environment Assessment of Potential Development Areas within North Warwickshire.

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	<p>assessments where relevant.</p> <p>The effects of sites that have not been covered in the HEA are unknown. Uncertain effects (?) have therefore been recorded for these sites.</p>
<p>9. Valuing, enhancing and protecting the biodiversity of North Warwickshire</p>	<p>Employment sites that are within 250m of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if housing developments include green infrastructure. Therefore, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists in most cases as appropriate mitigation may avoid adverse effects and may even result in beneficial effects. In addition, the potential impacts on biodiversity on or adjacent to the potential development sites cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application.</p> <p>Where there is development between a site and a TPO, no effect would be expected from the new development.</p> <ul style="list-style-type: none"> • Sites that include one or more internationally, nationally or locally designated biodiversity or sites that are within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites are likely to have a significant negative (--) effect. • Sites that are within 250m of one or more locally designated biodiversity or geodiversity sites, an area of ancient woodland or a tree with a tree protection order may have a significant negative (--?) effect. • Sites that are between 250m and 1km of one or more internationally, nationally or locally designated biodiversity or geodiversity sites, an area of ancient woodland or a tree with a tree protection order may have a minor negative (-?) effect. • Sites that are more than 1km from any designated biodiversity or geodiversity sites are likely to have a negligible (0?) effect. • Note that in all of the above cases, candidate or potential designated sites are treated the same as those that have already been designated.
<p>10. Ensuring development makes efficient use of previously developed land, buildings and</p>	<p>Where development takes place on greenfield land, it is a less efficient use of land than development on brownfield sites. Whether or not sites are on brownfield land is included in the Council's Site Assessment Form and can also be judged from the OS base map.</p> <ul style="list-style-type: none"> • Large sites (over 5ha) entirely or mainly on greenfield land are likely to have a significant negative (--) effect on this

SA Objectives	SA Assumptions
existing physical infrastructure in sustainable locations.	<p>objective.</p> <ul style="list-style-type: none"> • Small sites (less than 5ha) entirely or mainly on greenfield land are likely to have a minor negative (-) effect on this objective. • Sites of any size entirely or mainly on brownfield land are likely to have a minor positive (+) effect on this objective.
11. Maintaining the resources of air, water and productive soil, minimising pollution levels.	<p>Development within an AQMA is likely to have a negative effect on air quality as increased vehicle traffic from population growth in those areas could compound existing air quality problems; however none of the employment site options in North Warwickshire are within or near to an AQMA. Where sites would involve development on high quality (grade 1, 2 or 3) agricultural land there will be a negative effect on preserving soil quality. Development within close proximity of hydrological features such as principal or secondary aquifers and groundwater source protection zones could affect water quality; however there is uncertainty attached to the potential negative effects as effects on water quality and quantity will also depend on other factors. The capacity of existing sewage treatment works to accommodate additional demand from new development can also be used to indicate potential effects on water quality.</p> <p><u>Impacts on soil quality</u></p> <ul style="list-style-type: none"> • Sites that are on grade 1 or 2 agricultural land are likely to have a significant negative (--) effect. • Sites that are on grade 3 agricultural land are likely to have a minor negative (-) effect. • Sites that are not on grade 1, 2 or 3 agricultural land are likely to have a negligible (0) effect. <p><u>Impacts on water quality (which may lead to mixed effects with the above)</u></p> <ul style="list-style-type: none"> • Sites in locations that are served by sewage treatment works where capacity issues are known to exist, may have a significant negative (--?) effect. Where the effects of development on the existing sewage treatment network are unknown an uncertain (?) effect has been recorded. • Sites that are within or immediately adjacent to one or more of the hydrological features listed above may have a minor negative (-?) effect. • Sites that located from any of the hydrological features listed above are likely to have a negligible (0) effect. <p>In addition, where there is information (e.g. from Environment Agency consultation responses) to indicate that the development of a site could give rise to ground contamination issues, a further potential negative (-?) effect is identified.</p> <p>All effects against this objective are considered to be uncertain (?) until such time as the detailed design, location and layout</p>

SA Objectives	SA Assumptions
	of each development are known.
<p>12. Minimising North Warwickshire's contribution to the causes of climate change whilst implementing a managed response to its unavoidable impacts.</p>	<p>While new employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and the increased vehicle traffic associated with commercial activities), the location of individual employment sites will not have a direct effect on the causes of climate change. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the employment development, which will not be known until planning applications come forward.</p> <p>Developments in certain locations, however, may be more vulnerable to the unavoidable impacts of climate change (such as flooding). While it is recognised that new development in any location may offer good opportunities to incorporate SuDS, inappropriately located development can increase overall flood risk and vulnerability to flooding.</p> <ul style="list-style-type: none"> • If the site contains an area that is classed as Flood Risk Zone 3a (high probability of flood risk) and/or Flood Risk Zone 3b (the functional flood plain), then a minor negative effect (-?) may occur. Most commercial land uses are classified in DCLG Technical Guidance on flood risk (March 2012) as being a 'less vulnerable use', which should not be located in Flood Risk Zone 3b. • If the site contains an area that is classed as Flood Risk Zone 2, then a negligible effect (0?) may occur as the DCLG guidance does not indicate that 'less vulnerable uses' such as commercial development should not take place in those areas. However, there is uncertainty attached depending on the incorporation of mitigation measures. • Sites that are outside of those flood zones are likely to have a negligible (0) effect.
<p>13. Reducing overall energy use through sustainable design, increasing energy efficiency and increasing the proportion of energy generated from renewable sources.</p>	<p>While all new employment development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new employment developments will be built to high standards of energy efficiency (in accordance with policy NW9: Energy Efficiency in the emerging Core Strategy). However, the effects of new employment development on efficient energy consumption will not be determined by the location of the new development; therefore the effect of all of the proposed employment sites on this SA objective will be negligible (0).</p>
<p>14. Using natural resources efficiently</p>	<p>While new employment development is likely to increase consumption of natural resources through construction, in most cases the location of potential employment sites is not expected to have a direct effect on this objective, with effects depending more on the energy efficiency of buildings and the use of good design and construction techniques. However, development within Minerals Safeguarding and Consultation Areas (as identified in the Warwickshire Minerals Core Strategy)</p>

SA Objectives	SA Assumptions
	<p>may sterilise mineral resources and restrict the availability of resources in the Borough.</p> <ul style="list-style-type: none"> • Sites that are within 250m of Minerals Safeguarding Areas or Minerals Consultation Areas are likely to have a minor negative (-) effect. • Sites that are more than 250m from Minerals Safeguarding Areas or Minerals Consultation Areas are likely to have a negligible (0) effect.
<p>15. Increasing use of public transport, cycling and walking and reducing use of the private car.</p>	<p>The proximity of the employment sites to services, facilities and housing developments (most of which are likely to be concentrated in the larger service centres), as well as proximity to public transport links, could affect levels of car use by employees and the associated greenhouse gas emissions.</p> <ul style="list-style-type: none"> • Sites that are within 600m of both a key service centre and public transport links are likely to have a significant positive (++) effect. • Sites that are within 600m of either public transport links or a key service centre are likely to have a minor positive (+) effect. • Sites that are more than 600m from both public transport links and a key service centre are likely to have a minor negative effect (-). • However, if there are any sites with particular access issues due to the topography of the site or the presence of barriers such as main roads, this has been taken into account in the appraisal. Therefore, in some cases even sites that are within 600m of public transport links and/or a town centre have been scored as having a minor negative (-) effect.
<p>16. Encouraging and enabling waste minimisation, reuse, recycling and recovery to divert resources away from the waste stream.</p>	<p>All new employment development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size. However, new developments may offer good opportunities for incorporating sustainable waste management practices, and where employment development is proposed on brownfield land, there may be good opportunities for using existing buildings and materials.</p> <ul style="list-style-type: none"> • Large sites (over 5ha) on greenfield land are likely to have a significant negative (--) effect on this objective. • Small sites (under 5ha) on greenfield land or large sites (over 10ha) on brownfield land are likely to have a minor negative (-) effect on this objective. • Small sites (under 5ha) on brownfield land are likely to have a negligible (0) effect.
<p>17. Encouraging local</p>	<p>While there may be opportunities for using locally sourced goods and materials during the construction of new employment</p>

SA Objectives	SA Assumptions
sourcing of goods and materials.	development in the Borough, the location of potential employment sites will not affect this objective and the effects of all sites on this objective will be negligible (0).
18. Creation of a modern, healthy and diverse economy which is able to adapt to changes in the wider economy while remaining relevant to the needs of local people.	<p>The provision of new employment sites is likely to have a positive effect on this objective by providing new and modern developments in which businesses can locate.</p> <ul style="list-style-type: none"> • Large sites (over 5ha) are likely to have a significant positive (++) effect. • Small sites (up to 5ha) are likely to have a minor positive effect.
19. Maintaining and enhancing employment opportunities and reducing the disparities arising from unequal access to jobs.	<p>The provision of new employment sites is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population growth that will result from housing development through other residential site allocations.</p> <ul style="list-style-type: none"> • Large sites (over 5ha) are likely to have a significant positive (++) effect. • Small sites (up to 5ha) are likely to have a minor positive effect.
20. Ensuring that people of all ages are provided with the opportunity to obtain the skills, knowledge, confidence and understanding to achieve their full potential.	<p>The effects of new employment development on this objective are likely to be positive as it should result in improved opportunities for work-based training and skills development. The extent of the positive effect will be affected by the size of the employment site as larger sites are likely to offer particularly good opportunities for higher numbers of people to obtain new skills and training opportunities.</p> <ul style="list-style-type: none"> • Large sites (over 5ha) are likely to have a significant positive (++) effect on this objective. • Small sites (less than 5ha) are likely to have a minor positive (+) effect on this objective.

Table A6.3: Assumptions for open space site appraisals

SA Objectives	SA Assumptions
General	N/A
1. Equal access to services, facilities and opportunities for all, regardless of income, age, health, disability, culture or ethnic origin.	The location of areas of open space would not affect this objective; therefore the score for all sites will be negligible (0).
2. Developing and supporting vibrant and active communities and voluntary groups, who are able to express their needs and take steps towards meeting them.	The location of areas of open space would not affect this objective; therefore the score for all sites will be negligible (0).
3. Tackling health inequalities and improve health by supporting local communities and by improving access and raising awareness	<p>Open space sites that are within walking distance (600m) of residential and employment development will ensure that people have good access to areas that can be used for active outdoor recreation, therefore promoting healthier and more active lifestyles. <i>Potential residential and employment sites should not be taken into account in the scoring in case they are not eventually allocated, but should be referred to in the commentary/justification text where relevant.</i></p> <ul style="list-style-type: none"> • Sites that are within 600m of residential or employment development will have a minor positive (+) effect. • Sites that are more than 600m from residential or employment development will have a minor negative (-) effect. <p>However, if there are any sites with particular access issues due to the topography of the site or the presence of barriers such as main roads, this has been taken into account in the appraisal. Therefore, in some cases even sites that are within 600m of residential and employment development have been scored as having a minor negative (-) effect.</p>
4. Providing decent and affordable housing to meet local	The location of areas of open space would not affect this objective; therefore the score for all sites will be negligible (0).

SA Objectives	SA Assumptions
needs.	
5. Reducing crime, fear of crime and antisocial behaviour.	<p>The effects of new open space sites on levels of crime and fear of crime will depend on factors such as the design and the use of appropriate lighting, which could have an effect on perceptions of personal safety, particularly at night when open spaces are likely to be less well-used. However, such issues will not be influenced by the location of the open sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential open space sites on this SA objective will be negligible (0).</p>
6. Providing opportunities to participate in recreational and cultural activities.	<p>Open space sites that are within walking distance (600m) of residential and employment development will ensure that people have good access to areas that can be used for recreation. <i>Potential residential and employment sites should not be taken into account in the scoring in case they are not allocated, but should be referred to in the commentary/justification text where relevant.</i></p> <ul style="list-style-type: none"> • Sites that are within 600m of residential or employment development will have a minor positive (+) effect. • Sites that are more than 600m from residential or employment development will have a minor negative (-) effect. <p>However, if there are any sites with particular access issues due to the topography of the site or the presence of barriers such as main roads, this has been taken into account in the appraisal. Therefore, in some cases even sites that are within 600m of residential and employment development have been scored as having a minor negative (-) effect.</p>
7. Valuing, enhancing and protecting the assets of the natural environment of North Warwickshire, including landscape character.	<p>New open space sites will help to enhance the character and appearance of the natural environment; regardless of location. However, larger sites may have more positive effects.</p> <ul style="list-style-type: none"> • Sites that are large (over 5ha) will have a significant positive (++) effect. • Sites that are small (less than 5ha) will have a minor positive (+) effect.
8. Valuing, enhancing and protecting the quality and distinctiveness of the built environment, including the cultural	<p>The potential for open space allocations to affect cultural heritage in North Warwickshire has been informed by the Historic Environment Assessment (HEA) for the borough¹¹⁴. This study considered the sensitivity of the towns and villages in North Warwickshire to development and assessed the likely effects of development on archaeology, heritage features such as listed buildings (including their setting and views from the designated asset) and historic landscapes. Note that the open space site options were not assessed individually in detail at the site level, and for those sites likely effects are indicated by the overall sensitivity of the relevant study area, set out in Appendix 1 of the HEA.</p>

¹¹⁴ Oxford Archaeology (2014) A Historic Environment Assessment of Potential Development Areas within North Warwickshire.

SA Objectives	SA Assumptions
heritage.	<p>Where open space sites are allocated in areas where the heritage environment is more sensitive to development, there is the potential to have positive effects by preventing other development (which could have a negative effects) from taking place. Similarly, areas of open space within built up areas can enhance the appearance and quality of the built environment. However, there is some uncertainty attached to all of the identified effects as impacts cannot be determined in detail at this strategic level of assessment.</p> <p><u>Effects on the built environment</u></p> <ul style="list-style-type: none"> • Sites within built up areas may have a minor positive (+?) effect on the overall quality of the built environment. • Sites outside of built up areas would have a negligible (0) effect on the overall quality of the built environment. <p><i>In addition, which may lead to mixed effects with the above:</i></p> <p><u>Effects on cultural heritage</u></p> <ul style="list-style-type: none"> • Sites that are within an area of very high or high sensitivity to development could have a significant positive (++?) effect on this objective. • Sites that are within an area of medium sensitivity to development could have a minor positive (+?) effect on this objective. • Sites that are within an area of low sensitivity to development could have a negligible (0?) effect on this objective. <p>The effects of sites that have not been covered in the HEA are unknown. Uncertain effects (?) have therefore been recorded for these sites.</p>
9. Valuing, enhancing and protecting the biodiversity of North Warwickshire	<p>New areas of open space are likely to have a positive effect on biodiversity by securing areas of habitat and promoting habitat connectivity.</p> <ul style="list-style-type: none"> • Sites that are large (over 5ha) will have a significant positive (++) effect. • Sites that are small (less than 5ha) will have a minor positive (+) effect.
10. Ensuring development makes efficient use of previously developed land, buildings and	<p>The location of areas of open space would not affect this objective; therefore the score for all sites will be negligible (0).</p>

SA Objectives	SA Assumptions
existing physical infrastructure in sustainable locations.	
11. Maintaining the resources of air, water and productive soil, minimising pollution levels.	<p>The location of open space sites will not have an effect on air or water quality. Where sites are located on high quality (grade 1, 2 or 3) agricultural land there will be a positive effect on preserving soil quality as development (housing or employment land) will not take place on the site, which could otherwise lead to the loss of that high value land.</p> <ul style="list-style-type: none"> • Sites that are on grade 1 or 2 agricultural land are likely to have a significant positive (++) effect. • Sites that are on grade 3 agricultural land are likely to have a minor positive (+) effect. • Sites that are not on grade 1, 2 or 3 agricultural land are likely to have a negligible (0) effect.
12. Minimising North Warwickshire's contribution to the causes of climate change whilst implementing a managed response to its unavoidable impacts.	<p>Where open space is allocated it could have a positive effect on flood risk, one of the most significant impacts of climate change, by ensuring that there are areas of permeable surfaces which should increase infiltration and reduce the risk of surface water flooding. This will be particularly beneficial where sites are large and are within areas of higher flood risk. DCLG guidance classifies amenity open space as water-compatible development,</p> <ul style="list-style-type: none"> • Large sites (over 5ha) within high flood risk areas (flood zones 2, 3a and 3b) are likely to have a significant positive (++) effect. • Small sites (less than 5ha) within high flood risk areas (flood zones 2, 3a and 3b) or large sites outside of those areas are likely to have a minor positive (+) effect. • Small sites (less than 5ha) outside of high flood risk areas are likely to have a negligible (0) effect.
13. Reducing overall energy use through sustainable design, increasing energy efficiency and increasing the proportion of energy generated from renewable sources.	<p>The location of areas of open space would not affect this objective; therefore the score for all sites will be negligible (0).</p>
14. Using natural	<p>The proximity of open space site allocations to minerals safeguarding areas would not have a direct effect on this objective</p>

SA Objectives	SA Assumptions
resources efficiently	because the use of land for open space would not lead to the sterilisation of mineral resources in the same way that built development could. Therefore the score for all sites will be negligible (0).
15. Increasing use of public transport, cycling and walking and reducing use of the private car.	The location of areas of open space would not affect this objective; therefore the score for all sites will be negligible (0).
16. Encouraging and enabling waste minimisation, reuse, recycling and recovery to divert resources away from the waste stream.	The location of areas of open space would not affect this objective; therefore the score for all sites will be negligible (0).
17. Encouraging local sourcing of goods and materials.	The location of areas of open space would not affect this objective; therefore the score for all sites will be negligible (0).
18. Creation of a modern, healthy and diverse economy which is able to adapt to changes in the wider economy while remaining relevant to the needs of local people.	The location of areas of open space would not affect this objective; therefore the score for all sites will be negligible (0).
19. Maintaining and enhancing employment opportunities and reducing the disparities arising from unequal access to jobs.	The location of areas of open space would not affect this objective; therefore the score for all sites will be negligible (0).
20. Ensuring that people of all ages are	The location of areas of open space would not affect this objective; therefore the score for all sites will be negligible (0).

SA Objectives	SA Assumptions
provided with the opportunity to obtain the skills, knowledge, confidence and understanding to achieve their full potential.	

Table A6.4: Assumptions for mixed use (residential and open space) site appraisals

SA Objectives	SA Assumptions
General	N/A
1. Equal access to services, facilities and opportunities for all, regardless of income, age, health, disability, culture or ethnic origin.	<p>The location of potential development sites could affect this objective by influencing people’s ability to physically access services and facilities. Where mixed use sites which incorporate new housing development are within walking distance (600m) of community services and facilities, residents (particularly those without cars) will be more easily able to access those facilities. Good public transport links will also be beneficial as they will enable residents to reach services and facilities that are further away without having to rely on the use of private cars. The provision of open space as part of a mixed use development would not affect this objective.</p> <ul style="list-style-type: none"> • Mixed-use sites that include housing that are within walking distance (600m) of three or more community services/facilities as well as one or more public transport nodes, will have a significant positive (++) effect. • Mixed-use sites that include housing that are within walking distance (600m) of two or more community services/facilities (regardless of proximity to public transport nodes) will have a minor positive (+) effect. • Mixed-use sites that include housing that are within walking distance (600m) of one community service/facility and/or one public transport node will have a negligible (0) effect. • Mixed-use sites that include housing that are not within walking distance (600m) of any community services/facilities, but which are within 600m of at least one public transport node will have a minor negative (-) effect. • Mixed-use sites that include housing that are not within walking distance (600m) of any community services/facilities or public transport nodes will have a significant negative (--) effect. • However, if there are any sites with particular access issues due to the topography of the site or the presence of barriers such as main roads, this has been taken into account in the appraisal. Therefore, in some cases even sites that are within 600m of community services and public transport nodes have been scored as having a minor negative

SA Objectives	SA Assumptions
	(-) effect.
<p>2. Developing and supporting vibrant and active communities and voluntary groups, who are able to express their needs and take steps towards meeting them.</p>	<ul style="list-style-type: none"> • The location of mixed-use sites will not have a significant effect on this objective; however where there are community centres within close proximity of new housing, it may be easier for community and voluntary groups to access space for meetings and other activities. The provision of open space as part of a mixed use development would not affect this objective. • Mixed-use sites that include housing that are within walking distance (600m) of one or more community centres will have a minor positive (+) effect. • Mixed-use sites that include housing that are not within walking distance (600m) of any community centres will have a negligible (0) effect. • However, if there are any sites with particular access issues due to the topography of the site or the presence of barriers such as main roads, this has been taken into account in the appraisal. Therefore, in some cases even sites that are within 600m of community centres have been scored as having a negligible (0) effect.
<p>3. Tackling health inequalities and improve health by supporting local communities and by improving access and raising awareness</p>	<p>The provision of open space alongside housing as part of a mixed-use development will have at least a minor positive (+) effect in relation to health as this will enable residents there to easily engage in active outdoor activities. Mixed-use sites that are within walking distance (600m) of health services and facilities will ensure that residents have good access to healthcare, while close proximity to footpaths and cycle routes may further encourage residents to lead more active lifestyles and to make more journeys on foot or by bicycle, thus promoting healthy lifestyles. None of the site options within North Warwickshire are in close proximity of an AQMA; therefore residents' would not be expected to be affected as a result of poor air quality.</p> <p>All of the mixed use (residential and open space) sites are expected to have at least a minor positive (+) effects on health. In addition (which may lead to either significant positive effects):</p> <ul style="list-style-type: none"> • Sites that are within walking distance (600m) of a healthcare facility and at least one footpath/cycle path will have a significant positive (++) effect. • Sites that are within walking distance (600m) of either a healthcare facility or footpath/cycle path will have a minor positive (+) effect. <p>However, if there are any sites with particular access issues due to the topography of the site or the presence of barriers such as main roads, this has been taken into account in the appraisal. Therefore, in some cases even sites that are within 600m of healthcare facilities and footpaths and cycle paths have been scored as having a minor negative (-) effect.</p>
<p>4. Providing decent and affordable</p>	<p>All of the potential mixed-use sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing development will be in conformity with Core Strategy policy NW5: Affordable</p>

SA Objectives	SA Assumptions
housing to meet local needs.	<p>Housing. Larger sites will provide opportunities for developing greater numbers of new homes, and therefore are assumed to have a significant positive effect. Based on the range of sizes of the potential sites for residential development being considered by North Warwickshire Borough Council, larger sites are taken to be those over 5ha. However, there is some uncertainty attached depending on the proportion of the site that would be used for housing development, and how much would be used for open space.</p> <ul style="list-style-type: none"> • Large sites (over 5ha) may have a significant positive (++) effect. • Smaller sites (up to 5ha) may have a minor positive (+?) effect. <p>However, if a small site (i.e. one that is less than 5ha in size) can deliver all of the affordable housing requirement for the particular settlement it is located in, (which may be possible) then it may have a significant positive (++) effect.</p>
5. Reducing crime, fear of crime and antisocial behaviour.	<p>The effects of new mixed use developments on levels of crime and fear of crime will depend on factors such as the design of the open space within the sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of the sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential mixed use sites on this SA objective will be negligible (0).</p>
6. Providing opportunities to participate in recreational and cultural activities.	<p>The provision of open space alongside housing as part of a mixed-use development will have at least a minor positive (+) effect in relation to this objective as this will enable residents there to easily engage in active outdoor recreation. However, proximity to other existing recreational and cultural assets will also influence effects, particularly if facilities are within walking distance (600m).</p> <ul style="list-style-type: none"> • Sites that are within 600m of three or more recreational and cultural facilities (including open space, and in addition to the open space within the site itself) are likely to have a significant positive (++) effect. • Sites that are within 600m of one or two recreational and cultural facilities (including areas of open space, and in addition to the open space within the site itself) are likely to have a minor positive (+) effect. • Sites that are more than 600m from any existing recreational and cultural facilities (including areas of open space, but not counting the open space within the site itself) are likely to have a minor negative effect, although this is uncertain (-?) depending on whether such facilities are provided within the new housing developments. <p>However, if there are any sites with particular access issues due to the topography of the site or the presence of barriers such as main roads, this has been taken into account in the appraisal. Therefore, in some cases even sites that are within 600m of existing recreational and cultural facilities (including areas of open space) have been scored as having an uncertain minor</p>

SA Objectives	SA Assumptions
	negative (-?) effect.
<p>7. Valuing, enhancing and protecting the assets of the natural environment of North Warwickshire, including landscape character.</p>	<p>As there are no National Parks or Areas of Outstanding Natural Beauty within or immediately adjacent to North Warwickshire, the location of potential housing sites is not expected to affect these landscape designations.</p> <p>Where development will take place on greenfield land, the character of the local environment is more likely to be affected and larger sites will have a more prominent impact than smaller sites. However, effects are uncertain depending on the design of new development and the quality of the landscape.</p> <ul style="list-style-type: none"> • Large sites (over 5ha) entirely or mainly on greenfield land may have a significant negative (--?) effect on this objective. • Small sites (less than 5ha) entirely or mainly on greenfield land may have a minor negative (-) effect on this objective. • Sites of any size on brownfield land are likely to have a negligible (0) effect on this objective. <p>However, the provision of open space as part of a mixed use proposal will help to enhance the character and appearance of the site; regardless of location. Therefore all sites will also have a minor positive (+) effect which will lead to mixed effects overall.</p>
<p>8. Valuing, enhancing and protecting the quality and distinctiveness of the built environment, including the cultural heritage.</p>	<p>The potential for mixed-use (residential and open space) development to affect cultural heritage in North Warwickshire has been informed by the Historic Environment Assessment (HEA) for the borough¹¹⁵. This study considered the sensitivity of the towns and villages in North Warwickshire to development and assessed the likely effects of development on archaeology, heritage features such as listed buildings (including their setting and views from the designated asset) and historic landscapes.</p> <p>Residential development (as part of mixed-use development) at sites that have been assessed as being of high or medium sensitivity to development could have a negative effect; however the provision of open space within the same development could mitigate the potential negative effects and help to avoid adverse effects. Similarly, including areas of open space within mixed-se developments can enhance the overall appearance and quality of the built environment.</p> <p>However, all effects are at this stage uncertain as they will be influenced by the specific design of developments, which is not known until the planning application stage. The HEA makes specific reference to potential mitigation for some effects, and this has been considered in the SA.</p>

¹¹⁵ Oxford Archaeology (2014) A Historic Environment Assessment of Potential Development Areas within North Warwickshire.

SA Objectives	SA Assumptions
	<p>In terms of the residential component of the mixed-use development:</p> <ul style="list-style-type: none"> Sites that are very of very high or high sensitivity to development (or that lie within an area that is of very high or high sensitivity to development) could have a significant negative effect on this objective (--?). Sites that are of medium sensitivity to development (or that lie within an area that is of medium sensitivity to development) could have a minor negative effect on this objective (-?). Sites that are of low sensitivity to development (or that lie within an area that is of low sensitivity to development) could have a negligible effect on this objective (0?). <p><i>In addition, which could lead to mixed effects with the above:</i></p> <p>For the open space component of the mixed-use development:</p> <ul style="list-style-type: none"> Sites that are of very high or high sensitivity to development (or that lie within an area that is of very high or high sensitivity to development) could have a significant positive (++?) effect on this objective. Sites that are of medium sensitivity to development (or that lie within an area that is of medium sensitivity to development) could have a minor positive (+?) effect on this objective. Sites that are of low sensitivity to development (or that lie within an area that is of low sensitivity to development) could have a negligible (0?) effect on this objective. <p>The effects of sites that have not been covered in the HEA are unknown. Uncertain effects (?) have therefore been recorded for these sites.</p>
9. Valuing, enhancing and protecting the biodiversity of North Warwickshire	<p>Mixed use sites that are within 250m of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. resulting from the new residential development. However, the fact that mixed-use sites are also to include open space means that there are also opportunities to promote habitat creation and improve connectivity and positive effects would also be expected. Therefore, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists in most cases as appropriate mitigation may avoid adverse effects and may even result in beneficial effects. In addition, the potential impacts on biodiversity on or adjacent to the potential development sites cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application.</p> <ul style="list-style-type: none"> Sites that include one or more internationally, nationally or locally designated biodiversity or sites that are within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites are likely to have a

SA Objectives	SA Assumptions
	<p>significant negative (--) effect.</p> <ul style="list-style-type: none"> • Sites that are within 250m of one or more locally designated biodiversity or geodiversity sites or an area of ancient woodland, or sites that include a tree with a tree protection order, may have a significant negative (--?) effect. • Sites that are between 250m and 1km of one or more internationally, nationally or locally designated biodiversity or geodiversity sites or an area of ancient woodland, or that are within 250m of a tree with a tree protection order, may have a minor negative (-?) effect. • Sites that are more than 1km from any designated biodiversity or geodiversity sites are likely to have a negligible (0?) effect • In addition to the above, which could lead to mixed effects overall, all mixed-use sites would have a minor positive effect on biodiversity due to the potential for habitat creation and improved connectivity as a result of including open space within the development. <p>Note that where there is existing development between a site and a TPO, no effect on the TPO would be expected from the new development.</p> <p>Note that in all of the above cases, candidate or potential designated sites are treated the same as those that have already been designated.</p>
<p>10. Ensuring development makes efficient use of previously developed land, buildings and existing physical infrastructure in sustainable locations.</p>	<p>Where housing development (as part of an overall mixed-use site) takes place on greenfield land, it is a less efficient use of land than development on brownfield sites. Whether or not sites are on brownfield land is included in the Council's Site Assessment Form and can also be judged from the OS base map. The provision of areas of open space within mixed use sites would not affect this objective.</p> <ul style="list-style-type: none"> • Large sites (over 5ha) entirely or mainly on greenfield land are likely to have a significant negative (--) effect on this objective. • Small sites (less than 5ha) entirely or mainly on greenfield land are likely to have a minor negative (-) effect on this objective. • Sites of any size entirely or mainly on brownfield land are likely to have a minor positive (+) effect on this objective.
<p>11. Maintaining the resources of air, water and productive soil, minimising</p>	<p>Development within an AQMA is likely to have a negative effect on air quality as increased vehicle traffic from population growth in those areas could compound existing air quality problems; however none of the site options in North Warwickshire are within or near to an AQMA. Where sites would involve housing development on high quality (grade 1, 2 or 3) agricultural land there will be a negative effect on preserving soil quality. However, as the mixed use sites would also incorporate open</p>

SA Objectives	SA Assumptions
pollution levels.	<p>space, which would help to preserve that land, a mixed effect would be likely overall. Development within close proximity of hydrological features¹¹⁶ such as principal or secondary aquifers and groundwater source protection zones could affect water quality; however there is uncertainty attached to the potential negative effects as effects on water quality and quantity will also depend on other factors. The capacity of existing sewage treatment works to accommodate additional demand from new development can also be used to indicate potential effects on water quality. The location of open space sites will not have an effect on air or water quality.</p> <p><u>Impacts on soil quality</u></p> <ul style="list-style-type: none"> • Sites that are on grade 1 or 2 agricultural land are likely to have a mixed (significant negative and minor positive (--/+)) effect. • Sites that are on grade 3 agricultural land are likely to have a mixed (minor negative and minor positive (-/+)) effect. • Sites that are not on grade 1, 2 or 3 agricultural land are likely to have a negligible (0) effect. <p><u>Impacts on water quality (which may lead to further mixed effects with the above)</u></p> <ul style="list-style-type: none"> • Sites in locations that are served by sewage treatment works where capacity issues are known to exist, may have a significant negative (--?) effect. Where the effects of development on the existing sewage treatment network are unknown an uncertain (?) effect has been recorded. • Sites that are within or immediately adjacent to one or more of the hydrological features listed above may have a minor negative (-?) effect. • Sites that located outside of the hydrological features listed above are likely to have a negligible (0) effect. <p>In addition, where there is information (e.g. from Environment Agency consultation responses) to indicate that the development of a site could give rise to ground contamination issues, a further potential negative (-?) effect is identified.</p> <p>All effects against this objective are considered to be uncertain (?) until such time as the detailed design, location and layout of each development are known.</p>
12. Minimising North Warwickshire's contribution to the	While new housing development (as part of a mixed use site) will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of

¹¹⁶ Note that groundwater drinking water protected areas (PA) have not been considered in the appraisal as the whole Borough is covered by a PA which indicates the Borough is "probably not at risk"; therefore there would be no differences between the site options in relation to their proximity to an PA.

SA Objectives	SA Assumptions
<p>causes of climate change whilst implementing a managed response to its unavoidable impacts.</p>	<p>individual sites will not have a direct effect on the causes of climate change. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the housing development, which will not be known until planning applications come forward.</p> <p>Developments in certain locations, however, may be more vulnerable to the unavoidable impacts of climate change (such as flooding). While it is recognised that incorporating open space within a mixed use site could help to reduce the impacts of development in terms of flood risk, inappropriately located development can increase overall flood risk and vulnerability to flooding. If the site contains an area that is classed as Flood Risk Zone 3a (high probability of flood risk) and/or Flood Risk Zone 3b (the functional flood plain), then a significant negative effect (--?) may occur, although a positive (+) effect is also likely as a result of the provision of open space (leading to a mixed effect overall). Residential dwellings are classified in DCLG Technical Guidance on flood risk (March 2012) as being a 'more vulnerable use', which should not be located in Flood Risk Zone 3b, and should only be included in Flood Risk Zone 3a if the Exception Test is passed.</p> <ul style="list-style-type: none"> • If the site contains an area that is classed as Flood Risk Zone 3 then a significant negative effect (--?) may occur. • If the site contains an area that is classed as Flood Risk Zone 2, then a minor negative effect (-?) may occur. • Sites that are outside of those flood zones are likely to have a negligible (0) effect. • In all of the above cases, effects would also include a minor positive (+) effect leading to mixed effects overall, as a result of the open space provision alongside the new housing.
<p>13. Reducing overall energy use through sustainable design, increasing energy efficiency and increasing the proportion of energy generated from renewable sources.</p>	<p>While all new development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with policy NW9: Energy Efficiency in the emerging Core Strategy). However, the effects of new development on efficient energy consumption will not be determined by its location; therefore the effect of all of the proposed mixed use sites on this SA objective will be negligible (0). The location of areas of open space would not affect this objective.</p>
<p>14. Using natural resources efficiently</p>	<p>While new residential development is likely to increase consumption of natural resources through construction and by increasing the population, in most cases the location of potential development is not expected to have a direct effect on this objective, with effects depending more on the energy efficiency of buildings and the use of good design and construction techniques. However, development within Minerals Safeguarding and Consultation Areas (as identified in the Warwickshire Minerals Core Strategy) may sterilise mineral resources and restrict the availability of resources in the Borough. The location</p>

SA Objectives	SA Assumptions
	<p>of areas of open space would not affect this objective.</p> <ul style="list-style-type: none"> Sites that are within, or within 250m of, Minerals Safeguarding Areas or Minerals Consultation Areas are likely to have a minor negative (-) effect. Sites that are more than 250m from Minerals Safeguarding Areas or Minerals Consultation Areas are likely to have a negligible (0) effect.
<p>15. Increasing use of public transport, cycling and walking and reducing use of the private car.</p>	<p>The proximity of the mixed-use sites to services, facilities and employment opportunities (many of which are likely to be located in town centres), as well as proximity to public transport links, could affect levels of car use and the associated greenhouse gas emissions. The location of areas of open space would not affect this objective.</p> <ul style="list-style-type: none"> Sites that are within 600m of both a town centre and public transport links are likely to have a significant positive (++) effect. Sites that are either within 600m of either public transport links or a town centre are likely to have a minor positive (+) effect. Sites that are more than 600m from both public transport links and a town centre are likely to have a minor negative effect (-). However, if there are any sites with particular access issues due to the topography of the site or the presence of barriers such as main roads, this has been taken into account in the appraisal. Therefore, in some cases even sites that are within 600m of public transport links and/or a town centre have been scored as having a minor negative (-) effect.
<p>16. Encouraging and enabling waste minimisation, reuse, recycling and recovery to divert resources away from the waste stream.</p>	<p>Any new development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size and can therefore accommodate a higher number of new houses. However, new developments may offer good opportunities for incorporating sustainable waste management practices, and where housing development is proposed on brownfield land, there may be good opportunities for using existing buildings and materials. The location of areas of open space would not affect this objective.</p> <ul style="list-style-type: none"> Large sites (over 5ha) on greenfield land are likely to have a significant negative (--) effect on this objective. Small sites (under 5ha) on greenfield land or large sites (over 5ha) on brownfield land are likely to have a minor negative (-) effect on this objective. Small sites (under 5ha) on brownfield land are likely to have a negligible (0) effect.

SA Objectives	SA Assumptions
17. Encouraging local sourcing of goods and materials.	While there may be opportunities for using locally sourced goods and materials during the construction of new development in the Borough, this will not be determined by the location of developments. The provision of open space alongside housing developments as part of a mixed use site also would not affect this objective. Therefore, the effects of all mixed-use sites on this objective will be negligible (0).
18. Creation of a modern, healthy and diverse economy which is able to adapt to changes in the wider economy while remaining relevant to the needs of local people.	The location of mixed-use (housing and open space) sites will not affect the success and flexibility of the local economy. While housing provision may affect the size of the local workforce, this is considered separately under SA objective 19 below. Therefore the effects of all residential sites will be negligible (0).
19. Maintaining and enhancing employment opportunities and reducing the disparities arising from unequal access to jobs.	<p>While the location of mixed use (residential and open space) sites will not influence the number of employment opportunities in the Borough, the proximity of housing to employment opportunities and public transport links can affect people’s ability to access jobs. The provision of open space alongside housing developments as part of a mixed use site also would not affect this objective.</p> <ul style="list-style-type: none"> • Sites that are within walking distance (600m) of public transport links as well as one or more of the allocated employment sites in the Site Allocations DPD will have a significant positive (++) effect. • Sites that are within walking distance (600m) of either public transport links or one or more of the allocated employment sites in the Site Allocations DPD will have a minor positive (+) effect. • Sites that are not within walking distance (600m) of either public transport links or one or more of the allocated employment sites in the Site Allocations DPD will have a minor negative (-) effect. • However, if there are any sites with particular access issues due to the topography of the site or the presence of barriers such as main roads, this has been taken into account in the appraisal. Therefore, in some cases even sites that are within 600m of public transport links and/or an allocated employment site have been scored as having a minor negative (-) effect.
20. Ensuring that people of all ages are provided with the opportunity to obtain the skills, knowledge, confidence and	The effects of housing development (as part of a mixed use site) on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new development, which is unknown at this stage. Effects will also depend on the proximity of sites to existing schools and colleges, although there are uncertainties as the effects will depend on there being capacity at those schools and colleges to accommodate new pupils. The location of areas of open space would not affect this objective.

SA Objectives	SA Assumptions
<p>understanding to achieve their full potential.</p>	<ul style="list-style-type: none"> • Sites that are within 600m of at least two of either a pre-school, a primary school, a secondary school or a college may have a significant positive (++) effect. • Sites that are within 600m of one of either a primary or secondary school or a college may have a minor positive effect (+?). • Sites that are more than 600m from any school or college may have a negative effect (-?). • However, if there are any sites with particular access issues due to the topography of the site or the presence of barriers such as main roads, this has been taken into account in the appraisal. Therefore, in some cases even sites that are within 600m of one or more existing schools have been scored as having an uncertain minor negative (-?) effect.

Table A6.5: Assumptions for mixed use (residential and employment) site appraisals

SA Objectives	SA Assumptions
General	N/A
<p>1. Equal access to services, facilities and opportunities for all, regardless of income, age, health, disability, culture or ethnic origin.</p>	<p>The location of potential development sites could affect this objective by influencing people’s ability to physically access services and facilities. Where mixed use sites which incorporate new housing development are within walking distance (600m) of community services and facilities, residents (particularly those without cars) will be more easily able to access those facilities. Good public transport links will also be beneficial as they will enable residents to reach services and facilities that are further away without having to rely on the use of private cars. Where mixed use (housing and employment) sites are well-located in terms of services and facilities, this may also be beneficial to people working within the site as they could make use of services and facilities during breaks.</p> <ul style="list-style-type: none"> • Mixed-use (housing and employment) sites that are within walking distance (600m) of three or more community services/facilities as well as one or more public transport nodes, will have a significant positive (++) effect. • Mixed-use (housing and employment) sites that are within walking distance (600m) of two or more community services/facilities (regardless of proximity to public transport nodes) will have a minor positive (+) effect. • Mixed-use (housing and employment) sites that are within walking distance (600m) of one community service/facility and/or one public transport node will have a negligible (0) effect. • Mixed-use (housing and employment) sites that are not within walking distance (600m) of any community services/facilities, but which are within 600m of at least one public transport node will have a minor negative (-) effect. • Mixed-use (housing and employment) sites that are not within walking distance (600m) of any community services/facilities or public transport nodes will have a significant negative (--) effect. • However, if there are any sites with particular access issues due to the topography of the site or the presence of barriers such as main roads, this has been taken into account in the appraisal. Therefore, in some cases even sites that are within 600m of community services and public transport nodes have been scored as having a minor negative (-) effect.
<p>2. Developing and supporting vibrant and active communities and voluntary groups,</p>	<ul style="list-style-type: none"> • The location of mixed-use (housing and employment) sites will not have a significant effect on this objective; however where there are community centres within close proximity of new housing, it may be easier for community and voluntary groups to access space for meetings and other activities. The provision of employment land as part of a mixed use development would not affect this objective. • Mixed-use (housing and employment) sites that are within walking distance (600m) of one or more community

SA Objectives	SA Assumptions
<p>who are able to express their needs and take steps towards meeting them.</p>	<p>centres will have a minor positive (+) effect.</p> <ul style="list-style-type: none"> • Mixed-use (housing and employment) sites that are not within walking distance (600m) of any community centres will have a negligible (0) effect. • However, if there are any sites with particular access issues due to the topography of the site or the presence of barriers such as main roads, this has been taken into account in the appraisal. Therefore, in some cases even sites that are within 600m of community centres have been scored as having a negligible (0) effect.
<p>3. Tackling health inequalities and improve health by supporting local communities and by improving access and raising awareness</p>	<p>Mixed-use (residential and employment) sites that are within walking distance (600m) of health services and facilities will ensure that residents have good access to healthcare, while close proximity to footpaths and cycle routes may further encourage residents to lead more active lifestyles and to make more journeys on foot or by bicycle, thus promoting healthy lifestyles. Employees may also be more easily able to commute to work via active modes of travel. None of the site options within North Warwickshire are in close proximity of an AQMA; therefore residents and employees would not be expected to be affected as a result of poor air quality.</p> <ul style="list-style-type: none"> • Sites that are within walking distance (600m) of a healthcare facility, an area of open space and at least one footpath/cycle path will have a significant positive (++) effect. • Sites that are within walking distance (600m) of either a healthcare facility, an area of open space or footpath/cycle path will have a minor positive (+) effect. • Sites that are more than 600m from either a healthcare facility, an area of open space or footpath/cycle paths will have a minor negative (-) effect. <p>However, if there are any sites with particular access issues due to the topography of the site or the presence of barriers such as main roads, this has been taken into account in the appraisal. Therefore, in some cases even sites that are within 600m of healthcare facilities and footpaths and cycle paths have been scored as having a minor negative (-) effect.</p>
<p>4. Providing decent and affordable housing to meet local needs.</p>	<p>All of the potential mixed-use sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing development will be in conformity with Core Strategy policy NW5: Affordable Housing. Larger sites will provide opportunities for developing greater numbers of new homes, and therefore are assumed to have a significant positive effect. Based on the range of sizes of the potential sites for residential development being considered by North Warwickshire Borough Council, larger sites are taken to be those over 5ha. However, there is some uncertainty attached depending on the proportion of the site that would be used for housing development, and how much would be used for employment land.</p>

SA Objectives	SA Assumptions
	<ul style="list-style-type: none"> • Large sites (over 5ha) may have a significant positive (++) effect. • Smaller sites (up to 5ha) may have a minor positive (+?) effect. <p>However, if a small site (i.e. one that is less than 5ha in size) can deliver all of the affordable housing requirement for the particular settlement it is located in, (which may be possible) then it may have a significant positive (++) effect.</p>
5. Reducing crime, fear of crime and antisocial behaviour.	<p>The effects of new mixed use developments on levels of crime and fear of crime will depend on factors such as the design of the sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of the sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential mixed use sites on this SA objective will be negligible (0).</p>
6. Providing opportunities to participate in recreational and cultural activities.	<p>The effects of the potential housing sites on this SA objective will depend in part on the provision of open space and green infrastructure (as well as other recreational and cultural facilities) within the new residential/employment development, which is unknown at this stage. However, proximity to existing recreational and cultural assets will also influence effects, particularly if facilities are within walking distance (600m). As well as being beneficial to residents, people working within the mixed-use sites may be more easily able to make use of recreational and cultural facilities during breaks and after work.</p> <ul style="list-style-type: none"> • Sites that are within 600m of three or more recreational and cultural facilities (including areas of open space) are likely to have a significant positive (++) effect. • Sites that are within 600m of one or two recreational and cultural facilities (including areas of open space) are likely to have a minor positive (+) effect. • Sites that are more than 600m from any existing recreational and cultural facilities (including areas of open space) are likely to have a minor negative effect, although this is uncertain (-?) depending on whether such facilities are provided within the new mixed use developments. <p>However, if there are any sites with particular access issues due to the topography of the site or the presence of barriers such as main roads, this has been taken into account in the appraisal. Therefore, in some cases even sites that are within 600m of existing recreational and cultural facilities (including areas of open space) have been scored as having an uncertain minor negative (-?) effect.</p>
7. Valuing, enhancing and protecting the assets of the natural environment of North	<p>As there are no National Parks or Areas of Outstanding Natural Beauty within or immediately adjacent to North Warwickshire, the location of potential mixed use development sites is not expected to affect these landscape designations.</p> <p>Where development will take place on greenfield land, the character of the local environment is more likely to be affected and</p>

SA Objectives	SA Assumptions
Warwickshire, including landscape character.	<p>larger sites will have a more prominent impact than smaller sites. However, effects are uncertain depending on the design of new development and the quality of the landscape.</p> <ul style="list-style-type: none"> • Large sites (over 5ha) entirely or mainly on greenfield land may have a significant negative (--?) effect on this objective. • Small sites (less than 5ha) entirely or mainly on greenfield land may have a minor negative (-) effect on this objective. • Sites of any size on brownfield land are likely to have a negligible (0) effect on this objective.
8. Valuing, enhancing and protecting the quality and distinctiveness of the built environment, including the cultural heritage.	<p>The potential for mixed-use (residential and employment) development to affect cultural heritage in North Warwickshire has been informed by the Historic Environment Assessment (HEA) for the borough¹¹⁷. This study considered the sensitivity of the towns and villages in North Warwickshire to development and assessed the likely effects of development on archaeology, heritage features such as listed buildings (including their setting and views from the designated asset) and historic landscapes.</p> <p>Mixed-use (residential and employment) development at sites that have been assessed as being of high or medium sensitivity to development could have a negative effect. However, all effects are at this stage uncertain as they will be influenced by the specific design of developments, which is not known until the planning application stage. The HEA makes specific reference to potential mitigation for some effects, and this has been considered in the SA.</p> <ul style="list-style-type: none"> • Sites that are very of very high or high sensitivity to development (or that lie within an area that is of very high or high sensitivity to development) could have a significant negative effect on this objective (--?). • Sites that are of medium sensitivity to development (or that lie within an area that is of medium sensitivity to development) could have a minor negative effect on this objective (-?). • Sites that are of low sensitivity to development (or that lie within an area that is of low sensitivity to development) could have a negligible effect on this objective (0?). <p>The effects of sites that have not been covered in the HEA are unknown. Uncertain effects (?) have therefore been recorded for these sites.</p>
9. Valuing, enhancing and protecting the biodiversity of North	<p>Mixed use (residential and employment) sites that are within 250m of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be</p>

¹¹⁷ Oxford Archaeology (2014) A Historic Environment Assessment of Potential Development Areas within North Warwickshire.

SA Objectives	SA Assumptions
Warwickshire	<p>opportunities to promote habitat connectivity if mixed use developments include green infrastructure. Therefore, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists in most cases as appropriate mitigation may avoid adverse effects and may even result in beneficial effects. In addition, the potential impacts on biodiversity on or adjacent to the potential development sites cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application.</p> <ul style="list-style-type: none"> • Sites that include one or more internationally, nationally or locally designated biodiversity or sites that are within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites are likely to have a significant negative (--) effect. • Sites that are within 250m of one or more locally designated biodiversity or geodiversity sites or an area of ancient woodland, or sites that include a tree with a tree protection order, may have a significant negative (--?) effect. • Sites that are between 250m and 1km of one or more internationally, nationally or locally designated biodiversity or geodiversity sites or an area of ancient woodland, or that are within 250m of a tree with a tree protection order, may have a minor negative (-?) effect. • Sites that are more than 1km from any designated biodiversity or geodiversity sites are likely to have a negligible (0?) effect <p>Note that in all of the above cases, candidate or potential designated sites are treated the same as those that have already been designated. Where there is existing development between a site and a tree protection order (TPO), no effect would be expected from the new development.</p>
10. Ensuring development makes efficient use of previously developed land, buildings and existing physical infrastructure in sustainable locations.	<p>Where mixed use (housing and employment) development takes place on greenfield land, it is a less efficient use of land than development on brownfield sites. Whether or not sites are on brownfield land is included in the Council's Site Assessment Form and can also be judged from the OS base map.</p> <ul style="list-style-type: none"> • Large sites (over 5ha) entirely or mainly on greenfield land are likely to have a significant negative (--) effect on this objective. • Small sites (less than 5ha) entirely or mainly on greenfield land are likely to have a minor negative (-) effect on this objective. • Sites of any size entirely or mainly on brownfield land are likely to have a minor positive (+) effect on this objective.
11. Maintaining the resources of air, water and productive	<p>Development within an AQMA is likely to have a negative effect on air quality as increased vehicle traffic from population growth in those areas could compound existing air quality problems; however none of the site options in North Warwickshire are within or near to an AQMA. Where sites would involve housing/employment development on high quality (grade 1, 2 or 3)</p>

SA Objectives	SA Assumptions
soil, minimising pollution levels.	<p>agricultural land there will be a negative effect on preserving soil quality. Development within close proximity of hydrological features¹¹⁸ such as principal or secondary aquifers and groundwater source protection zones could affect water quality; however there is uncertainty attached to the potential negative effects as effects on water quality and quantity will also depend on other factors. The capacity of existing sewage treatment works to accommodate additional demand from new development can also be used to indicate potential effects on water quality.</p> <p><u>Impacts on soil quality</u></p> <ul style="list-style-type: none"> • Sites that are on grade 1 or 2 agricultural land are likely to have a mixed (significant negative and minor positive (--/+)) effect. • Sites that are on grade 3 agricultural land are likely to have a mixed (minor negative and minor positive (-/+)) effect. • Sites that are not on grade 1, 2 or 3 agricultural land are likely to have a negligible (0) effect. <p><u>Impacts on water quality (which may lead to further mixed effects with the above)</u></p> <ul style="list-style-type: none"> • Sites that are within or immediately adjacent to one or more of the hydrological features listed above, or sites in locations that are served by sewage treatment works where capacity issues are known to exist, may have a significant negative (--?) effect. • Sites that are within one or more of the hydrological features listed above may have a minor negative (-?) effect. • Sites that located outside of the hydrological features listed above are likely to have a negligible (0) effect. <p>In addition, where there is information (e.g. from Environment Agency consultation responses) to indicate that the development of a site could give rise to ground contamination issues, a further potential negative (-?) effect is identified.</p>
12. Minimising North Warwickshire's contribution to the causes of climate change whilst implementing a managed response to its unavoidable	<p>While new housing/employment development (as part of a mixed use site) will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth), the location of individual sites will not have a direct effect on the causes of climate change. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the development, which will not be known until planning applications come forward.</p> <p>Developments in certain locations, however, may be more vulnerable to the unavoidable impacts of climate change (such as</p>

¹¹⁸ Note that groundwater drinking water protected areas (PA) have not been considered in the appraisal as the whole Borough is covered by a PA which indicates the Borough is "probably not at risk"; therefore there would be no differences between the site options in relation to their proximity to an PA.

SA Objectives	SA Assumptions
impacts.	<p>flooding). Residential dwellings are classified in DCLG Technical Guidance on flood risk (March 2012) as being a 'more vulnerable use', which should not be located in Flood Risk Zone 3b, and should only be included in Flood Risk Zone 3a if the Exception Test is passed.</p> <ul style="list-style-type: none"> • If the site contains an area that is classed as Flood Risk Zone 3 then a significant negative effect (--?) may occur. • If the site contains an area that is classed as Flood Risk Zone 2, then a minor negative effect (-?) may occur. • Sites that are outside of those flood zones are likely to have a negligible (0) effect.
13. Reducing overall energy use through sustainable design, increasing energy efficiency and increasing the proportion of energy generated from renewable sources.	<p>While all new development will inevitably involve an increase in energy consumption, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new houses will be built to high standards of energy efficiency (in accordance with policy NW9: Energy Efficiency in the emerging Core Strategy). However, the effects of new development on efficient energy consumption will not be determined by its location; therefore the effect of all of the proposed mixed use sites on this SA objective will be negligible (0).</p>
14. Using natural resources efficiently	<p>While new residential and employment development is likely to increase consumption of natural resources through construction and by increasing the population, in most cases the location of potential development is not expected to have a direct effect on this objective, with effects depending more on the energy efficiency of buildings and the use of good design and construction techniques. However, development within Minerals Safeguarding and Consultation Areas (as identified in the Warwickshire Minerals Core Strategy) may sterilise mineral resources and restrict the availability of resources in the Borough.</p> <ul style="list-style-type: none"> • Sites that are within, or within 250m of, Minerals Safeguarding Areas or Minerals Consultation Areas are likely to have a minor negative (-) effect. • Sites that are more than 250m from Minerals Safeguarding Areas or Minerals Consultation Areas are likely to have a negligible (0) effect.
15. Increasing use of public transport, cycling and walking and reducing use of the private car.	<p>Mixed use sites that incorporate both residential and employment development will all have at least a minor positive (+) effect on this objective as co-locating residential and employment development will provide opportunities to work in close proximity to home and therefore reduce commuting distances and enable commuting via walking or cycling. The proximity of the mixed-use (residential and employment) sites to services, facilities and other employment opportunities (many of which are likely to be located in town centres), as well as proximity to public transport links, could also affect levels of car use and the</p>

SA Objectives	SA Assumptions
	<p>associated greenhouse gas emissions.</p> <ul style="list-style-type: none"> • Sites that are within 600m of both a town centre and public transport links are likely to have a significant positive (++) effect. • Sites that are either within 600m of either public transport links or a town centre are likely to have a minor positive (+) effect. • Sites that are more than 600m from both public transport links and a town centre are likely to have a mixed (minor positive and minor negative) effect (+/-). • However, if there are any sites with particular access issues due to the topography of the site or the presence of barriers such as main roads, this has been taken into account in the appraisal. Therefore, in some cases even sites that are within 600m of public transport links and/or a town centre have been scored as having a minor negative (-) effect.
<p>16. Encouraging and enabling waste minimisation, reuse, recycling and recovery to divert resources away from the waste stream.</p>	<p>Any new development will inevitably involve an increase in waste generation, regardless of the location, particularly where sites are large in size and can therefore accommodate a higher number of new houses. However, new developments may offer good opportunities for incorporating sustainable waste management practices, and where housing development is proposed on brownfield land, there may be good opportunities for using existing buildings and materials.</p> <ul style="list-style-type: none"> • Large sites (over 5ha) on greenfield land are likely to have a significant negative (--) effect on this objective. • Small sites (under 5ha) on greenfield land or large sites (over 5ha) on brownfield land are likely to have a minor negative (-) effect on this objective. • Small sites (under 5ha) on brownfield land are likely to have a negligible (0) effect.
<p>17. Encouraging local sourcing of goods and materials.</p>	<p>While there may be opportunities for using locally sourced goods and materials during the construction of new development in the Borough, this will not be determined by the location of developments. Therefore, the effects of all mixed-use sites on this objective will be negligible (0).</p>
<p>18. Creation of a modern, healthy and diverse economy which is able to adapt to changes in the wider economy while remaining relevant to the needs of local</p>	<p>The provision of new employment sites as part of a mixed-use development is likely to have a positive effect on this objective by providing new and modern developments in which businesses can locate. Larger sites will have particularly beneficial effects although there is uncertainty attached to all scores as the proportion of the mixed use site that would be used for employment development is not yet known.</p> <ul style="list-style-type: none"> • Large sites (over 5ha) could have a significant positive (++?) effect.

SA Objectives	SA Assumptions
people.	<ul style="list-style-type: none"> Small sites (up to 5ha) could have a minor positive (-?) effect.
19. Maintaining and enhancing employment opportunities and reducing the disparities arising from unequal access to jobs.	<p>The provision of new employment development as part of a mixed use (residential and employment) site is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population growth that will result from housing development. Larger sites will have particularly beneficial effects although there is uncertainty attached to all scores as the proportion of the mixed use site that would be used for employment development is not yet known.</p> <ul style="list-style-type: none"> Large sites (over 5ha) could have a significant positive (++?) effect. Small sites (up to 5ha) could have a minor positive (-?) effect.
20. Ensuring that people of all ages are provided with the opportunity to obtain the skills, knowledge, confidence and understanding to achieve their full potential.	<p>The effects of new employment development as part of a mixed use (residential and employment) site on this objective are likely to be positive as it should result in improved opportunities for work-based training and skills development. The extent of the positive effect will be affected by the size of the employment site as larger sites are likely to offer particularly good opportunities for higher numbers of people to obtain new skills and training opportunities. However, there is uncertainty attached to all scores as the proportion of the mixed use site that would be used for employment development is not yet known.</p> <ul style="list-style-type: none"> Large sites (over 5ha) could have a significant positive (++?) effect. Small sites (up to 5ha) could have a minor positive (-?) effect. <p>In addition, which could lead to mixed effects with the above, the effects of housing development (as part of a mixed use site) on this objective will depend on the availability of school and college places to serve the growing population, which will depend in part on whether new places are provided as part of the new development, which is unknown at this stage. Effects will also depend on the proximity of sites to existing schools and colleges, although there are uncertainties as the effects will depend on there being capacity at those schools and colleges to accommodate new pupils.</p> <ul style="list-style-type: none"> Sites that are within 600m of at least two of either a pre-school, a primary school, a secondary school or a college may have a significant positive (++?) effect. Sites that are within 600m of one of either a primary or secondary school or a college may have a minor positive effect (+?). Sites that are more than 600m from any school or college may have a negative effect (-?).