

Sustainability Objective	Appraisal Questions		Short term	Med Term	Long term	Mitigation or enhancement		Appraisal Comments
Alternative Site – Hawkesbury								
Economic Factors								
1). Achieve a strong, stable and sustainable economy and prosperity for the benefit of all the Borough's inhabitants, through on-going investment (public and private)	0	0	0	++	++	++	++	<p>The proposal for Hawkesbury Marina and Canal Village is sustainable because it delivers a range of economic, social and environmental benefits.</p> <p>Land at Hawkesbury is capable of delivering the proposal for Hawkesbury Marina and Canal Village including 380 open market and affordable dwellings, canal marina (circa 75 berth) and provision for community building. The development of housing is an important driver in the economy.</p> <p>There is a need for the marina. The Canal and River Trust and Inland Waterways Association supported the 2013 appeal proposals: <i>"We consider there to be a pressing need for improved services at such an iconic spot as Hawkesbury Junction. There are few marina facilities of any size between the north of Nuneaton and Brinklow leading to a great deal of on line i.e. canal bank mooring cluttering the area of the Greyhound pub. New facilities would improve this situation."</i> (IWA, 21 April 2012)</p> <p>There is agreement with the Inspector who reported that: <i>"Overall, I find that the benefits of providing a marina on this appeal site, in terms of meeting unmet need, promoting tourism, improving recreational boating facilities and contributing to local economic activity, carry considerable weight."</i> (Paragraph 11.53 Inspector's report, appeals ref. APP/W3710/A/13/2192451 and 2195969). The SofS agreed with the Inspector's conclusion (Paragraph 26, SofS decision).</p> <p>It is accepted that the contribution to a stable economy in the short term will be neutral, but in the medium to longer term new residential development will contribute to the retention of economic activity and facilitate new economic activity in the Borough.</p> <p>Based on the above, it is considered that the Site represents a significant positive effect on this sustainability objective.</p>

2). To enhance the vitality of town centres	++	++	++	++	++	++	++	<p>The Land at Hawkesbury is located on the southern edge of Bedworth urban area and approximately 2kms from the Town Centre. Part of the Site is previously developed land that has been restored to a Golf Course.</p> <p>Based on its location Land at Hawkesbury will contribute to the vitality and viability of the town centres and will have a significant positive impact on this sustainability objective in the short, medium and longer terms.</p>
Social Factors								
3). Provide decent and affordable housing for all, of the right quantity, type, tenure and affordability to meet local needs, in clean, safe and pleasant environments	++	++	++	++	++	++	++	<p>The Land at Hawkesbury has the potential to bring forward 380 potential housing units which will include a mix of open market and associated affordable housing units (as per Policy H2).</p> <p>The Site will contribute to the provision of a decent and affordable home for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough, thus contributing to the aim of creating mixed and balanced communities in these areas. The proposal will deliver affordable housing in a location where there is an acute need.</p> <p>Based on the above, no mitigation or enhancement is proposed. Land at Hawkesbury will result in a significant positive effect on this sustainability objective.</p>
4). Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location	0	0	0	++	++	++	++	<p>Land at Hawkesbury is located approximately 2kms to the southwest of Bedworth Town Centre which is the principal local centre for services and employment opportunities. The Borough's largest employment park Bayton Road Industrial Estate is immediately to the west of the site.</p> <p>The Site is accessible by car and public transport</p> <p>The Site is unique because of its location alongside the canal and the opportunity to provide large areas of public open space, the canal marina and to link key foot and cycle paths. New and improved pedestrian and cycle routes will increase accessibility and permeability of the site and will link with wider Sustrans cycle routes including a missing section of Sustrans cycle Route 52. The scheme will also provide a community building to provide a space for a range of uses, including delivering outreach services.</p> <p>Based on the above, Land at Hawkesbury is considered to result in a neutral impact in the shorter term and significant positive impact in the medium to longer term on this sustainability objective.</p>

5). Reduce crime, fear of crime and antisocial behaviour	?	?	?	?	?	?	?	<p>Crime rates are currently high in the Borough but are steadily falling. Crime may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the development to confirm any correlation between this Site and crime or fear of crime.</p> <p>To this end the potential environmental effect is considered to be uncertain.</p>
6). Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage	+	+	+	++	++	++	++	<p>The development of this Site and the contribution it brings to the local area in terms of new affordable housing will help improve the well-being of the local population and help reduce social exclusion and therefore provide businesses with a diverse workforce.</p> <p>The critical issue of child poverty can be tackled through the provision of child care facilities (the community building can deliver this), quality open spaces, leisure including POS (the Site will deliver 15.15 of public open space) and educational facilities. These can be brought forward in tandem with the proposed housing. The northern part of the Site is located within the Poplar Coalpit Field ward which is in the Top 20% most deprived SOAs in England.</p> <p>Based on the above, it is considered that the Site represents a significant positive effect on this sustainability objective.</p>
7). Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	++	++	++	++	<p>A number of existing recreational and education facilities are located in close proximity to the Site. Existing school facilities have the opportunity to be used for the wider community out of school hours. It is understood that current capacity levels at local schools and leisure centres means that mitigation associated with the increase in demand for local facilities will be required in the medium to long term in tandem with the development of this Site. This will result in a neutral effect in the short to medium term.</p> <p>The nature of the Site offers the opportunity to integrate Green Infrastructure, sport and recreation facilities, allotments and children and youth play space within a dedicated County Park designated in the north of the Site. There is a need for the proposed allotments. There are no allotments within an acceptable catchment area of the site.</p> <p>In addition, the development of the Site, with associated mitigation towards new sports, leisure and recreational facilities, is likely to contribute to the viability and upgrading of existing recreational facilities in the local area.</p>

								<p>This will result in a positive effect on this sustainability objective in the medium to longer term. However, as the delivery of these enhanced facilities will take place in a phased manner over a number of years the effect will be neutral during the short to medium term.</p> <p>Based on the above, the Site will have a significant positive effect on this sustainability objective by bringing forward integrated recreational facilities and associated mitigation, in the form of contributions to enhance existing facilities and the provision of new public open space and facilities in the longer term.</p>
8). Encourage land use and development that creates and sustains well designed, high quality built environments, that help to create and promote local distinctiveness and sense of place	?	?	?	+	+	+	+	<p>Land at Hawkesbury will not result in a direct effect on this sustainability objective. Policies to facilitate high quality design and a sense of place are included in the Borough Plan in order to ensure all new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>Policies in the Borough plan also seek to support sustainable construction design. The development of this Site will accords with the adopted policy.</p> <p>Notwithstanding this, the site is unique because of its location along Coventry Canal and the potential of the proposal to deliver local distinctiveness and a sense of place. Land at Hawkesbury will have a positive effect on this sustainability objective in the medium to long term. However, the effect in the short term is uncertain.</p>
Biodiversity								
9). To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	++	++	++	<p>The landscape character of the Site is defined as poor quality 'urban fringe'. The key landscaping features on the Site are hedgerows with isolated tree species but most are of low quality and offer an opportunity for improvement.</p> <p>No part of the Site is designated as a site of biodiversity importance at either a local, county or national level.</p> <p>The development of the Site for residential uses will result in the loss of existing habitat including low quality on site hedgerows, although none of the habitats are recorded as critical in the Local Biodiversity Action Plan.</p> <p>However, the development will also include a new Country Park use which offers the opportunity to create biodiversity features including the ponds and within areas of open space and allotments as an integrated part of the proposal for Hawkesbury Marina and Canal Village.</p>

								<p>The Country Park will create over 15 hectares of public open space, areas of play and recreation. The land is currently private and access through it is only along the public footpaths.</p> <p>The Country Park will also offer the opportunity to increase access, focussed on the public right of way, to existing green spaces and the wider countryside.</p> <p>Based on the above, it is considered that the development of the Site will have a significant adverse effect on this sustainability objective in the short terms, due the loss of existing habitats, but an overall neutral effect in the medium term and significant positive effect in the long term.</p>
Population and Human Health								
10). Improve health and reduce health inequalities by encouraging and enabling healthy active lifestyles and protecting health, as well as providing equitable access to health services	0	0	0	++	++	++	++	<p>The development of the Site for residential uses offer an indirect impact on this sustainability objective.</p> <p>The proposal for Hawkesbury Marina and Canal Village will deliver important foot and cycle links including Sustrans Route 52, which will encourage walking and cycling and links with areas of deprivation and the Green Infrastructure network. The provision of a safe attractive walking and cycling environment as part of the overall development with financial contributions to off-site works will contribute to healthy living and well-being.</p> <p>Based on the above, it is considered that the Site represents a neutral impact on this sustainability objective in the short term and significant positive impact in the medium to longer term.</p>
Soil								
11). To protect and improve soil quality	0	0	0	0	0	0	0	<p>The Site comprises restored land that was previously used as a golf course. The agricultural land classification of the Site is poor Grade 4. The development of the Site will have a neutral impact on this sustainability objective.</p>
Water								
12). Use natural resources, such as water efficiently, including by incorporating efficiency measures into new land use and developments, redevelopment and refurbishment	0	0	0	0	0	0	0	<p>The development of the Site will result in increased water demand, posing increased pressure on water resources. This might, if unmitigated, result in increased ground water abstraction and related pollution effects.</p> <p>The incorporation of water efficiency measures and SuDS within the any detailed scheme will be mandatory on the development of the Site. These</p>

								<p>will be brought into use as the site is developed. In addition, financial contribution will be sought to enhance off-site water and sewage facilities. These will also be brought into effect in tandem with the development.</p> <p>Based on the above mitigation the Site will result in a neutral effect on this sustainability objective.</p>
13). Ensure that new developments minimise water pollution levels and avoid areas which are at risk from flooding and natural flood storage areas	0	0	0	+	+	+	+	<p>The Flood Risk Assessment that was prepared to support the planning applications at the Site in 2012 and 2013 demonstrate that the site is in flood zone 1 and that sustainable drainage can adequately mitigate the proposal.</p> <p>Based on the above, the Site will result in a neutral impact on this sustainability objective in the short term and positive impact in the medium to longer term.</p>
Air								
14). Increase use of public transport, cycling and walking as a proportion of total travel in order to reduce road traffic congestion, pollution and accidents	0	0	0	++	++	++	++	<p>Land at Hawkesbury is located approximately 2kms of Bedworth Town Centre which is the principal local centre for services and employment opportunities. The Site does not lie within an Air Quality Management Area.</p> <p>The Site is located on the edge of the urban area and is accessible by car and public transport. The Site will support local services and facilities within the urban area.</p> <p>The proposal will provide new and improved pedestrian and cycle routes will increase the accessibility and permeability of the site and will link up with wider Sustrans cycle routes. This includes providing a missing section of Sustrans cycle Route 52.</p> <p>Based on the above, the site is considered to result in a neutral impact on this sustainability objective. The enhanced cycling and pedestrian access measures being brought forward in tandem with the residential development on the site result in a significant positive impact on this sustainability objective in the medium to longer term.</p>
15). Ensure development is primarily focused in urban areas, and makes efficient use of existing physical infrastructure and reduces need to travel, especially by private car	++	++	++	++	++	++	++	<p>The Site is located on the edge of the urban area of Bedworth and thus makes efficient use of existing infrastructure and will reduce the need to travel through the implementation of important foot and cycle paths.</p> <p>New and improved pedestrian and cycle routes will increase the accessibility and permeability of the site and will link up with wider Sustrans cycle routes. This includes providing a missing section of Sustrans cycle Route 52.</p>

								Based on the above, Land at Hawkesbury will have a significant positive impact on this sustainability objective.
Climatic Factors								
16). Reduce overall energy use through increased energy efficiency	0	0	0	+	+	+	+	<p>The scale of the Site will limit the opportunity to reduce overall energy use or provide centralised energy facilities. However, the design of the future homes will include mitigation measures to maximise energy use/efficiency, for example passive solar design techniques, in line with Policy BE3.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a positive effect on this sustainability objective in the medium to longer term. The Site will result in a neutral effect on this sustainability objective in the short term.</p>
17). Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources	+	+	+	+	+	+	+	<p>Dealing with climate change is a wide-ranging policy challenge across all parts of society and Sustainability Objectives.</p> <p>The urban location of the Site will make efficient use of existing infrastructure and reduce the need to travel. Opportunities to mitigate carbon dioxide emissions via sustainable construction e.g. energy efficiency, sustainable design will be brought forward, in line with Policy BE3, as part of the development of the Site. Such initiatives should be incorporated into the scheme.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the development of the Site will result in a positive impact on this sustainability objective.</p>
Material Assets								
18). Encourage and enable waste minimisation, reuse, recycling and recovery to divert resources away from the waste stream, including the use of recycled materials where possible	+	+	+	+	+	+	+	<p>The Site will have an indirect impact on this objective. However, the provision of adequate recycling facilities as part of the overall development and the promotion of sustainable construction measures in line with Policy BE3, will result in a slight positive effect on this sustainability objective.</p> <p>Based on the above, the Site is considered to result in a positive impact on this sustainability objective.</p>
19). To ensure the prudent use of resources including the optimum use of previously developed land, buildings and the efficient use of land	++	++	++	++	++	++	++	The Site comprises undeveloped land in the urban area of Bedworth and thus development will have a positive effect on the prudent use of resources, principally, the use of previously developed land.

								Based on the above, the Site is considered to result in a significant positive impact on this sustainability objective.
Cultural Heritage								
20). To protect and enhance the historic environment	0	0	0	0	0	0	0	<p>No part of the Site is designated as a known heritage asset at either a county or national level. An assessment of the Site will be undertaken at the planning application stage to ensure that features of historic interest are not present on the Site.</p> <p>Based on the above, the Site is considered to result in a neutral impact on this sustainability objective.</p>
Landscape								
21). To maintain and enhance the quality of landscapes	-	-	-	+	+	+	+	<p>The landscape character of the Site is defined as 'urban fringe'. The key landscaping features on the Site are hedgerows with isolated tree species.</p> <p>The development of the Site for residential uses will result in the loss of existing green space (Golf Course) and existing landscape features however, the development of the Site offers opportunity to provide a defined landscape screen to the existing urban settlement. The Site will also provide a new Country Park and thus increase access, focussed on the public right of way, to enhanced green spaces.</p> <p>The proposal will deliver restoration and improvements to the landscape in the Green Belt and will create improvements to habitat for biodiversity. Green Belt studies in 2009 (P1.1-2) and 2015 (P2.1-10) that support the Borough Plan conclude that the Hawkesbury site performs the least purposes of the Green Belt in the entire Borough and it is the prime candidate for housing development in the Green Belt.</p> <p>The Landscape Capacity Study, 2017 (T13.1-6) identifies the site as having high capacity for accommodating residential growth and recommends that the site is taken forward as an allocation in the emerging Borough Plan.</p> <p>Based on the above, it is considered that the development of Site will have an adverse effect on this sustainability objective in the short terms, due to the resulting visual impact and loss of existing habitats, but an overall beneficial effect in the medium to longer term.</p>

Summary

The Land at Hawkesbury has been assessed against the SA objectives.

The proposed development will bring forward circa 380 homes and thus represents a significant positive effect on social factors associated with access to decent and affordable housing for all. There will also be indirect positive effects in terms of economic factors in the medium to long term.

As the agricultural land classification is poor the Site will result in a neutral effect on soils and a significant positive effect on the efficient use of land. The Site's location on the edge of the existing urban area of Bedworth is accessible by car and public transport to existing health care facilities, local services and jobs and the provision of improved pedestrian and cycle routes will provide enhanced access to these facilities resulting in a significant positive effect on access to services and air pollution in the and a reduction in air pollution in the medium to long term.

In addition, contributions will be required to improve the off-site links to the Borough's walking and cycling network as well as linking with areas of deprivation and the Green Infrastructure network. The provision of a safe, integrated and attractive walking and cycling environment as part of the overall development with financial contributions to off-site works will contribute to an indirect significant effect on healthy living and well-being. Based on the proposed mitigation, the Site will result in a significant positive effect on this sustainability objective in the longer term.

The Site will bring forward a new Country Park in tandem with the residential development which will create biodiversity features that will result in a significant positive effect on biodiversity and sports/cultural facilities and a positive effect on landscape on the medium to longer term.

The Site will have a neutral effect on issues of water resources and material assets.

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POLICY/SITE – HSG 1 – NORTH NUNEATON								
Economic Factors								
Achieve a strong, stable and sustainable economy and prosperity for the benefit of all the Borough's inhabitants, through on-going investment (public and private)	0	0	0	+	+	0	0	<p>HSG 1 is envisaged to deliver <u>at least 4,419 homes (MM32)</u>, however, the opportunities for direct economic opportunities are limited to small scale ancillary development i.e. small retail, leisure uses.</p> <p>It is accepted that the contribution to a stable economy in the short term will be neutral but in the medium to longer term new residential development will indirectly contribute to the retention of economic activity in the Borough. It is therefore concluded that to result in a positive effect.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>HSG 1 is located in the northern part of Nuneaton and Bedworth Borough. The Site is green field and comprises generally undeveloped agricultural land. The Site is bounded to the north by open land and properties fronting the A5 and the east by properties fronting The Long Shoot (A47). The Site is bounded to the west by the A444 Weddington Road and a long distance recreational trail. The southern boundary is defined by residential properties, landscaping and open areas forming the north urban edge of the St Nicholas Park area of Nuneaton.</p> <p>The location of the Site is dispersed from the Town Centres of either Nuneaton or Bedworth albeit the A47 and A444, both bus routes, provide direct routes into Nuneaton. Accordingly, whilst the development of the Site will contribute to the overall housing needs of the Borough the allocation of this Site will not</p>

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								<p>directly enhance the vitality and viability of the town centres, thus, potentially undermining the town centre's role and regeneration opportunities</p> <p>However, given the scale of the Site HSG 1 would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, HSG 1 is considered to have adverse impact on this Sustainability Objective.</p>
Social Factors								
Provide decent and affordable housing for all, of the right quantity, type, tenure and affordability to meet local needs, in clean, safe and pleasant environments	++	++	++	++	++	++	++	<p>HSG 1 has the potential to bring forward <u>at least 4,419 homes (MM32)</u> potential housing units which will include a mix of open market and associated affordable housing units.</p> <p>The Site will contribute to the provision of a decent and affordable home for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough, thus, contributing to the aim of creating mixed and balanced communities in these areas.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p> <p>HSG 1 will result in a significant positive effect on this Sustainability.</p>
Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not disadvantaged with regard to ethnicity,	-	-	-	0	0	0	0	<p>At its closest point HSG 1 is located approximately 1.5kms to the north Nuneaton Town Centre which is the principle local centre for services and employment opportunities in the north of the Borough. HSG 1 will have direct access from the A47 (The Long Shoot) and the A444 (Weddington Road) both of which offer a direct route to Nuneaton Town</p>

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gender, age, disability, faith, sexuality, background or location								<p>Centre together with a new junction on the A5 via the development of the Calendar Farm Site (MM41). Accordingly, the Site is relatively accessible by car although more limited for residents' dependant on public transport albeit The Long Shoot and Weddington Road are bus routes. Therefore, if enhanced public transport measures were brought forward in tandem with the development then the potential impacts could be mitigated in the longer term.</p> <p>HSG 1 does not propose development associated with the provision of services or learning activities.</p> <p>Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective in the short term but a neutral effect in the medium to long term.</p>
Reduce crime, fear of crime and antisocial behaviour	?	?	?	?	?	?	?	<p>Crime rates are currently high in the Borough but are steadily falling. Crime may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the development to confirm any correlation between this Site and crime or fear of crime.</p> <p>To this end the potential environmental effect is considered to be uncertain.</p>
Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage	+	+	+	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new affordable housing and indirect jobs creation will help improve the well-being of the local population and help reduce social exclusion and therefore provide businesses with a diverse workforce.</p> <p>Based on the above, it is considered that the Site represents a positive effect on this Sustainability Objective.</p>

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Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	-	-	-	-	-	-	-	<p>The development of HSG 1 for housing uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>Moreover, the allocation will result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a slight adverse effect on this sustainability objective.</p>
Encourage land use and development that creates and sustains well-designed, high quality built environments, that help to create and promote local distinctiveness and sense of place	0	0	0	0	0	0	0	<p>The Site will not result in a direct effect on this sustainability objective.</p> <p>Policies to facilitate high quality design and a sense of place should be included in the Borough Plan in order to ensure all new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>Based on the above, the Site will have a neutral impact on this sustainability objective.</p>
Biodiversity								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	0	0	0	<p>HSG 1 is an extensive green field Site in agricultural use. The development of the Site for housing uses will result in the loss of existing habitat including hedgerows and tree species.</p> <p>However, the development of the Site offers the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features, namely the Change Brook, as part of an integrated scheme for the Site. Based on the above, it is considered that the development of Site will have a slight adverse effect on this sustainability objective in the short terms, due the loss of existing habitats,</p>

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								but an overall neutral effect in the medium to long term.
Population and Human Health								
Improve health and reduce health inequalities by encouraging and enabling healthy active lifestyles and protecting health, as well as providing equitable access to health services	-	-	-	0	0	0	0	<p>The development of the Site will not result in a direct effect on the provision of enhanced health or social care facilities or healthy lifestyles but offers an indirect impact on this sustainability objective.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that housing and employment are both important determinants of health and supports the provision of good quality dwellings in the Borough.</p> <p>The development of the Site for residential uses will result in an in-direct effect on promoting health lifestyle or the direct provision of health services but will exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for residential uses represents an adverse impact in the short term but a neutral impact on this Sustainability Objective on the medium to longer term if accompanied by contributions to new or enhanced health facilities.</p>
Soil								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is an extensive area of greenfield land. The development of a Site for housing development will lead to loss of agricultural land and productive soils and thus the Site will have a significant adverse effect on this Sustainability Objective that cannot be mitigated against.

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Water									
Use natural resources, such as water efficiently, including by incorporating efficiency measures into new land use and developments, redevelopment and refurbishment	-	-	-	-	0	0	0		<p>The development of the Site has the capacity to increase water demand, posing increased pressure on water resources, unless adequate mitigation is also brought forward. The development of the Site, if unmitigated, might also result in increased ground water abstraction and related pollution effects.</p> <p>The incorporation of water efficiency measures and SuDS within any detailed scheme will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the medium to longer term.</p>
Ensure that new developments minimise water pollution levels and avoid areas which are at risk from flooding and natural flood storage areas	-	-	-	-	0	0	0		<p>A Level 2 Strategic Flood Risk Assessment of the Nuneaton and Bedworth Administrative areas has been undertaken by JBA Consulting. The SFRA has confirmed that the eastern part of the Site is defined as Flood Zone 2 and 3a associated with the Change Brook and its tributaries. A number of existing drains also cross the Site. Any development of the Site will need to be designed to direct less vulnerable uses to the flood zones areas and ensure that the wider development of the Site mitigates fully any potential on-site and off-site flooding instances.</p> <p>The creation of addition hard-standing areas on the Site may result in surface water flooding. The detailed assessment of flood risk, including the production of a Surface Water Management Plan to address the surface water flooding in the existing drains, will be mandatory at the planning application</p>

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								<p>stage, which will set out suitable site-specific mitigation on this matter.</p> <p>Mitigation measure will need to be installed prior to the commencement of development and will include SuDS features. Based on the above, the development may have a slight adverse effect on water resources in the short term but a neutral effect on this sustainability objective in the medium to long term.</p>
Air								
Increase use of public transport, cycling and walking as a proportion of total travel in order to reduce road traffic congestion, pollution and accidents	-	-	-	-	0	0	0	<p>At its closest point HSG 1 is located approximately 1.5kms to the north Nuneaton Town Centre which is the principle local centre for services and employment opportunities. The Site does not lie within an Air Quality Management Area.</p> <p>The Site is relatively accessible by car, however, the dispersed location of the Site would tend to discourage modal shift away from the car usage. However, The Long Shoot and Weddington Road are both bus routes and Local Centres are being proposed as part of the strategic allocation.</p> <p>Based on the above, the site is considered to result in a slight adverse impact on this sustainability objective without mitigation. However, with enhanced public transport or cycling measures were brought forward in tandem with any residential development on the site then this effect will be mitigated resulting in a neutral effect on this sustainability objective.</p>
Ensure development is primarily focused in urban areas, and makes efficient use of existing physical infrastructure	-	-	-	-	-	-	-	<p>The Site is located on the edge of the urban area albeit situated between two main routes into Nuneaton.</p>

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and reduces need to travel, especially by private car								<p>Accordingly, this Site will not reduce the need to travel but will promote compact mixed-use development and make efficient use of existing infrastructure.</p> <p>Based on the above, HSG 1 is considered to have adverse impact on this Sustainability Objective.</p>
Climatic Factors								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	<p>The dispersed location of the Site will limit the opportunity to reduce overall energy use or provide centralised energy facilities. However, a proportion of on-site energy usage could be provided by micro-generation facilities and energy efficiency measure incorporated in the layout and design of the employment units. Based on the size of the Site, a district heating system/energy system or similar may be incorporated as part of the overall scheme for the Site.</p> <p>Policies to encourage energy efficiency or bring forward decentralised energy facilities in suitable locations should be included in the Borough Plan in order to ensure all new development makes an appropriate contribution to the energy needs of the Borough.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the longer term. However, the Site will result in an adverse effect on this sustainability objective in the short to medium term.</p>
Minimise the Borough's contribution to the causes of climate change by reducing emissions of	0	0	0	0	0	0	0	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
greenhouse gases from transport, domestic, commercial and industrial sources								<p>The dispersed location of the Site will not make efficient use of existing infrastructure, promote compact mixed use development or reduce the need to travel. However, opportunities to mitigate carbon dioxide emissions via sustainable construction e.g. energy efficiency, sustainable design, demolition and construction may be brought forward as part of the development of the Site. Such initiatives should be incorporated into the scheme.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the development of the Site will result in a neutral impact on this sustainability objective.</p>
Material Assets								
Encourage and enable waste minimisation, reuse, recycling and recovery to divert resources away from the waste stream, including the use of recycled materials where possible	+	+	+	+	+	+	+	<p>The Site will have an indirect impact on this objective. However, the provision of adequate recycling facilities as part of the overall development and the promotion of sustainable construction measures will result in a slight positive effect on this sustainability objective.</p> <p>Based on the above, Site is considered to result in a slight positive impact on this sustainability objective.</p>
To ensure the prudent use of resources including the optimum use of previously developed land, buildings and the efficient use of land	--	-	-	--	--	--	--	<p>The Site comprises extensive greenfield land and thus development will have an adverse effect on the prudent use of resources, principally, the use of previously developed land.</p> <p>The development of the Site will also not contribute to the cleaning up of existing contaminated land.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, Site is considered to result in a significant adverse impact on this sustainability objective.
Cultural Heritage								
To protect and enhance the historic environment	0	0	0	0	0	0	0	<p>No part of the Site is designated as a known heritage asset at either a county or national level. An assessment of the Site will be undertaken at the planning application stage to ensure that features of historic interest are not present on the Site.</p> <p>Based on the above, the Site is considered to result in a neutral impact on this sustainability objective.</p>
Landscape								
To maintain and enhance the quality of landscapes	--	-	--	-	0	-	-	<p>The Site is located in the Anker Valley Estate Farmlands Landscape Character Area where the landscape is dominated by undulating arable farmland interspersed with linear woodland belts and hedgerows reinforcing a rural character to the urban edge of existing settlements. The character of the area is considered 'moderate' and in a 'moderate' condition and so the focus for action is to 'enhance an integrated landscape.</p> <p>The development of the Site for residential uses will result in the loss of existing agricultural land and hedgerows features and will increase the level of built development in the area but also offers the opportunity to enhance and create new hedgerows/copse and woodland area as part of the wider scheme for the Site. The development will also provide the opportunity to provide new green infrastructure linkages with existing woodland/hedgerow features, namely the Change Brook and</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>adjacent cycle trail, resulting in landscape enhancements in the longer term.</p> <p>Based on the above, it is considered that the development of Site will have a significant adverse effect on this sustainability objective in the short terms, due the loss of open land that provides an important area of separation, but an overall neutral effect in the long term once the landscaping proposals have started to mature.</p>

Summary

The Land at North Nuneaton (HSG 1) has been assessed against the SA objectives.

The proposed development will bring forward new housing units and thus represents a significant positive effect on the provision of homes. There will also be indirect positive effects in terms of economic factors and social factors associated with deprivation and poverty together with waste minimisation.

The development of the Site will result in the loss of open agricultural land located outside the existing urban areas and will have a negative effect on the prudent use of resources, soils, landscape (in the short term), provision of sports and recreational facilities, access to services, and the vitality of the Town Centres.

The Site is accessible by car for services, jobs and learning activities and is situated between two existing bus routes. The edge of centre location of the land will discourage a modal shift away from the car which in turn will increase traffic movements and travel times with an associated increase in air pollution levels. However, if enhanced public transport measures were brought forward in tandem with the development then the potential impacts could be mitigated in the longer term.

The Site will have a neutral effect on climatic factors, design/sense of place, cultural heritage, water resources (with mitigation), health facilities (with mitigation) provided that the development accords with other policies in the Borough Plan.

Mitigation/enhancements

HSG 1 is expected to provide the following in order to meet the identified sustainability objectives (SO)

- i) Provision of circa at least 4,419 homes **(MM32)** in a mix of dwelling types and sizes. SO No's 3 and 6.
- ii) Potential on site GP surgery or financial contribution to new GP or expanded surgery in the North Nuneaton area. SO No's 4 and 10.
- iii) Provision of land and contribution to a new 'community park' in the western part of the Site, the eastern part of the Site (created by the expansion of the existing POS area off Buttermere Avenue), southern part of the Site (incorporating the Change Brook Open Space) and the provision of land and contribution to new allotments in the western part of the Site; including provision/upgrades to younger equipped children's play facilities. SO No's 4, 7 and 10
- iv) POS to be provided with appropriate management and maintenance arrangements. SO No's 9 and 21
- v) Financial contribution towards the up-grading of the existing sports pitches at Anderton Road and facilities at Newdigate Recreation Ground. SO No's 4 and 10.
- vi) Provision of two 2-form entry primary school (circa 210 pupils) and funding including provision for early years and financial contribution towards and provision of a new secondary school located off Highham Lane SO No.4.
- vii) Financial contribution towards secondary level education financial in order to expand existing secondary provision in the area to an additional 3.5 Form Entry. SO No.4
- viii) Provision of onsite bus infrastructure and contribution to secure diversion of frequent local bus services to access the Strategic Housing Site based on dialogue with Warwickshire County Council and bus operators. SO No's 4, 7 and 10.
- ix) Any transport improvements/upgrades required along Higham Lane, The Long Shoot and Weddington Road as a result of the development including the formation of a new junction with the A5 through the development of Calendar Farm **(MM41)**.SO No's 3, 4, 7 and 10.
- x) Financial contributions towards Borough wide strategic highway infrastructure works identified within the Nuneaton area. SO No's 4, 7 and 10.
- xi) Provision of an integrated footway/cycleway along the strategic access road. SO No's 3, 4, 7 and 10.

- xii) Financial contribution towards the expansion of safer neighbourhood police team in line with requirements within the Council's Infrastructure Delivery Schedule. SO No.5.
- xiii) Local sewage network improvements to improve capacity to accommodate the development. SO No.12.
- xiv) Provision of an integrated surface water management scheme. SO No's 12 and 13.
- xv) Provision of a District Centre and a Local Centre including community facilities. SO No's 1 and 4.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
POLICY/SITE – HSG 2 – ARBURY								
Achieve a strong, stable and sustainable economy and prosperity for the benefit of all the Borough's inhabitants, through on-going investment (public and private)	0	0	0	+	+	0	0	<p>HSG 2 is envisaged to deliver <u>at least 1525 (MM43)</u> homes, however, the opportunities for direct economic opportunities are limited to small scale ancillary development i.e. small retail, leisure uses located within the proposed Local Centre.</p> <p>It is accepted that the contribution to a stable economy in the short term will be neutral but in the medium to longer term new residential development will indirectly contribute to the retention of economic activity in the Borough. It is therefore concluded that to result in a positive effect. A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>HSG 2 is located in the western part of Nuneaton and Bedworth Borough. The Site comprises open generally undeveloped agricultural land. The Site is bounded to the south by Harefield Lane and the north and east by residential properties, landscaping and open areas forming the south west urban edge of the Heath End area of Nuneaton. Employment uses associated with Bermuda Park are located to the south east of the Site. The western boundary is defined by a tree lined tributary of Griff Brook with Spring Kidder Wood located in the south west corner.</p> <p>The location of the Site is dispersed from the Town Centres of either Nuneaton or Bedworth with Arbury Road (B4102) and Heath End Road (B4112) further to</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
							<p>the north and east respectively of the Site. Both the B4102 and the B4112 are bus routes albeit there is no current linkage to these routes from the Site.</p> <p>Whilst the development of the Site will contribute to the overall housing needs of the Borough the allocation of this Site will not directly enhance the vitality and viability of the town centres, thus, potentially undermining the town centre's role and regeneration opportunities</p> <p>However, given the scale of the Site HSG 2 would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, HSG 2 is considered to have a significant adverse impact on this Sustainability Objective.</p>	
Social Factors								
Provide decent and affordable housing for all, of the right quantity, type, tenure and affordability to meet local needs, in clean, safe and pleasant environments	++	++	++	++	++	++	<p>HSG 2 has the potential to bring forward <u>at least 1525 (MM43)</u> potential housing units which will include a mix of open market and associated affordable housing units.</p> <p>The Site will contribute to the provision of a decent and affordable home for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough, thus, contributing to the aim of creating mixed and balanced communities in these areas.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p> <p>HSG 2 will result in a significant positive effect on this Sustainability in the medium to long term.</p>	

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	-	-	0	0	+	<p>At its closest point HSG 2 is located approximately 3kms to the south west of Nuneaton Town Centre and 3kms to the north east of Bedworth Town Centre the principle local centres for services and employment opportunities in the Borough. There is no direct access to either town centre.</p> <p>Accordingly the Site is relatively accessible by car although more limited for residents' dependant on public transport. Although the B102 and B4112 are bus routes there is no existing linkage to these routes from the Site. Therefore, provision of footway/cycleway linkages and onsite bus infrastructure with contributions to secure diversion of frequent bus services to the Site would mitigate the impact of the development. These measures would also need to be complimented by the contributions to towards borough wide strategic highway infrastructure works identified within the A444 corridor in order to mitigate any potential impacts in the longer term.</p> <p>Provision of a 1 form entry primary school and funding including provision for early years would mitigate the impact of the development on existing educational services.</p> <p>Based on the above, in the long term, with the implementation of the identified mitigation measures, overall the site is identified to have a neutral effect in the long term,</p>
Reduce crime, fear of crime and antisocial behaviour	?	?	?	?	?	?	?	<p>Crime rates are currently high in the Borough but are steadily falling. Crime may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the development to confirm any correlation between this Site and crime or fear of crime.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								To this end the potential environmental effect is considered to be uncertain. A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.
Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage	+	+	+	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new affordable housing and indirect jobs creation will help improve the well-being of the local population and help reduce social exclusion and therefore provide businesses with a diverse workforce.</p> <p>Based on the above, it is considered that the Site represents a positive effect on this Sustainability Objective.</p>
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	+	+	-	-	+	0	+	<p>The development of HSG 2 for housing uses improve opportunities for cultural; sport and recreation. The development will provide for the retention and expansion of the existing allotments on Site, with new formal play/recreational areas provided.</p> <p>The provision of the onsite /financial contributions would result in a positive effect in the longer term towards improving cultural, sport and recreational opportunities as a result of the development. This would mitigate the slight adverse effect in the medium term.</p> <p>Based on the above, the Site will have a positive effect on this sustainability objective with mitigation and enhancement.</p>
Encourage land use and development that creates and sustains well-designed, high quality built environments, that	0	0	0	0	0	0	0	<p>The Site will not result in a direct effect on this sustainability objective.</p> <p>Policies to facilitate high quality design and a sense of place are included in the Borough Plan in order to ensure</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
help to create and promote local distinctiveness and sense of place								<p>all new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>Based on the above, the Site will have a neutral impact on this sustainability objective.</p>
Biodiversity								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	--	--	-	-	0	-	0	<p>HSG 2 is an existing open site in agricultural use. The development of the Site for housing uses will result in the loss of existing habitat including woodland, hedgerows and tree species. The Site is situated adjacent to the Ensor Pool SAC which is an internationally protected site associated with principally White Clawed Crayfish. A separate HRA of the Borough Plan undertaken by WYG has identified no significant adverse effect on the designated site for residential development.</p> <p>The development of the Site would need to address in detail the mitigation measures proposed to address the potential impact on the SAC and maintain and enhance the integrity of the protected site in the longer term. The HRA has set out potential mitigations measure that should be investigated should the site be taken forward.</p> <p>In addition, the development of the Site offers the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features, namely the Spring Kidder Wood and North Woods Ancient Woodlands (MM50), as part of an integrated and enhanced biodiversity scheme for the Site.</p> <p>Based on the above, it is considered that the development of Site will have an adverse effect on this sustainability objective in the medium term, due the potential impacts on the SAC and loss of existing habitats but, with appropriate mitigation through the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								incorporate area of informal open space to provide separation between the SAC and built development, an overall neutral effect in the long term.
Population and Human Health								
Improve health and reduce health inequalities by encouraging and enabling healthy active lifestyles and protecting health, as well as providing equitable access to health services	+	+	-	-	+	0	+	<p>It is considered that the development of the Site for residential uses would result in a negative effect in the medium due to the increase in residential households as a result of the development of the Site.</p> <p>However, the negative effect in the medium can be mitigated with a financial contribution to local NHS Clinical Commissions Group to enhance existing health services in the existing area to accommodate any increase in population resulting in a neutral effect in the longer term.</p>
Soil								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is an extensive area of greenfield land. The development of a Site for housing development will lead to loss of agricultural land and productive soils and thus the Site will have an adverse effect on this Sustainability Objective that cannot be mitigated against.
Water								
Use natural resources, such as water efficiently, including by incorporating efficiency measures into new land use and developments, redevelopment and refurbishment	-	-	0	0	0	0	0	<p>The development of the Site has the capacity to increase water demand, posing increased pressure on water resources, unless adequate mitigation is also brought forward. The development of the Site, if unmitigated, might also result in increased ground water abstraction and related pollution effects.</p> <p>The incorporation of water efficiency measures and SuDS within any detailed scheme will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the medium to longer term.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.</p>
Ensure that new developments minimise water pollution levels and avoid areas which are at risk from flooding and natural flood storage areas	-	-	-	-	0	0	0	<p>The Site is not located in an area at risk of flooding. The</p> <p>The creation of addition hard-standing areas on the Site may result in surface water flooding. The detailed assessment of flood risk, including the production of a Surface Water Management Plan to address the surface water flooding in the existing drains, will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>Mitigation measure will need to be installed prior to the commencement of development, which should include contribution to local sewage network improvements and provision of an integrated surface water management scheme. Based on the above, the development may have a slight adverse effect on water resources in the medium term but a neutral effect on this sustainability objective with mitigation measures identified in the longer term.</p>
Air								
Increase use of public transport, cycling and walking as a proportion of total travel in order to reduce road traffic	-	-	-	-	0	0	+	At its closest point HSG 2 is located approximately 3kms to the south west of Nuneaton Town Centre and 3kms to the north east of Bedworth Town Centre the principle local centres for services and employment opportunities in the Borough. There is no direct access to either town

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
congestion, pollution and accidents								<p>centre. The Site does not lie within an Air Quality Management Area.</p> <p>Accordingly the Site is relatively accessible by car although more limited for residents' dependant on public transport. Although the B102 and B4112 are bus routes there is no existing linkage to these routes from the Site. A distributor link road with integrated footway/cycleway provision and connecting the Site to the A444 and Bermuda Park Station is proposed (MM45-MM46).</p> <p>The provision of footway/cycleway linkages and onsite bus infrastructure with contributions to secure diversion of frequent bus services to the Site would mitigate the impact of the development. These measures would also need to be complimented by the contributions towards borough wide strategic highway infrastructure works identified within the A444 corridor in order to mitigate any potential impacts in the longer term</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, in the longer term, with mitigation, on this sustainability objective. However, the Site will result in a slight adverse effect on this sustainability objective in the medium term.</p>
Ensure development is primarily focused in urban areas, and makes efficient use of existing physical infrastructure and reduces need to travel, especially by private car	-	-	-	-	-	-	-	<p>The Site is located on the edge of the urban area albeit situated between two main routes into Nuneaton.</p> <p>Accordingly, this Site will not reduce the need to travel but will promote compact mixed use development and make efficient use of existing infrastructure.</p> <p>Based on the above, HSG 6 is considered to have a adverse impact on this Sustainability Objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Climatic Factors								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	<p>The dispersed location of the Site will limit the opportunity to reduce overall energy use or provide centralised energy facilities. However, a proportion of on-site energy usage could be provided by micro-generation facilities and energy efficiency measure incorporated in the layout and design of the employment units. Based on the size of the Site, a district heating system/energy system or similar may be incorporated as part of the overall scheme for the Site.</p> <p>Policies to encourage energy efficiency or bring forward decentralised energy facilities in suitable locations are included in the Borough Plan in order to ensure all new development makes an appropriate contribution to the energy needs of the Borough.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the longer term. However, the Site will result in an adverse effect on this sustainability objective in the short to medium term.</p>
Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources	0	0	0	0	0	0	0	<p>Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives.</p> <p>The dispersed location of the Site will not make efficient use of existing infrastructure, promote compact mixed use development or reduce the need to travel. However, opportunities to mitigate carbon dioxide emissions via sustainable construction e.g. energy efficiency, sustainable design, demolition and construction may be brought forward as part of the development of the Site. Such initiatives should be incorporated into the scheme.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, and assuming the proposed mitigation is incorporated, the development of the Site will result in a neutral impact on this sustainability objective.
Material Assets								
Encourage and enable waste minimisation, reuse, recycling and recovery to divert resources away from the waste stream, including the use of recycled materials where possible	+	+	+	+	+	+	+	<p>The Site will have an indirect impact on this objective. However, the provision of adequate recycling facilities as part of the overall development and the promotion of sustainable construction measures will result in a slight positive effect in the medium and longer terms on this sustainability objective.</p> <p>Based on the above, overall, the Site is considered to result in a slight positive impact on this sustainability objective.</p>
To ensure the prudent use of resources including the optimum use of previously developed land, buildings and the efficient use of land	--	-	--	--	--	--	--	<p>The Site comprises extensive greenfield land and thus development will have an adverse effect on the prudent use of resources, principally, the use of previously developed land.</p> <p>The development of the Site will also not contribute to the cleaning up of existing contaminated land.</p> <p>Based on the above, Site is considered to result in a significant adverse impact on this sustainability objective.</p>

Sustainability Objective	Appraisal Questions	Short term	Med term	Long term	Mitigation or enhancement	Appraisal Comments		
Cultural Heritage								
To protect and enhance the historic environment	--	-	-	-	+	0	+	<p>No part of the Site is designated as a known heritage asset at either a county or national level, however, the Site is situated adjacent to Arbury Estate Historic Park and Gardens which includes Arbury Hall together with a number of other listed buildings which are considered to have 'high heritage significance'. The Site, therefore, falls within a non-designated 'Heritage Asset Region'.</p> <p>The Heritage Assessment (September 2016) prepared by ECUS states "<i>there are specific heritage concerns regarding the development within the strategic site. Specifically these are in regards to historic landscape character, the setting of the Arbury Hall RPG and the as yet unknown presence of the archaeological remains potentially of medium heritage significance. It is considered that there are opportunities for detailed design to avoid harm and maximise enhancement</i>". On this basis, a baseline score of significant/slight adverse is recorded.</p> <p>The proposed enhancement measures include:</p> <ul style="list-style-type: none"> • Retention of an undeveloped buffer and landscape screen along the western edge of the Site; • Height of proposed buildings restricted to ensure it can be screened by existing planting; • Height of lighting should be designed to minimise light pollution; and • No access should be taken from North Drive. <p>A detailed assessment of the specific housing scheme on the setting of the Registered Park and Garden, the listed buildings and potential archaeological remains will be undertaken at the planning application stage to</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>ensure that historic assets are not adversely affected by the development of the Site. This assessment should also consider opportunities to enhance the Park Farmhouse and Tea House which are both Grade II* Listed Buildings on the Heritage at Risk Register.</p> <p>Based on the above, the development of this Site will result in an adverse effect on this sustainability assessment without mitigation but with suitable mitigation through the provision of an enhanced landscape buffer on the southern and western edge of the Site it is considered to result in a neutral or slight positive effect in the longer term. In this regard, any development of the Site will also be accompanied an Asset Management Plan for the wider Arbury Estate which will include measures to repair and maintain Park Farmhouse and the Tea House (MM49).</p>
Landscape								
To maintain and enhance the quality of landscapes	--	-	-	-	0	-	-	<p>The Site is located in the Arbury Parklands Landscape Character Area where the landscape is dominated by arable and pasture farmland often enclosed by both mature hedgerow and frequent woodland. Built development is generally well screened by woodland although it becomes more visible in the eastern edge of the character area. The character of the area is considered 'strong' and in a 'good' condition and so the focus for action is to 'conserve' an integrated landscape.</p> <p>The Site is described in the Landscape Assessment (2012) as an "<i>intact parkland agricultural landscape which in combination with the high woodland cover surround the parcel results in an attractive landscape</i>" The development of the Site for residential uses will, therefore, result in the loss of existing agricultural land and hedgerows features and will increase the level of built development in a historic parkland setting resulting</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>in an adverse effect on maintaining or enhancing the landscape.</p> <p>However, the Landscape Assessment states “<i>given the low visual prominence of the parcel and its separation from the Arbury Park registered park and garden by mature woodland blocks it is considered that 5A (the Site) has moderate-high capacity for residential development. New residential development could also improve local views of the urban edge. The use of woodland blocks to mitigate would be appropriate given the wooded character of the existing parkland character</i>”.</p> <p>The proposed enhancement measures include:</p> <ul style="list-style-type: none"> • Creation of a buffer along the western edge of the Site of additional woodland planting; • Open Space/tree buffer on the eastern edge; and • Maximum building height of 2 storeys and higher density concentrated towards current urban edge. <p>The development of the Site, therefore, offers the opportunity to enhance and create integrated hedgerows/copse and woodland area in the east and west of the character area to screen existing views of the existing built development and Arbury Park as part of the wider landscape scheme for the Site and adjacent historic parkland. The development of the Site will provide the opportunity to provide new green infrastructure linkages with existing woodland/hedgerow features, namely the unnamed stream, Harefield Lane/Centenary Way and Spring Kidder Wood, resulting in landscape enhancements in the long term.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, it is considered that the development of Site will have a significant adverse effect on this sustainability objective in the medium term, due the loss of open land that provides an important area of separation between existing built development to the east and historic parkland to the west, but an overall neutral effect in the long term once the landscaping proposals have started to mature.

Summary

The Land at Arbury (HSG 2) has been assessed against the SA objectives.

The proposed development will bring forward new housing units and thus represents a significant positive effect on the provision of homes. There will also be indirect positive effects in terms of economic factors and social factors associated with deprivation and poverty together with waste minimisation.

The development of the Site will result in the loss of open agricultural land located on the edge of the existing urban areas and will have a negative effect on the prudent use of resources, soils, historic landscape (in the short to medium term), provision of sports and recreational facilities, access to services, and the vitality of the Town Centres.

The Site is accessible by car for services, jobs and learning activities but more limited for residents' dependant on public transport. The dispersed location of the land will discourage a modal shift away from the car which in turn will increase traffic movements and travel times with an associated increase in air pollution levels.

Although the B102 and B4112, situated close to the HSG2 are bus routes there is no existing linkage to these routes from the Site, therefore, enhanced public transport measures would be brought forward in tandem with the development, which would be complimented by the contributions to improvements to the strategic highway network; bus services and footpath/cycleway order to mitigate any potential impacts in the longer term. A distributor link road with integrated footway/cycleway provision and connecting the Site to the A444 and Bermuda Park Station is proposed **(MM45-MM46)**.

HSG2 is situated adjacent to Arbury Estate Historic Park and Gardens which includes Arbury Hall and a number of other listed buildings. The development of this Site will result in an adverse effect on cultural heritage factors without mitigation but with suitable mitigation it is considered to will result in a neutral or slight positive effect in the longer term. In this regard, any development of the Site will also be accompanied an Asset Management Plan for the wider Arbury Estate which will include measures to repair and maintain Park Farmhouse and the Tea House **(MM49)**.

The development of the Site for residential uses will result in the loss of existing agricultural land and hedgerows features and will increase the level of built development in a historic parkland setting. However, with mitigation, the Site offers the opportunity to enhance and create integrated hedgerows/copse and woodland area on the eastern and western boundaries to screen existing views of the existing built development and Arbury Park as part of the wider landscape scheme for the Site and adjacent historic parkland. The development of the Site will provide the opportunity to provide new green infrastructure linkages with existing woodland/ hedgerow features, namely the unnamed stream, Harefield Lane/Centenary Way and Spring Kidder Wood, resulting in landscape enhancements in the longer term.

The Site will have a neutral effect on climatic factors, design/sense of place, water resources (with mitigation), health facilities (with mitigation) provided that the development accords with other policies in the Borough Plan.

Mitigation/enhancements

- Financial contribution to local NHS Clinical Commissioning Group
- Provision of a local centre including community facilities;
- Provision of landscape buffer on the southern and western edge of the Site;
- Provision of measures to protect Spring Kidden and North Woods Ancient Woodlands **(MM50)**;
- Asset Management Plan for the wider Arbury Estate which will include measures to repair and maintain Park Farmhouse and the Tea House **(MM51)**;
- Community Park (including the proposed Strategic Play Area) to be provided; and appropriate management and maintenance arrangements;
- Provision of a distributor link road through the site with integrated footway/cycleway provision
- Provision of land on site and contribution to new allotments
- Provision of 1-form entry primary school and funding including provision for early years
- Provision of a footway/cycleway linkages to existing networks
- Provision of on-site bus infrastructure and contribution to secure diversion of frequent local bus services;
- Financial contribution toward Borough wide strategic highway infrastructure works identified within A444 Corridor
- Contribution to local sewage network improvement
- Provision of an integrated surface water management scheme

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
POLICY/SITE – HSG 3 – LAND AT GIPSY LANE								
Economic Factors								
Achieve a strong, stable and sustainable economy and prosperity for the benefit of all the Borough's inhabitants, through on-going investment (public and private)	0	0	0	+	+	0	0	<p>HSG 3 is envisaged to deliver <u>at least 575 (MM53)</u> homes, however, the opportunities for direct economic opportunities are limited to small scale ancillary development i.e. small retail, leisure uses.</p> <p>It is accepted that the contribution to a stable economy in the short term will be neutral but in the medium to longer term new residential development will indirectly contribute to the retention of economic activity in the Borough. It is therefore concluded that to result in a positive effect.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>HSG 3 is located in the eastern part of Nuneaton and Bedworth Borough. The Site comprises open agricultural land bounded to the west by the Coventry Canal and to the south by Gypsy Lane. The northern boundary is defined by the Griff Brook with properties on the southern side of Hill Top area of Nuneaton beyond. The eastern boundary is defined by a tributary of the Wem Brook with open land designated as community open space beyond.</p> <p>The location of the Site is dispersed from the Town Centres of either Nuneaton or Bedworth and there is no direct route to either centre albeit Gypsy Lane forms a junction with the (B4113) Coventry Road and the A444 approximately 800m to the west of the Site.</p> <p>Whilst the development of the Site will contribute to the overall housing needs of the Borough the allocation of this Site will not directly enhance the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>vitality and viability of the town centres, thus, potentially undermining the town centre's role and regeneration opportunities</p> <p>However, given the scale of the Site HSG 3 represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, HSG 3 is considered to have a significant adverse impact on this Sustainability Objective.</p>
Social Factors								
Provide decent and affordable housing for all, of the right quantity, type, tenure and affordability to meet local needs, in clean, safe and pleasant environments	++	++	++	++	++	++	++	<p>HSG 3 has the potential to bring forward <u>at least 575 (MM53)</u> potential housing units which will include a mix of open market and associated affordable housing units.</p> <p>The Site will contribute to the provision of a decent and affordable home for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough, and, thus, will contribute to the aim of creating mixed and balanced communities in these areas.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p> <p>HSG 3 will result in a significant positive effect on this Sustainability Objective.</p>
Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not disadvantaged with	+	+	0	+	+	0	+	<p>HSG 3 is located approximately 2.5kms to the south of Nuneaton Town Centre and approximately 2.5kms to the north east off Bedworth Town Centre which are the principle centres for services and employment opportunities in the Borough.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
regard to ethnicity, gender, age, disability, faith, sexuality, background or location								<p>Gipsy Lane forms a junction with the B4113 and A444 approximately 800m to the west of the Site. The B4113 and A444 offer direct routes to Nuneaton and Bedworth Town Centres.</p> <p>Accordingly, the Site is relatively accessible by car although more limited for residents' dependant on public transport albeit the B4113 is a bus route. However, HSG3 is situated approximately 750m from the Bermuda Park Station. The development of the site would improve access to local services through contributions/improvements to public transport facilities; the provision of footway/cycleway linkages along the north bank of the Griff Brook, existing canal towpath (including cross the canal (MM56)) and, via EMP1, on to Bermuda Park (MM55). The development of the Site would also bring provision or financial contribution for a 1FE primary school either on site or the equivalent additional school places off-site.</p> <p>The measures to improve accessibility would result in a positive effect in the medium and longer term impact on this sustainability objective.</p>
Reduce crime, fear of crime and antisocial behaviour	?	?	0	?	0	?	?	<p>Crime rates are currently high in the Borough but are steadily falling. Crime may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the development to confirm any correlation between this Site and crime or fear of crime.</p> <p>To this end the potential environmental effect is considered to be uncertain.</p>
Address poverty and disadvantage taking into account the particular	+	+	+	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new affordable housing and indirect jobs creation will help improve the well-being of the local population and help reduce</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
difficulties of those facing multiple disadvantage								<p>social exclusion by providing businesses with a diverse workforce.</p> <p>Based on the above, it is considered that the Site represents a positive effect on this Sustainability Objective.</p>
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	+	+	0	+	+	+	+	<p>The development of HSG 3 for housing uses will improve opportunities for cultural; sport and recreation. The development will make provisions for new community facilities; public open space; and recreational areas.</p> <p>The provision of the onsite contributions would result in a positive effect in the longer term towards improving cultural, sport and recreational opportunities as a result of the development. This would mitigate the slight adverse effect in the medium term.</p> <p>Based on the above, the Site will have a positive effect on this sustainability objective with mitigation and enhancement.</p>
Encourage land use and development that creates and sustains well-designed, high quality built environments, that help to create and promote local distinctiveness and sense of place	0	0	0	0	0	0	0	<p>The Site will not result in a direct effect on this sustainability objective.</p> <p>Policies to facilitate high quality design and a sense of place are included in the Borough Plan in order to ensure all new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>Based on the above, the Site will have a neutral impact on this sustainability objective.</p>
Biodiversity								
To protect and enhance the natural environment, habitats, species,	-	-	-	0	+	0	+	<p>HSG 3 is an open agricultural land. The development of the Site for housing uses will result in the loss of existing habitat, hedgerows and tree species.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
landscapes and inland waters								<p>However, the development of the Site offers the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features, namely the Coventry Canal and adjacent open space, as part of an integrated scheme for the Site.</p> <p>Based on the above, it is considered that the development of Site will have a slight adverse effect on this sustainability objective in the short terms, due the loss of existing habitats, with a neutral effect in the medium effect, and positive effect in the long term with mitigation.</p>
Population and Human Health								
Improve health and reduce health inequalities by encouraging and enabling healthy active lifestyles and protecting health, as well as providing equitable access to health services	+	+	0	-	+	0	+	<p>It is considered that the development of the Site for residential uses represents would result in a neutral impact in the short term, with a negative effect in the medium term due to the increase in residential households as a result of the development of the Site.</p> <p>However, the negative effect in the medium can be mitigated with a financial contribution to local NHS Clinical Commissions Group to enhance existing health services in the existing area to accommodate any increase in population.</p>
Soil								
To protect and improve soil quality	--	--	--	--	--	--	--	<p>The Site is undeveloped and the development of a Site for housing will lead to loss of agricultural land and productive soils, thus, the Site will have a significant adverse effect on this Sustainability Objective that cannot be mitigated against.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Water								
Use natural resources, such as water efficiently, including by incorporating efficiency measures into new land use and developments, redevelopment and refurbishment	-	-	-	-	0	0	0	<p>The development of the Site has the capacity to increase water demand, posing increased pressure on water resources, unless adequate mitigation is also brought forward. The development of the Site, if unmitigated, might also result in increased ground water abstraction and related pollution effects.</p> <p>The incorporation of water efficiency measures and SuDS within any detailed scheme will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the medium to longer term.</p>
Ensure that new developments minimise water pollution levels and avoid areas which are at risk from flooding and natural flood storage areas	-	-	-	0	0	0	0	<p>A Level 2 Strategic Flood Risk Assessment of the Nuneaton and Bedworth Administrative areas has been undertaken by JBA Consulting. The SFRA has confirmed that the northern and eastern part of the Site is defined as Flood Zone 2 and 3a associated with the Griff Brook and a tributary of the Wem Brook. Development of the Site would be designed to direct less vulnerable uses to the flood zones areas and ensure that the wider development of the Site mitigates fully any potential on-site and off-site flooding instances.</p> <p>The creation of addition hard-standing areas on the Site may result in surface water flooding. The detailed assessment of flood risk, including the production of an integrated Surface Water Management scheme to address the surface water flooding in the existing drains, will be mandatory at</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>Mitigation measure will need to be installed prior to the commencement of development and will include SuDS features. Based on the above, the development may have a slight adverse effect on water resources in the short term but a neutral effect on this sustainability objective in the medium to long term.</p>
Air								
<p>Increase use of public transport, cycling and walking as a proportion of total travel in order to reduce road traffic congestion, pollution and accidents</p>	-	-	-	-	0	0	+	<p>HSG 3 is located approximately 2.5kms to the south of Nuneaton Town Centre and approximately 2.5ks to the north east off Bedworth Town Centre which are the principle centres for services and employment opportunities in the Borough. The Site does not lie within an Air Quality Management Area.</p> <p>The Site is relatively accessible by car, however, the dispersed location of the Site would tend to discourage modal shift away from the car usage.</p> <p>Accordingly the Site is relatively accessible by car although more limited for residents' dependant on public transport albeit the B4113 is a bus route. However, HSG 3 is situated approximately 750m from the Bermuda Park Station.</p> <p>Based on the above, the site is considered to result in a slight adverse impact on this sustainability objective without mitigation. However, the provision of enhanced and integrated public transport or cycling measures being brought forward in tandem with any residential development on the site then this</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								effect could be mitigated resulting in a neutral effect on this sustainability objective.
Ensure development is primarily focused in urban areas, and makes efficient use of existing physical infrastructure and reduces need to travel, especially by private car	-	-	-	-	-	-	-	<p>The Site is located on the southern edge of the urban area albeit close to a main route into Nuneaton and Bedworth.</p> <p>Accordingly, this Site will not reduce the need to travel but will promote compact mixed use development and make efficient use of existing infrastructure.</p> <p>Based on the above, HSG 3 is considered to have a adverse impact on this Sustainability Objective.</p>
Climatic Factors								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	<p>The dispersed location of the Site will limit the opportunity to reduce overall energy use or provide centralised energy facilities.</p> <p>However, a proportion of on-site energy usage could be provided by micro-generation facilities and energy efficiency measure incorporated in the layout and design of the employment units. Based on the size of the Site, a district heating system/energy system or similar may be incorporated as part of the overall scheme for the Site.</p> <p>Policies to encourage energy efficiency or bring forward decentralised energy facilities in suitable locations are included in the Borough Plan in order to ensure all new development makes an appropriate contribution to the energy needs of the Borough.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								longer term. However, the Site will result in an adverse effect on this sustainability objective in the short to medium term.
Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources	0	0	0	0	0	0	0	<p>Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives.</p> <p>The dispersed location of the Site will not make efficient use of existing infrastructure, promote compact mixed use development or reduce the need to travel. However, opportunities to mitigate carbon dioxide emissions via sustainable construction e.g. energy efficiency, sustainable design, demolition and construction may be brought forward as part of the development of the Site. Such initiatives should be incorporated into the scheme.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the development of the Site will result in a neutral impact on this sustainability objective.</p>
Material Assets								
Encourage and enable waste minimisation, reuse, recycling and recovery to divert resources away from the waste stream, including the use of recycled materials where possible	+	+	+	+	+	+	+	<p>The Site will have an indirect impact on this objective. However, the provision of adequate recycling facilities as part of the overall development and the promotion of sustainable construction measures will result in a slight positive effect on this sustainability objective.</p> <p>Based on the above, Site is considered to result in a slight positive impact on this sustainability objective.</p>
To ensure the prudent use of resources including the optimum	--	-	-	--	--	--	--	The Site comprises an open agricultural land and thus development will have an adverse effect on the

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
use of previously developed land, buildings and the efficient use of land								<p>prudent use of resources, principally, the use of previously developed land.</p> <p>The development of the Site will also not contribute to the cleaning up of existing contaminated land.</p> <p>Based on the above, Site is considered to result in a significant adverse impact on this sustainability objective.</p>
Cultural Heritage								
To protect and enhance the historic environment	0	0	0	0	0	0	0	<p>No part of the Site is designated as a known heritage asset at either a county or national level. An assessment of the Site will be undertaken at the planning application stage to ensure that features of historic interest are not present on the Site.</p> <p>Based on the above, the Site is considered to result in a neutral impact on this sustainability objective.</p>
Landscape								
To maintain and enhance the quality of landscapes	--	-	--	-	+	+	+	<p>The Site is located in the Landscape Character Area 6 – Nuneaton and Bedworth Urban Fringe, where the land use varies from typical urban landscapes and more rural surroundings of pasture and arable farm land. The landscape area also includes parcels of restored land and active quarries, reflecting the industrial heritage of the landscape.</p> <p>The character of the area is considered 'moderate' and in a 'poor' condition and so the focus for action is to 'enhance and restore' an integrated landscape.</p> <p>The development of the site for residential uses will result in the loss of existing undeveloped land and</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>tree copse that provide separation between existing built up areas. The key landscaping features on the sites are fragmented linear hedgerows associated with existing brooks together with isolated tree species/copse.</p> <p>The development of the sites will increase the level of built development in the area but also offers the opportunity to recreate and connect existing hedgerows/copse and linear woodland area as part of the wider scheme for the Site. The development will also bring forward new landscape buffers providing linkages with existing woodland/hedgerow features, namely the Griff and Wem Brooks and adjacent Community open space, resulting in landscape enhancements in the longer term.</p> <p>Based on the above, it is considered that the development of sites will have a significant adverse effect on this sustainability objective in the short terms, due the loss of open land that provides important areas of separation between settlements, but an overall slight adverse effect in the medium term and a positive effect in the long term once the landscaping proposals have started to mature.</p>

Summary

The Land at Gipsy Lane (HSG 3) has been assessed against the SA objectives.

The proposed development will bring forward new housing units and thus represents a significant positive effect on the provision of homes. There will also be indirect positive effects in terms of economic factors and social factors associated with deprivation and poverty, important considerations given the proximity of the Site to the Hill Top area of Nuneaton, together with waste minimisation.

The development of the Site will result in the loss of open agricultural land located on the edge of the existing urban areas and will have a negative effect on the prudent use of resources, soils, landscape (in the short term), provision of sports and recreational facilities, access to services, and the vitality of the Town Centres.

The Site is accessible by car for services, jobs and learning activities although more limited for residents' dependant on public transport albeit the B4113, Coventry Road is a bus route and HSG 3 is situated approximately 750m from Bermuda Park Station. The dispersed location of the land will discourage a modal shift away from the car which in turn will increase traffic movements and travel times with an associated increase in air pollution levels. However, the allocation will provide improvements to upgrading existing public footpath/ cycle way linkages, with financial contributions to secure bus infrastructure, which would result in a positive effect in the longer term.

The Site will have a neutral effect on climatic factors, design/sense of place, cultural heritage, water resources (with mitigation), health facilities (with mitigation) provided that the development accords with other policies in the Borough Plan.

Mitigation/enhancements

- Financial contributions towards the upgrading of existing public footpath/cycle network **(MM55)**, (including Canal Bridge strengthening/widening work **(MM56)**), diversion existing frequent local bus services and bus infrastructure.
- Financial contribution towards Gipsy Lane/Coventry Road Junction; .
- Provision of an integrated surface water management scheme works.
- Provision of community hall or financial contribution.
- Provision of Public Open Space.
- Financial contribution to local NHS Clinical Commission Group

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
POLICY /SITE – HSG 4 - WOODLANDS								
Economic Factors								
1- Achieve a strong, stable and sustainable economy and prosperity for the benefit of all the Borough's inhabitants, through on-going investment (public and private)	0	0	0	+	+	0	0	<p>HSG 4 is envisaged to deliver <u>at least 689 (MM60)</u> homes. However, the scale of the proposal offers direct economic opportunities through the provision of a dedicated Local Centre.</p> <p>It is accepted that the contribution to a stable economy in the short term will be neutral but in the medium to longer term new residential development and associated Local Centre will directly and indirectly contribute to the retention of economic activity in the Borough. It is therefore concluded that to result in a positive effect.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p>
2- To enhance the vitality of town centres	-	-	0	-	-	-	-	<p>HSG 4 is located on the north western edge of Bedworth urban area and approximately 2kms from the Town Centre. The Site is green field and comprises generally undeveloped agricultural land.</p> <p>The location of HSG 4 is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, whilst the growth associated with HSG 4 will contribute to the overall housing needs of the Borough is likely that the allocation of HSG 4 will not directly enhance the vitality and viability of the town centres, thus, potentially undermining the town centre's role and regeneration opportunities.</p> <p>However, given the scale of the Site HSG 4 would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, HSG 4 is considered to have adverse impact on this Sustainability Objective. A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.
Social Factors								
3- Provide decent and affordable housing for all, of the right quantity, type, tenure and affordability to meet local needs, in clean, safe and pleasant environments	++	++	0	++	++	++	++	<p>HSG 4 has the potential to bring forward <u>at least 689 (MM60)</u> potential housing units which will include a mix of open market and associated affordable housing units.</p> <p>The Site will contribute to the provision of a decent and affordable home for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough and thus, contributing to the aim of creating mixed and balanced communities in these areas.</p> <p>Based on the above, HSG 4 will result in a significant positive impact on this Sustainability Objective. A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>
4- Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	0	0	+	0	+	<p>HSG 4 is located approximately 2kms to the west of Bedworth Town Centre which is the principle local centre for services and employment opportunities. Limited services are available locally.</p> <p>The Site is located adjacent to the A444 and thus is highly accessible by car although more limited for residents' dependant on public transport. Primary access for vehicles will be via Newtown Road and associated improvements to the existing highway</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>network (MM66). Other vehicular access points are available from Woodlands Road, Judd Close, Buttercup Way and Woodlands Lane/ Bedworth Lane. Therefore, if enhanced public transport measures were brought forward in tandem with the facilities and services at the development including; a local centre; potential on site GP surgery or a financial contribution; an on site 1 form entry primary school and financial contribution towards secondary education; on site bus infrastructure; and, diversion of bus services into HSG 4, then the potential impacts could be mitigated in the longer term.</p> <p>Consideration should also be given to the identification of an 'off road' cycling link to the Town Centre as part of the overall master-plan for the Site.</p> <p>HSG 4 does not propose development associated with the provision of services or learning activities.</p> <p>Based on the above, HSG 4 is considered to result in a slight adverse impact on this sustainability objective. However, the provision of integrated services and infrastructure as part of the overall development could mitigate this effect to a neutral to positive impact in the medium to longer term.</p>
5- Reduce crime, fear of crime and antisocial behaviour	?	?	0	?	?	?	?	<p>Crime rates are currently high in the Borough and may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the development to confirm any correlation between this Site and crime or fear of crime.</p> <p>To this end the potential environmental effect is uncertain, although adoption of good design principles in line with wider Borough Plan Policies to 'design out' crime will potentially reduce the fear of</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>crime and opportunities for crime, ie by having a development which encourages good natural surveillance and minimises areas of 'dead space'.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>
6- Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage	+	+	0	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new affordable housing and indirect jobs creation will help improve the well-being of the local population and help reduce social exclusion and therefore provide businesses with a diverse workforce.</p> <p>Based on the above, it is considered that the Site represents a positive effect on this Sustainability Objective. A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>
7- Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	-	-	0	-	0	-	0	<p>The Site is located adjacent to open countryside and woodland and will provide increased access for residents to the countryside thereby offering opportunities for informal leisure and recreation activities. However, the development of HSG 4 for housing uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>Moreover, the allocation will result in an increase in demand for new facilities in the Borough. On site public open space, play facilities, retention of public footpaths and contributions towards existing parks and play facilities within the Borough will result in a neutral impact in the long term. A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, the Site will have a neutral effect on this sustainability objective.
8- Encourage land use and development that creates and sustains well-designed, high quality built environments, that help to create and promote local distinctiveness and sense of place	0	0	0	0	0	0	0	<p>The Site will not result in a direct effect on this sustainability objective.</p> <p>Policies to facilitate high quality design and a sense of place should be included in the Borough Plan in order to ensure all new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>Based on the above, the Site will have a neutral impact on this sustainability objective.</p>
Biodiversity								
9- To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	0	-	0	0	0	<p>HSG 4 is an extensive green field Site in agricultural and pastoral uses. The development of the Site for housing uses will result in the loss of existing habitat including hedgerows and tree species.</p> <p>However, the development of the Site offers the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features as part of an integrated scheme for the Site. On site local wildlife sites (Nook and Flash Meadow LWSs) and areas identified as high quality ridge and furrow will be retained, as far as possible (MM62), and enhanced. Based on the above, it is considered that the development of Site will have a slight adverse effect on this sustainability objective in the medium term, due the loss of existing habitats, but an overall neutral effect in the long term.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.
Population and Human Health								
10- Improve health and reduce health inequalities by encouraging and enabling healthy active lifestyles and protecting health, as well as providing equitable access to health services	0	0	0	0	0	0	0	<p>The development of the Site will result in a direct effect on the provision of enhanced health facilities and healthy lifestyles through the provision of an onsite GP surgery or contribution towards new or enhanced GP facilities, along with; a new cycleway towards Bedworth Town Centre; and, on site park and play facilities.. HSG4 will not have a direct effect on the provision of social care facilities.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that housing and employment are both important determinants of health and supports the provision of good quality dwellings in the Borough.</p> <p>The development of the Site for residential uses will also result in an in-direct effect on promoting healthy lifestyles through its proximity to informal and formal public open space.</p> <p>Based on the above, it is considered that the development of the Site for residential uses represents a neutral impact on this Sustainability Objective on the if accompanied by contributions to new or enhanced health facilities.</p>
Soil								

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
11- To protect and improve soil quality	--	--	--	--	--	--	--	<p>The Site comprises, generally, high quality (ALC – Grade 3) agricultural land in the west and low quality (ALC - Grade 4) in the east. The development of HSG 4 for residential development will lead to loss of productive soils to development and thus the Site will have a significant adverse effect on this Sustainability Objective.</p> <p>No mitigation or enhancement is available to address this negative effect.</p>
Water								
12- Use natural resources, such as water efficiently, including by incorporating efficiency measures into new land use and developments, redevelopment and refurbishment	-	-	0	0	0	0	0	<p>The development of the Site has the capacity to increase water demand, posing increased pressure on water resources, unless adequate mitigation is also brought forward. The development of the Site, if unmitigated, might also result in increased ground water abstraction and related pollution effects.</p> <p>The incorporation of water efficiency measures and SuDS within any detailed scheme will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter. Other mitigation measures include potential local sewage network improvements to improve biological treatment capacity in the area.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the medium to longer term. A neutral effect has also been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
13- Ensure that new developments minimise water pollution levels and avoid areas which are at risk from flooding and natural flood storage areas	-	-	0	-	0	0	0	<p>A Level 2 Strategic Flood Risk Assessment of the Nuneaton and Bedworth Administrative areas has been undertaken by JBA Consulting. The SFRA has confirmed that the River Sowe flows in an easterly direction through the southern part of the Site. In terms of flood risk, approximately 9% (circa 4ha) of the Site is located within Flood Zone 2, 3a and 3b. Vulnerable development should be located outside the defined Flood Zone.</p> <p>The Site is not located in a ground water source protection zone but is located within a groundwater nitrate vulnerable zone.</p> <p>A number of existing drains also cross the Site. Any development of the Site will need to be designed to direct less vulnerable uses to the flood zones areas and ensure that the wider development of the Site mitigates fully any potential on-site and off-site flooding instances.</p> <p>The creation of addition hard-standing areas on the Site may result in surface water flooding. The detailed assessment of flood risk, including the production of a Surface Water Management Plan to address the surface water flooding in the existing drains, will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>A neutral effect has also been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p> <p>Mitigation measures will need to be installed prior to the commencement of development and will include SuDS features. Based on the above, the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								development may have a slight adverse effect on water resources in the medium term but a neutral effect on this sustainability objective in the long term.
Air								
14- Increase use of public transport, cycling and walking as a proportion of total travel in order to reduce road traffic congestion, pollution and accidents	-	-	0	-	0	-	-	<p>HSG 4 is located approximately 2kms to the west of Bedworth Town Centre which is the principle local centre for services and employment opportunities. The Site does not lie within an Air Quality Management Area.</p> <p>The Site is located adjacent to the A444 and thus is highly accessible by car although more limited for residents' dependant on public transport. Therefore, if enhanced public transport measures were brought forward in tandem with the development then the potential impacts could be mitigated in the longer term.</p> <p>The dispersed location of the Site would tend to discourage modal shift away from the car</p> <p>Based on the above, Site is considered to result in a slight adverse impact on this sustainability objective without mitigation. However, if enhanced public transport or cycling measures were brought forward in tandem with any residential development on the site then this effect could be mitigated resulting in a neutral effect on this sustainability objective.</p> <p>Enhancements include; onsite bus infrastructure and diversion of frequent local bus services through the Site; and, provision of and contributions to a new</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>footpath and cycleway from the Site along the former mineral railway to Heath Road.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>
<p>15- Ensure development is primarily focused in urban areas, and makes efficient use of existing physical infrastructure and reduces need to travel, especially by private car</p>	--	--	--	--	--	--	--	<p>The Site is green field and the location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, this Site will not make efficient use of existing infrastructure, promote compact mixed use development or reduce the need to travel.</p> <p>Based on the above, HSG 4 is considered to have a significant adverse impact on this Sustainability Objective.</p>
Climatic Factors								
<p>16- Reduce overall energy use through increased energy efficiency</p>	-	-	0	-	0	0	0	<p>The dispersed location of the Site will limit the opportunity to reduce overall energy use or provide centralised energy facilities. However, a proportion of on-site energy usage could be provided by micro-generation facilities and energy efficiency measure incorporated in the layout and design of the employment units. Based on the size of the Site, a district heating system/energy system or similar may be incorporated as part of the overall scheme for the Site.</p> <p>Policies to encourage energy efficiency or bring forward decentralised energy facilities in suitable locations are included in the Borough Plan in order to ensure all new development makes an appropriate contribution to the energy needs of the Borough.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the longer term. However, the Site will result in an adverse effect on this sustainability objective in the medium term.</p>
17- Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources	0	0	0	0	0	0	0	<p>Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives.</p> <p>The dispersed location of the Site will not make efficient use of existing infrastructure, promote compact mixed use development or reduce the need to travel. However, opportunities to mitigate carbon dioxide emissions via sustainable construction e.g. energy efficiency, sustainable design, demolition and construction may be brought forward as part of the development of the Site. Such initiatives should be incorporated into the scheme.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the development of the Site will result in a neutral impact on this sustainability objective.</p>
Material Assets								
18- Encourage and enable waste minimisation, reuse, recycling and recovery to divert resources away from the waste stream, including	+	+	0	+	+	+	+	<p>The Site will have an indirect impact on this objective. However, the provision of adequate recycling facilities as part of the overall development and the promotion of sustainable construction measures will result in a slight positive effect on this sustainability objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
the use of recycled materials where possible								<p>A neutral effect has also been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p> <p>Based on the above, HSG 4 is considered to result in a positive impact on this sustainability objective.</p>
19- To ensure the prudent use of resources including the optimum use of previously developed land, buildings and the efficient use of land	--	--	--	--	--	--	--	<p>HSG 4 comprises greenfield development and thus will have an adverse effect on the prudent use of resources, principally, the use of previously developed land.</p> <p>The development of the Site will also not contribute to the cleaning up of existing contaminated land.</p> <p>Based on the above, the Site is considered to result in a significant adverse impact on this sustainability objective.</p>
Cultural Heritage								
20- To protect and enhance the historic environment	0	0	0	0	0	0	0	<p>No part of HSG 4 is designated as a known heritage asset at either a county or national level. The ECUS Heritage Assessment forming part of the evidence base for the Local Plan has identified extensive areas of ridge and furrow adjacent to the Site but these will be unaffected by the development of the Site.</p> <p>Based on the above, HSG 4 is considered to result in a neutral impact on this sustainability objective.</p>
Landscape								
21- To maintain and enhance the quality of landscapes	--	-	0	--	-	-	0	<p>HSG4 is located in the Bedworth Woodlands Rural Fringe Character Area where the landscape has a relatively low visual prominence but has a number of landscape features that remain intact including the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>post medieval field pattern, hedgerows and mature hedgerow trees and resulting sense of enclosure.. The areas identified for development within HSG4 have fewer notable landscape features and have a moderate-high capacity to accommodate change so long as suitable mitigation measures are incorporated.</p> <p>The development of the sites for residential uses will result in the loss of existing undeveloped land that provides separation between existing built up areas. The key landscaping features on the sites are fragmented linear hedgerows associated with together with isolated tree species/copse and a small-scale field pattern within the wider area.</p> <p>The development of the site will increase the level of built development in the area but also offers the opportunity to retain, enhance, recreate and connect existing hedgerows into the wider green network of woodland, copses and hedgerows. The development will also provide the opportunity to create new features and provide linkages with existing woodland/hedgerow features resulting in landscape enhancements in the longer term.</p> <p>Based on the above, it is considered that the development of sites will have a significant adverse effect on this sustainability objective in the medium term, due the loss of open land that provides important areas of separation between settlements, but an overall neutral effect in the long term once the landscaping proposals have started to mature.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>

Sustainability Objective	Appraisal Questions	Short term	Med term	Long term	Mitigation or enhancement	Appraisal Comments

Summary

HSG 4 has been assessed against the 21 SA objectives.

The Site will bring forward at least 689 (MM60) homes and thus represents a significant positive effect on social factors associated with access to decent and affordable housing for all. There will also be indirect positive effects in terms of economic factors in the medium to longer term.

The Site will result in the loss of agricultural land which has poor accessibility to existing employment, health facilities, education facilities and the town Centre. The dispersed location of the Site would tend to discourage modal shift away from the car which in turn will increase traffic movements. Primary access for vehicles will be via Newtown Road and associated improvements to the existing highway network (**MM66**). Other vehicular access points are available from Woodlands Road, Judd Close, Buttercup Way and Woodlands Lane/ Bedworth Lane. Provision of on site facilities including a local centre and primary school as part of mitigation measures will deliver locally accessible facilities and services for HSG 4 and the surrounding area.

The Site will have a neutral effect on issues of biodiversity, water resources, access to sports/cultural facilities and landscape character and a positive long terms effect on tackling multiple deprivation, climate change, energy use and recycling and provided that the proposed mitigation is provided and development accords with other policies in the Borough Plan.

Mitigation/enhancements

HSG 4 is expected to provide the following in order to meet the identified sustainability objectives (SO)

- i) Provision of at least 689 (MM60) dwellings in a mix of dwelling types and sizes. SO No's 3 and 6.
- ii) Provision of a local centre including community facilities. SO No's 1 and 4.

- iii) Potential on-site GP surgery or financial contribution to new GP or expanded surgery in western Bedworth area (Goodyers End, Newdigate, Bedworth Woodlands). SO No's 4 and 10.
- iv) POS to be provided with appropriate management and maintenance arrangements. SO No's 3, 7, 9, 10 and 21.
- v) Provision of on-site park and play facilities. SO No's 7 and 10.
- vi) Financial contribution towards the upgrading of play facilities at the park on Heath Road/Newtown Road and financial contribution towards facilities at Miners Welfare Park in Bedworth, a 'destination park' within the Council's Open Space Strategy. SO No's 7 and 10.
- vii) New 1 form entry primary school. SO No.4.
- viii) Financial contribution towards secondary level education in order to expand existing secondary provision in the area to an additional 3.5 Form Entry. SO No.4.
- ix) Provision of on-site bus infrastructure and contribution to secure diversion of frequent local bus services to access the Strategic Housing Site based on dialogue with Warwickshire County Council and bus operators. SO No's 4, 7 and 10,
- x) A new primary access into the Site directly from Newtown Road Other vehicular access points are available from Woodlands Road, Judd Close, Buttercup Way and Woodlands Lane/ Bedworth Lane (**MM66**). SO No's 4, 7 and 10,
- xi) Any transport improvements/upgrades required along Woodlands Lane, Woodlands Road, Bedworth Lane, Newtown Road, Heath Lane and surrounding streets as a result of the development. SO No's 4, 7 and 10,
- xii) Financial contributions towards Borough wide strategic highway infrastructure works identified within the Bedworth area. SO No's 4, 7 and 10,
- xiii) Provision of a footway/cycleway on the Site to the former mineral railway line to Newdigate Colliery. SO No's 3, 4, 7 and 10.

- xiv) Financial contribution towards or provision of footway/cycleway along the former mineral railway line to Newdigate Colliery from the Site to Heath Road. SO No's 3, 4, 7 and 10.
- xv) Potential local sewage network improvements to improve biological treatment capacity to accommodate the development. SO No.13

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
POLICY/SITE – HSG 5 – LAND AT HOSPITAL LANE								
ECONOMIC FACTORS								
1- Achieve a strong, stable and sustainable economy and prosperity for the benefit of all the Borough's inhabitants, through on-going investment (public and private)	0	0	0	+	+	0	+	<p>HSG 5 is envisaged to deliver <u>at least</u> 398 (MM68). There are also direct economic opportunities through the provision of a new District Centre on the Site.</p> <p>It is accepted that the contribution to a stable economy in the short term will be neutral but in the medium to longer term new residential development and the associated District Centre will directly and indirectly contribute to the retention of economic activity in the Borough. It is therefore concluded that to result in a slight positive effect.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p>
2- To enhance the vitality of town centres	-	-	0	-	-	-	-	<p>HSG 5 is located in the south of the Nuneaton and Bedworth administrative area approximately 3kms to the south west of Bedworth Town Centre and 6kms to the south of Nuneaton Town Centre.</p> <p>The Site open agricultural land bounded with hedgerows and trees located to the southwest of existing residential properties at Goodyers End. The south and west boundaries are defined by Hospital Lane that links with Smorrall Lane to the North and Goodyers End Lane to the South.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth with no direct access to either centre. The Site is accessed from Hospital Lane which forms a junction with Smorrall Lane to the north and Goodyers End</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Lane to the South, all the roads are existing bus routes.</p> <p>Whilst the development of the Site will contribute to the overall residential needs of the Borough the allocation of this Site will not directly enhance the vitality and viability of the town centres, thus, potentially undermining the town centre's role and regeneration opportunities.</p> <p>However, given the scale of the Site it is likely that the proposed residential uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>
Social Factors								
3- Provide decent and affordable housing for all, of the right quantity, type, tenure and affordability to meet local needs, in clean, safe and pleasant environments	++	++	0	++	++	++	++	<p>HSG 5 has the potential to bring forward <u>at least</u> 398 (MM68) potential housing units which will include a mix of open market and associated affordable housing units.</p> <p>The Site will contribute to the provision of a decent and affordable homes for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough and particularly the Goodyers End area, thus, contributing to the aim of creating mixed and balanced communities in these areas.</p> <p>Based on the above, no mitigation or enhancement is proposed. A neutral effect has been identified in</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p> <p>HSG 5 will result in a significant positive effect on this Sustainability Objective.</p>
<p>4- Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location</p>	-	0	0	0	+	0	+	<p>HSG 5 is located approximately 3kms to the south west of Bedworth Town Centre and 6kms to the south of Nuneaton Town Centre.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth with no direct access to either centre. The Site is accessible by car for services, jobs and learning activities and reasonably well served by public transport.</p> <p>Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>As part of the development of HSG 5 a number of facilities and services are proposed including; a new District Centre; a potential GP surgery or financial contribution towards a new GP surgery; and, provision of land to allow for the expansion of Newdigate Primary School, with additional financial contributions towards secondary level education.</p> <p>In addition, enhance public transport measures including on site bus infrastructure; and, diversion of bus services into HSG 5 and a new footpath and cycle network are also proposed for the Site.</p> <p>With the enhanced public transport, cycling measures and on site facilities or off site contributions were brought forward in tandem with any development of the Site then this effect could be</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								mitigated resulting in a positive effect on this sustainability objective in the longer term.
5- Reduce crime, fear of crime and antisocial behaviour	?	?	0	?	?	?	?	<p>Crime rates are currently high in the Borough but are steadily falling. Crime may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the development to confirm any correlation between this Site and crime or fear of crime.</p> <p>To this end the potential environmental effect is considered to be uncertain, although adoption of good design principles in line with wider Borough Plan Policies to 'design out' crime will potentially reduce the fear of crime and opportunities for crime, ie by having a development which encourages good natural surveillance and minimises areas of 'dead space'. A financial contribution towards the expansion of the safer neighbourhood police team in the area may also help to address crime and the fear of crime.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>
6- Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage	+	+	0	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new residential units and indirect job creation opportunities will help improve the well-being of the local population and help reduce social exclusion and therefore provide businesses with a diverse workforce. Based on the above, it is considered that the Site represents a positive effect on this Sustainability Objective.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
	0	0				0	0	
7- Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	+	0	+	<p>The development of HSG 5 for residential uses and without suitable mitigation, will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>The allocation will result in an increase in demand for new facilities in the Borough. On site and off site mitigation and enhancements to be delivered as part of HSG 5 include; an outdoor green gym; equipped younger children's play facilities; informal and formal public open space; new and enhanced dedicated footpaths and cycle routes across the Site; and, financial contributions towards upgrading sports pitches at Anderton Road and Newdigate Recreation Ground.</p> <p>Based on the above, the Site will have a positive impact on this sustainability objective.</p>
8- Encourage land use and development that creates and sustains well-designed, high quality built environments, that help to create and promote local distinctiveness and sense of place	0	0	0	0	0	0	0	<p>The Site will not result in a direct effect on this sustainability objective.</p> <p>Policies to facilitate high quality design and a sense of place should be included in the Borough Plan in order to ensure all new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>Based on the above, the Site will have a neutral impact on this sustainability objective.</p>
Biodiversity								
9- To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	0	0	-	+	0	+	<p>HSG 5 chiefly comprises of intensively farmed agricultural land with elements of hedgerows and mature trees along some field boundaries. There is an area of semi-improved grassland at the southern end of the site which is considered to be of higher</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>ecological value.. The development of the Site for residential uses will result in the loss of existing habitat.</p> <p>However, the development of the Site offers the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features, namely the areas of semi-improved grassland, as part of an integrated master-plan of the Site.</p> <p>Based on the above, it is considered that the development of Site will have a slight adverse effect on this sustainability objective in the medium term, due the loss of existing habitats but an overall positive effect in long term due to the landscape, habitat and biodiversity enhancement measures proposed as part of HSG 5 .</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>
Population and Human Health								
10- Improve health and reduce health inequalities by encouraging and enabling healthy active lifestyles and protecting health, as well as providing equitable access to health services	0	0	0	0	0	0	0	<p>The development of the Site will result in a direct effect on the provision of enhanced health facilities and healthy lifestyles through the provision of an onsite GP surgery or financial contribution towards new or enhanced GP facilities, along with; a new footpaths and cycleways across the Site; and, and on site green gym and play facilities.. HSG 5 will not have a direct effect on the provision of social care facilities.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that housing and employment are both important determinants of health and supports the provision of good quality dwellings in the Borough.</p> <p>The development of the Site for residential uses will also result in an indirect effect on promoting healthy lifestyles through the provision of on site formal and informal public open space.</p> <p>Based on the above, it is considered that the development of the Site for residential uses represents a neutral impact on this Sustainability Objective if accompanied by contributions to new or enhanced health facilities and on site provision of the green gym and play facilities.</p>
Soil								
11- To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for residential uses will lead to loss of productive soils and agricultural land. Accordingly, the Site will have a significant adverse effect on this Sustainability Objective that cannot be mitigated against.
Water								
12- Use natural resources, such as water efficiently, including by incorporating efficiency measures into new land use and developments, redevelopment and refurbishment	-	-	0	0	0	0	0	<p>The development of the Site has the capacity to increase water demand, posing increased pressure on water resources, unless adequate mitigation is also brought forward. The development of the Site, if unmitigated, might also result in increased ground water abstraction and related pollution effects.</p> <p>The incorporation of water efficiency measures and SuDS within any detailed scheme will be mandatory at the planning application stage, which will set out</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>suitable site specific mitigation on this matter. Other mitigation measures include potential local sewage network improvements and an integrated surface water management scheme.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the medium to longer term. A neutral effect has also been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>
<p>13- Ensure that new developments minimise water pollution levels and avoid areas which are at risk from flooding and natural flood storage areas</p>	-	-	0	-	0	0	0	<p>A Level 2 Strategic Flood Risk Assessment of the Nuneaton and Bedworth Administrative areas has been undertaken by JBA Consulting. The SFRA has confirmed that the Site is located outside the defined Flood Zone and source protection zone.</p> <p>The creation of addition hard-standing areas on the Site may result in surface water flooding. The detailed assessment of flood risk, including the production of a Surface Water Management Plan to address the surface water flooding in the existing drains, will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>A neutral effect has also been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p> <p>Mitigation measures will need to be installed prior to the commencement of development and will include SuDS features. Based on the above, the development will have a slight adverse effect on water resources in the medium term but a neutral effect on this sustainability objective in the long term.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Air								
14- Increase use of public transport, cycling and walking as a proportion of total travel in order to reduce road traffic congestion, pollution and accidents	-	-	0	-	0	-	0	<p>HSG 5 is located approximately 3kms to the south west of Bedworth Town Centre and 6kms to the south of Nuneaton Town Centre.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. The Site does not lie within an Air Quality Management Area.</p> <p>The Site is accessible by car for services, jobs and learning activities but is reasonably well served by public transport. However, the dispersed location of the Site would tend to discourage modal shift away from the car usage and increase traffic movement and associated air pollution levels.</p> <p>Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation. However, if enhanced public transport or cycling measures were brought forward in tandem with any development of the Site then this effect could be mitigated resulting in a neutral effect on this sustainability objective in the longer term.</p> <p>Enhancements include; onsite bus infrastructure and diversion of frequent local bus services through the Site; and, provision of new footpaths and cycleways linking Hospital Lane and Goodyers End Lane with Mavor Drive, Anderton Road and the existing/expanded recreation ground.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.
15- Ensure development is primarily focused in urban areas, and makes efficient use of existing physical infrastructure and reduces need to travel, especially by private car	-	-	-	-	-	-	-	<p>The Site is located on the edge of the urban area albeit close to a main route into Nuneaton.</p> <p>Accordingly, this Site will not reduce the need to travel but will promote compact mixed use development and make efficient use of existing infrastructure.</p> <p>Based on the above, HSG 5 is considered to have a adverse impact on this Sustainability Objective.</p>
Climatic Factors								
16- Reduce overall energy use through increased energy efficiency	-	-	0	-	0	0	0	<p>The dispersed location of the Site will limit the opportunity to reduce overall energy use or provide centralised energy facilities.</p> <p>However, a proportion of on-site energy usage could be provided by micro-generation facilities and energy efficiency measure incorporated in the layout and design of the employment units. Moreover, given the scale of the Site, a district heating system/energy system or similar may be incorporated as part of the overall scheme for the Site.</p> <p>Policies to encourage energy efficiency or bring forward decentralised energy facilities in suitable locations are included in the Borough Plan in order to ensure all new development makes an appropriate contribution to the energy needs of the Borough.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the longer term. However, the Site will result in an adverse effect on this sustainability objective in the medium term.</p>
17- Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources	0	0	0	0	0	0	0	<p>Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives.</p> <p>The dispersed location of the Site will not make efficient use of existing infrastructure, promote compact mixed use development or reduce the need to travel. However, opportunities to mitigate carbon dioxide emissions via sustainable construction e.g. energy efficiency, sustainable design, demolition and construction may be brought forward as part of the development of the Site. Such initiatives should be incorporated into the scheme.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the development of the Site will result in a neutral impact on this sustainability objective.</p>
Material Assets								
18- Encourage and enable waste minimisation, reuse, recycling and recovery to divert resources away from the waste stream, including	+	+	0	+	+	+	+	<p>The Site will have an indirect impact on this objective. However, the provision of adequate recycling facilities as part of the overall development and the promotion of sustainable construction measures will result in a slight positive effect on this sustainability objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
the use of recycled materials where possible								<p>A neutral effect has also been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p> <p>Based on the above, HSG 5 is considered to result in a positive impact on this sustainability objective.</p>
19- To ensure the prudent use of resources including the optimum use of previously developed land, buildings and the efficient use of land	--	--	--	--	--	--	--	<p>HSG 5 comprises a large greenfield Site and thus development will have an adverse effect on the prudent use of resources, principally, the use of previously developed land.</p> <p>The development of the Site will also not contribute to the cleaning up of existing contaminated land. Based on the above, the Site is considered to result in a significant adverse impact on this sustainability objective.</p>
Cultural Heritage								
20- To protect and enhance the historic environment	0	0	0	0	0	0	0	<p>No part of HSG 5 is designated as a known heritage asset at either a county or national level. The ECUS Heritage Assessment forming part of the evidence base for the Local Plan has identified potential below ground heritage through the Warwickshire Historic Environment Record. A further assessment of the Site will be undertaken at the planning application stage to ensure that features of historic interest below ground are suitably investigated and assessed.</p> <p>Based on the above, HSG 5 is considered to result in a neutral impact on this sustainability objective.</p>
Landscape								

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
21- To maintain and enhance the quality of landscapes	--	0	0	-	0	0	+	<p>The Site is located in the Keresley Urban Fringe Character Area where the landscape is dominated by built development, arable farmland and recreational land interspersed with linear woodland belts, hedgerows and streams features providing separation between existing settlements. The character of the area is considered 'weak' and in a 'poor' condition and so the focus for action is to 'restore and create' an integrated landscape.</p> <p>The development of the Site for residential uses will result in the loss of existing farmland, hedgerows and tree species. The key landscaping features on the Site are, linear hedgerows with isolated tree species..</p> <p>The development of the Site will increase the level of built development in the area but also offers the opportunity to recreate landscape features as part of the wider master-plan for the Site resulting in landscape enhancements in the longer term.</p> <p>Based on the above, it is considered that the development of Site will have a slight negative effect on this sustainability objective in the medium term, due the loss of open land that provides important areas of separation between existing settlements, but an overall slight positive effect in the long term once the landscaping proposals have started to mature.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>

Summary

The Land at Hospital Lane (HSG 5) has been assessed against the 21 SA objectives.

The proposed development will bring forward at least 398 (**MM68**) houses thus represents a significant positive effect on the provision of new homes in the Borough. There will also be direct positive effects in terms of economic factors through the provision of a District Centre on the Site and indirect positive effects in terms of social factors associated with deprivation and poverty together with waste minimisation. On site mitigation and enhancement will also have a positive effect in terms of accessibility to services and facilities and provision of sports and recreational facilities.

The development of the Site will result in the loss of open agricultural land located on the edge of the existing urban areas and will have a negative effect on the prudent use of resources, soils, landscape and biodiversity (both in the medium term), and the vitality of the Town Centres.

The Site is accessible by car for services, jobs and learning activities and is situated between three existing bus routes. The dispersed location of the land will discourage a modal shift away from the car which in turn will increase traffic movements and travel times with an associated increase in air pollution levels. However, if enhanced public transport measures were brought forward in tandem with the development then the potential impacts could be mitigated in the longer term.

The development of the Site will increase the level of built development in the area but also offers the opportunity to 'recreate' and connect existing landscape features as part of the wider scheme for the Site and provide green infrastructure linkages to existing biodiversity features, resulting in both landscape and biodiversity enhancements in the longer term..

The Site will have a neutral effect on climatic factors, design/sense of place, cultural heritage, water resources (with mitigation), health facilities (with mitigation) provided that the development accords with other policies in the Borough Plan.

Mitigation/enhancements

HSG 5 is expected to provide the following in order to meet the identified sustainability objectives (SO)

- i) Provision of at least 398 (**MM68**) dwellings in a mix of dwelling types and sizes. SO No's 3 and 6.
- ii) Potential on site GP surgery or financial contribution to new GP or expanded surgery in western Bedworth area (Goodyers End, Newdigate, Bedworth Woodlands). SO No's 4 and 10.
- iii) Provision of outdoor green gym and older and younger equipped children's play facilities. SO No's 4, 7 and 10

- iv) POS to be provided with appropriate management and maintenance arrangements. SO No's 9 and 21
- v) Financial contribution towards the up-grading of the existing sports pitches at Anderton Road and facilities at Newdigate Recreation Ground. SO No's 4 and 10.
- vi) Allocation of land on Site for expansion of Newdigate Primary School to increase capacity to a 2 form entry school. SO No.4.
- vii) Financial contribution towards secondary level education financial in order to expand existing secondary provision in the area to an additional 3.5 Form Entry. SO No.4
- viii) Provision of onsite bus infrastructure and contribution to secure diversion of frequent local bus services to access the Strategic Housing Site based on dialogue with Warwickshire County Council and bus operators. SO No's 4, 7 and 10.
- ix) Any transport improvements/upgrades required along Hospital Lane, Smorrall Lane, Goodyers End Lane and surrounding streets as a result of the development. SO No's 3, 4, 7 and 10.
- x) Financial contributions towards Borough wide strategic highway infrastructure works identified within the Bedworth area. SO No's 4, 7 and 10.
- xi) Provision of a footway/cycleway network through the Site linking Hospital Lane and Goodyers End Lane with Mavor Drive, Anderton Road and the existing/ expanded recreation ground. SO No's 3, 4, 7 and 10.
- xii) Financial contribution towards the expansion of safer neighbourhood police team in line with requirements within the Council's Infrastructure Delivery Schedule. SO No.5.
- xiii) Local sewage network improvements to improve capacity to accommodate the development. SO No.12.
- xiv) Provision of an integrated surface water management scheme. SO No's 12 and 13.
- xv) Provision of a District Centre including community facilities. SO No's 1 and 4.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
POLICY/SITE ALLOCATION – HSG 6 - SCHOOL LANE								
Economic Factors								
Achieve a strong, stable and sustainable economy and prosperity for the benefit of all the Borough's inhabitants, through on-going investment (public and private)	0	0	0	+	+	0	0	<p>HSG 6 is envisaged to deliver <u>at least 220 (MM70)</u> however the opportunities for direct economic opportunities is limited to small scale ancillary development i.e. small retail, leisure uses.</p> <p>It is accepted that the contribution to a stable economy in the short term will be neutral but in the medium to longer term new residential development will contribute to the retention of economic activity in the Borough. It is therefore concluded that to result in a positive effect.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>HSG 6 is located on the southern edge of Bedworth urban area and approximately 2kms from the Town Centre. The Site is green field and comprises generally undeveloped agricultural land.</p> <p>The location of the Site is dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, whilst the development of the Site will contribute to the overall housing needs of the Borough the allocation of this Site will not directly enhance the vitality and viability of the town centres, thus, potentially undermining the town centre's role and regeneration opportunities.</p> <p>Based on the above, HSG 6 is considered to have a significant adverse impact on this Sustainability Objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Social Factors								
Provide decent and affordable housing for all, of the right quantity, type, tenure and affordability to meet local needs, in clean, safe and pleasant environments	++	++	++	++	++	++	++	<p>The Site has the potential to bring forward <u>at least 220 (MM70)</u> potential housing units which will include a mix of open market and associated affordable housing units.</p> <p>The site will contribute to the provision of a decent and affordable home for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough and thus, contributing to the aim of creating mixed and balanced communities in these areas.</p> <p>Based on the above, HSG 6 will result in a significant positive impact on this Sustainability Objective.</p>
Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	-	0	0	0	0	<p>The Site is located approximately 2kms to the south of Bedworth Town Centre which is the principle local centre for services and employment opportunities. Limited services are available locally.</p> <p>Accordingly the Site is relatively accessible by car although more limited for residents' dependant on public transport. Therefore if enhanced public transport measures were brought forward in tandem with the development then the potential impacts could be mitigated in the longer term.</p> <p>HSG 6 does not propose development associated with the provision of services or learning activities.</p> <p>Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective in the short term but a neutral effect in the medium to long term.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Reduce crime, fear of crime and antisocial behaviour	?	?	?	?	?	?	?	Crime rates are currently high in the Borough and may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the development to confirm any correlation between this site and crime or fear of crime. To this end the potential environmental effect is uncertain.
Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage	+	+	+	+	+	+	+	The development of this Site and the contribution it brings to the local area in terms of new affordable housing and indirect jobs creation will help improve the well-being of the local population and help reduce social exclusion and therefore provide businesses with a diverse workforce. Based on the above, it is considered that the Site represents a positive effect on this Sustainability Objective.
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	-	-	-	-	-	-	-	The development of HSG 6 for housing uses will not directly improve the cultural, sports and recreational opportunities in the Borough. Moreover, the allocation will result in an increase in demand for new facilities in the Borough. Based on the above, the Site will have a slight adverse effect on this sustainability objective.
Encourage land use and development that creates and sustains well-designed, high quality built environments, that help to create and promote local distinctiveness and sense of place	0	0	0	0	0	+	0	The Site will not result in a direct effect on this sustainability objective. Policies to facilitate high quality design and a sense of place should be included in the Borough Plan in order to ensure all new development makes a positive contribution to townscape quality and the wider public realm. Based on the above, the Site will have a neutral impact on this sustainability objective.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Biodiversity								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	0	0	0	<p>HSG 6 is a green field Site in agricultural use. The development of the Site for housing uses will result in the loss of existing habitat including hedgerows and tree species.</p> <p>However, the development of the Site offers the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features as part of an integrated scheme for the Site. Based on the above, it is considered that the development of Site will have a slight adverse effect on this sustainability objective in the short terms, due the loss of existing habitats, but an overall neutral effect in the medium to long term.</p>
Population and Human Health								
Improve health and reduce health inequalities by encouraging and enabling healthy active lifestyles and protecting health, as well as providing equitable access to health services	-	-	-	0	0	0	0	<p>The development of the Site will not result in a direct effect on the provision of enhanced health or social care facilities or healthy lifestyles but offers an indirect impact on this sustainability objective.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that housing and employment are both important determinants of health and supports the provision of good quality dwellings in the Borough.</p> <p>The development of the Site for residential uses will result in an in-direct effect on promoting health lifestyle or the direct provision of health services but will exacerbate current inequalities or access to services.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, it is considered that the development of the Site for residential uses represents an adverse impact in the short term but a neutral impact on this Sustainability Objective on the medium to longer term if accompanied by contributions to new or enhanced health facilities.
Soil								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is an area of greenfield land. The development of a Site for housing development will lead to loss of agricultural land and productive soils and thus the Site will have significant adverse effect on this Sustainability Objective that cannot be mitigated against.
Water								
Use natural resources, such as water efficiently, including by incorporating efficiency measures into new land use and developments, redevelopment and refurbishment	-	-	-	-	0	0	0	<p>The development of the Site has the capacity to increase water demand, posing increased pressure on water resources, unless adequate mitigation is also brought forward. The development of the Site, if unmitigated, might also result in increased ground water abstraction and related pollution effects.</p> <p>The incorporation of water efficiency measures and SuDS within any detailed scheme will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the medium to longer term.</p>
Ensure that new developments minimise water pollution levels and avoid areas which are at risk from flooding and	-	-	-	-	0	0	0	A Level 2 Strategic Flood Risk Assessment of the Nuneaton and Bedworth Administrative areas has been undertaken by JBA Consulting. The SFRA has confirmed that the primary risk of flooding is from

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
natural flood storage areas								<p>surface water flows. A number of existing drains also cross the Site. Any development of the Site will need to be designed to direct less vulnerable uses to the flood zones areas and ensure that the wider development of the Site mitigates fully any potential on-site and off-site flooding instances.</p> <p>The creation of addition hard-standing areas on the Site may result in surface water flooding. The detailed assessment of flood risk, including the production of a Surface Water Management Plan to address the surface water flooding in the existing drains, will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>Mitigation measure will need to be installed prior to the commencement of development and will include SuDS features. Based on the above, the development may have a slight adverse effect on water resources in the short term but a neutral effect on this sustainability objective in the medium to long term.</p>
Air								
Increase use of public transport, cycling and walking as a proportion of total travel in order to reduce road traffic congestion, pollution and accidents	-	-	-	-	0	-	-	<p>HSG 6 is located approximately 2kms to the south of Bedworth Town Centre which is the principle local centre for services and employment opportunities. The Site does not lie within an Air Quality Management Area.</p> <p>The Site is relatively accessible by car, however, the dispersed location of the Site would tend to discourage modal shift away from the car usage.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, the site is considered to result in a slight adverse impact on this sustainability objective without mitigation. However, if enhanced public transport or cycling measures were brought forward in tandem with any residential development on the site then this effect could be mitigated resulting in a neutral effect on this sustainability objective.
Ensure development is primarily focused in urban areas, and makes efficient use of existing physical infrastructure and reduces need to travel, especially by private car	-	-	-	-	-	-	-	<p>The Site is located on the edge of the urban area albeit situated between two main routes into Nuneaton.</p> <p>Accordingly, this Site will not reduce the need to travel but will promote compact mixed use development and make efficient use of existing infrastructure.</p> <p>Based on the above, HSG 6 is considered to have a adverse impact on this Sustainability Objective.</p>
Climatic Factors								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	<p>The dispersed location of the Site will limit the opportunity to reduce overall energy use or provide centralised energy facilities. However, a proportion of on-site energy usage could be provided by micro-generation facilities and energy efficiency measure incorporated in the layout and design of the employment units.</p> <p>Policies to encourage energy efficiency or bring forward decentralised energy facilities in suitable locations are included in the Borough Plan in order to ensure all new development makes an appropriate contribution to the energy needs of the Borough.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the longer term. However, the Site will result in an adverse effect on this sustainability objective in the short to medium term.
Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources	0	0	0	0	0	0	0	<p>Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives.</p> <p>The dispersed location of the Site will not make efficient use of existing infrastructure, promote compact mixed use development or reduce the need to travel. However, opportunities to mitigate carbon dioxide emissions via sustainable construction e.g. energy efficiency, sustainable design, demolition and construction may be brought forward as part of the development of the Site. Such initiatives should be incorporated into the scheme.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the development of the Site will result in a neutral impact on this sustainability objective.</p>
Material Assets								
Encourage and enable waste minimisation, reuse, recycling and recovery to divert resources away from the waste stream, including the use of recycled materials where possible	+	+	+	+	+	+	+	<p>The Site will have an indirect impact on this objective. However, the provision of adequate recycling facilities as part of the overall development and the promotion of sustainable construction measures will result in a slight positive effect on this sustainability objective.</p> <p>Based on the above, Site is considered to result in a slight positive impact on this sustainability objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
To ensure the prudent use of resources including the optimum use of previously developed land, buildings and the efficient use of land	--	-	-	--	--	--	--	<p>The Site comprises greenfield land and thus development will have an adverse effect on the prudent use of resources, principally, the use of previously developed land.</p> <p>The development of the Site will also not contribute to the cleaning up of existing contaminated land.</p> <p>Based on the above, Site is considered to result in a significant adverse impact on this sustainability objective.</p>
Cultural Heritage								
To protect and enhance the historic environment	0	0	0	0	0	0	0	<p>No part of the Site is designated as a known heritage asset at either a county or national level. An assessment of the Site will be undertaken at the planning application stage to ensure that features of historic interest are not present on the Site.</p> <p>Based on the above, the Site is considered to result in a neutral impact on this sustainability objective.</p>
Landscape								
To maintain and enhance the quality of landscapes	-	-	-	0	+	+	+	<p>The landscape character of the Site is defined as 'rural fringe'. The key landscaping features on the Site are hedgerows with isolated tree species.</p> <p>The strategic Landscape Assessment concludes that the quality of the landscape is low and the key landscaping features on the Site are hedgerows with isolated tree species and water bodies.</p> <p>The development of the site for residential uses will result in the loss of existing landscape features however, the development of the site offers opportunity to increase access, focussed on the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>public right of way, to existing green spaces and the wider countryside.</p> <p>Based on the above, it is considered that the development of site will have a slight adverse effect on this sustainability objective in the short terms, due to the resulting visual impact and loss of existing habitats, but an overall neutral effect in the medium term and a positive effect in the longer term.</p>

Summary

HSG 6 has been assessed against the SA objectives.

The Site will bring forward at least 220 (MM70) homes and thus represents a significant positive effect on social factors associated with access to decent and affordable housing for all. There will also be indirect positive effects in terms of economic factors.

The Site will result in the loss of high quality agricultural land but has accessibility to existing employment, health facilities, education facilities within Bedworth Town Centre. Notwithstanding the above the edge of centre location of the Site would tend to discourage modal shift away from the car which in turn will increase traffic movements.

Despite short and medium term adverse effects, in the longer term, the Site will have a neutral effect on issues of water resources, sports/cultural facilities, and a positive effect on landscape character, climatic factors, tackling multiple deprivation, biodiversity material assets and recycling provided that the development accords with other policies in the Borough Plan.

Mitigation/enhancements

HSG 6 is expected to provide the following in order to meet the identified sustainability objectives (SO)

- i) Provision of at least 220 (MM70) dwellings in a mix of dwelling types and sizes. SO No's 3 and 6.
- ii) POS to be provided on southern part of Site with appropriate management and maintenance arrangements. SO No's 9, 20 and 21
- iii) Financial contribution towards primary education to meet anticipated demand for school places. SO No.4

- iv) Financial contribution towards secondary level education. SO No.4
- v) Financial contribution towards bus infrastructure improvements. SO No's 4, 7, 10 and 14.
- vi) Any transport improvements/upgrades required along School Lane and Longford Lane SO No's 3, 4, 7 and 10.
- vii) Financial contributions towards Borough wide strategic highway infrastructure works in the Bedworth area. SO No's 4, 7 and 10.
- viii) Provision of a footway link to the existing Heckley Fields Recreation Ground SO No's 3, 4, 7, 10 and 14.
- ix) Financial contributions towards the *SUSTRANS* cycle route along Longford Road/Coventry Road SO No's 3, 4, 7, 10 and 14.
- x) Potential local sewage network improvements to improve capacity to accommodate the development subject to discussions with Severn Trent Water. SO No.12.
- xi) Provision of an integrated surface water management scheme. SO No's 12 and 13.
- xii) Financial contribution towards appropriate management and enhancement of retained biodiversity areas. SO No's 9, 20 and 21

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
POLICY/SITE – HSG 7 – LAND EAST OF BULKINGTON								
Economic Factors								
1- Achieve a strong, stable and sustainable economy and prosperity for the benefit of all the Borough's inhabitants, through on-going investment (public and private)	0	0	0	+	+	0	0	<p>HSG 7 is envisaged to deliver <u>at least</u> 196 (MM73) homes. However, the residential nature of the proposal and its proximity to Bulkington Village District Centre, 500m away from HSG 7, means that there are no direct opportunities for economic development on the Site.</p> <p>It is accepted that the contribution to a stable economy in the short term will be neutral but in the medium to longer term new residential development will indirectly contribute to the retention of economic activity in Bulkington Village District Centre and the wider Borough. It is therefore concluded that to result in a slight positive effect.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p>
2- To enhance the vitality of town centres	-	-	0	-	-	-	-	<p>HSG 7 is located approximately 3kms to the east of Bedworth Town Centre and 5kms to the south east of Nuneaton Town Centre.</p> <p>The Site consists of arable or pastoral fields defined by a combination of hedge- rows and mature trees. There are more domestic boundary treatments on parts of the Site where it meets existing residential properties. Residential properties are directly to the west, east and south of HSG 7, with agricultural fields to the north.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth with no direct access to either centre. The Site is</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>accessed from the B4112 Nuneaton Road, Lancing Road or Bramcote Close. Nuneaton Road is an existing bus route.</p> <p>Whilst the development of the Site will contribute to the overall residential needs of the Borough the allocation of this Site will not directly enhance the vitality and viability of the town centres, thus, potentially undermining the town centre's role and regeneration opportunities.</p> <p>However, given the scale of the Site it is likely that the proposed residential uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>
Social Factors								
3- Provide decent and affordable housing for all, of the right quantity, type, tenure and affordability to meet local needs, in clean, safe and pleasant environments	++	++	0	++	++	++	++	<p>HSG 7 has the potential to bring forward <u>at least</u> 196 (MM73) potential housing units which will include a mix of open market and associated affordable housing units.</p> <p>The Site will contribute to the provision of a decent and affordable homes for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough and particularly the Bulkington area, thus, contributing to the aim of creating mixed and balanced communities in these areas.</p> <p>Based on the above, no mitigation or enhancement is proposed. A neutral effect has been identified in</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p> <p>HSG 7 will result in a significant positive effect on this Sustainability Objective.</p>
<p>4- Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location</p>	-	0	0	0	+	0	+	<p>HSG 7 is located approximately 3kms to the east of Bedworth Town Centre and 5kms to the south east of Nuneaton Town Centre.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth, however, it is on the settlement edge of the existing village of Bulkington and is located 500m away from Bulkington Village District Centre. The Site is accessible on foot or via cycle to Bulkington District Centre for services, jobs and learning activities within Bulkington and is reasonably well served by public transport, with HSG 7 located on a regular bus route linking Nuneaton, Bedworth and Coventry.</p> <p>Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>As part of the development of HSG 7 a number of mitigation measures are proposed to enhance access to services, jobs and learning including; financial contributions towards primary and secondary school places; bus infrastructure improvements adjacent to HSG 7; potential diversion of frequent local bus services through the Site; a financial contribution towards the development of a dedicated cycle path along the B4029 between Bulkington village centre and Bedworth; and, provision of a footway through the open space on the Site linking the existing public footpath on the southern parcel of the Site with the northern parcel</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>and through the development area to Nuneaton Road.</p> <p>With the enhanced public transport, walking and cycling measures and contributions towards primary and secondary education brought forward in tandem with any development of the Site, then the negative effect of HSG 7 could be mitigated resulting in a positive effect on this sustainability objective in the longer term.</p>
5- Reduce crime, fear of crime and antisocial behaviour	?	?	0	?	?	?	?	<p>Crime rates are currently high in the Borough but are steadily falling. Crime may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the development to confirm any correlation between this Site and crime or fear of crime.</p> <p>To this end the potential environmental effect is considered to be uncertain, although adoption of good design principles in line with wider Borough Plan Policies to 'design out' crime will potentially reduce the fear of crime and opportunities for crime, ie by having a development which encourages good natural surveillance and minimises areas of 'dead space'.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>
6- Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage	+	+	0	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new residential units and indirect job creation opportunities will help improve the well-being of the local population and help reduce social exclusion and therefore provide businesses with a diverse workforce. Based on the above, it is considered that the Site represents a</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>positive effect on this Sustainability Objective in the medium to long term.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>
7- Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	+	0	+	<p>The development of HSG 7 for residential uses and without suitable mitigation, will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>The allocation will result in an increase in demand for new facilities in the Borough. On site and off site mitigation and enhancements to be delivered as part of HSG 7 include; on site informal public open space; a new footway through the open space on the Site linking the existing public footpath on the southern parcel of the Site with the northern parcel and through the development area to Nuneaton Road; financial contributions towards upgrading of sports facilities and teenage play provision at Bulkington Recreation Ground and facilities at Miners Welfare Park in Bedworth; and, a financial contribution towards the development of a dedicated cycle path along the B4029 between Bulkington village centre and Bedworth.</p> <p>Based on the above, the Site will have a positive impact on this sustainability objective in the longer term.</p>
8- Encourage land use and development that creates and sustains well-designed, high quality built environments, that help to create and	0	0	0	0	0	0	0	<p>The Site will not result in a direct effect on this sustainability objective.</p> <p>Policies to facilitate high quality design and a sense of place should be included in the Borough Plan in order to ensure all new development makes a</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
promote local distinctiveness and sense of place								<p>positive contribution to townscape quality and the wider public realm.</p> <p>Based on the above, the Site will have a neutral impact on this sustainability objective.</p>
Biodiversity								
9- To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	0	0	-	+	0	+	<p>HSG 7 chiefly comprises of intensively farmed agricultural land or managed arable fields with elements of hedgerows and mature trees along field boundaries. The development of the Site for residential uses will result in the loss of existing habitat.</p> <p>However, the development of the Site offers the opportunity to retain and strengthen existing boundary trees and hedgerows through enhanced planting and new landscape buffers along the northern edges of the Site. Other mitigation measures include the creation of a new area of landscaping and informal open space adjacent to the pumping station, providing potential opportunities for new habitat creation.</p> <p>Based on the above, it is considered that the development of Site will have a slight adverse effect on this sustainability objective in the medium term, due the loss of existing habitats but an overall positive effect in long term due to the landscape, habitat and biodiversity enhancement measures proposed as part of HSG 7.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Population and Human Health								
10- Improve health and reduce health inequalities by encouraging and enabling healthy active lifestyles and protecting health, as well as providing equitable access to health services	-	-	0	0	+	+	+	<p>The development of the Site will not result in a direct effect on the provision of enhanced health or social care facilities or healthy lifestyles but offers an indirect impact on this sustainability objective.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that housing and employment are both important determinants of health and supports the provision of good quality dwellings in the Borough.</p> <p>The development of the Site for residential uses will also result in an indirect effect on promoting healthy lifestyles through the provision of on site informal public open space and footpaths and financial contributions towards; upgrading of sports facilities and teenage play provision at Bulkington Recreation Ground and facilities at Miners Welfare Park in Bedworth; and, a financial contribution towards the development of a dedicated cycle path along the B4029 between Bulkington village centre and Bedworth. .</p> <p>Based on the above, it is considered that the development of the Site for residential uses represents a positive impact on this Sustainability Objective if accompanied by contributions to new enhanced cycle route and play/park facilities and on site provision of the footpaths and public open space and enhanced community and health facilities in Bulkington (MM75 and MM76).</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Soil								
11- To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for residential uses will lead to loss of productive soils and Grade 3 (good to moderate) agricultural land. Accordingly, the Site will have a significant adverse effect on this Sustainability Objective that cannot be mitigated against.
Water								
12- Use natural resources, such as water efficiently, including by incorporating efficiency measures into new land use and developments, redevelopment and refurbishment	-	-	0	0	0	0	0	<p>The development of the Site has the capacity to increase water demand, posing increased pressure on water resources, unless adequate mitigation is also brought forward. The development of the Site, if unmitigated, might also result in increased ground water abstraction and related pollution effects.</p> <p>The incorporation of water efficiency measures and SuDS within any detailed scheme will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter. Other mitigation measures include potential local sewage network improvements to improve capacity and an integrated surface water management scheme.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the medium to longer term. A neutral effect has also been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>
13- Ensure that new developments minimise water pollution levels and avoid areas which are at risk from flooding and	-	-	0	-	0	0	0	A Level 2 Strategic Flood Risk Assessment of the Nuneaton and Bedworth Administrative areas has been undertaken by JBA Consulting. The SFRA has

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
natural flood storage areas								<p>confirmed that the Site is located outside the defined Flood Zone and source protection zone.</p> <p>The creation of addition hard-standing areas on the Site may result in surface water flooding. The detailed assessment of flood risk, including the production of a Surface Water Management Plan to address the surface water flooding in the existing drainage ditches, will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>A neutral effect has also been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p> <p>Mitigation measures will need to be installed prior to the commencement of development and will include SuDS features. Based on the above, the development will have a slight adverse effect on water resources in the medium term but a neutral effect on this sustainability objective in the long term.</p>
Air								
14- Increase use of public transport, cycling and walking as a proportion of total travel in order to reduce road traffic congestion, pollution and accidents	-	-	0	-	0	-	0	<p>HSG 7 is located approximately 3kms to the east of Bedworth Town Centre and 5kms to the south east of Nuneaton Town Centre.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth, however, it is on the settlement edge of the existing village of Bulkington and is located 500m away from Bulkington Village District Centre. The Site does not lie within an Air Quality Management Area.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>The Site is accessible on foot or via cycle to Bulkington District Centre for services, jobs and learning activities within Bulkington and is reasonably well served by public transport. However, for access for wider facilities, jobs and services, the location of the Site would tend to discourage modal shift away from the car usage and increase traffic movement and associated air pollution levels.</p> <p>Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation. However, if enhanced public transport or cycling measures were brought forward in tandem with any development of the Site then this effect could be mitigated resulting in a neutral effect on this sustainability objective in the longer term.</p> <p>Enhancements include; bus infrastructure improvements adjacent to HSG 7 and diversion of frequent local bus services through the Site; a financial contribution towards the development of a dedicated cycle path along the B4029 between Bulkington village centre and Bedworth; and, provision of a footway through the open space on the Site linking the existing public footpath on the southern parcel of the Site with the northern parcel and through the development area to Nuneaton Road.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
15- Ensure development is primarily focused in urban areas, and makes efficient use of existing physical infrastructure and reduces need to travel, especially by private car	-	-	-	-	-	-	-	<p>The location of HSG 7 is relatively dispersed from the Town Centres of either Nuneaton or Bedworth.</p> <p>However, it is on the settlement edge of the existing village of Bulkington and is located 500m away from Bulkington Village District Centre. Accordingly, this Site is relatively accessible to existing village facilities and will make use of existing infrastructure, promote compact mixed-use development or reduce the need to travel.</p> <p>Based on the above, HSG 7 is considered to have a adverse impact on this Sustainability Objective.</p>
Climatic Factors								
16- Reduce overall energy use through increased energy efficiency	-	-	0	-	0	0	0	<p>The location of the Site will limit the opportunity to reduce overall energy use or provide centralised energy facilities.</p> <p>However, a proportion of on-site energy usage could be provided by micro-generation facilities and energy efficiency measure incorporated in the layout and design of the employment units. Moreover, given the scale of the Site, a district heating system/energy system or similar may be incorporated as part of the overall scheme for the Site.</p> <p>Policies to encourage energy efficiency or bring forward decentralised energy facilities in suitable locations are included in the Borough Plan in order to ensure all new development makes an appropriate contribution to the energy needs of the Borough.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the longer term. However, the development of HSG 7 will result in an adverse effect on this sustainability objective in the medium term.
17- Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources	0	0	0	0	0	0	0	<p>Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives.</p> <p>The location of the Site will make efficient use of existing infrastructure within Bedworth Village District Centre. There are opportunities to mitigate carbon dioxide emissions via sustainable construction e.g. energy efficiency, sustainable design, demolition and construction may be brought forward as part of the development of the Site. Such initiatives should be incorporated into the scheme.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the development of the Site will result in a neutral impact on this sustainability objective.</p>
Material Assets								
18- Encourage and enable waste minimisation, reuse, recycling and recovery to divert resources away from the waste stream, including the use of recycled materials where possible	+	+	0	+	+	+	+	<p>The Site will have an indirect impact on this objective. However, the provision of adequate recycling facilities as part of the overall development and the promotion of sustainable construction measures will result in a slight positive effect on this sustainability objective.</p> <p>A neutral effect has also been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, HSG 7 is considered to result in a positive impact on this sustainability objective.
19- To ensure the prudent use of resources including the optimum use of previously developed land, buildings and the efficient use of land	--	--	--	--	--	--	--	<p>HSG 7 comprises a large greenfield Site and thus development will have an adverse effect on the prudent use of resources, principally, the use of previously developed land.</p> <p>The development of the Site will also not contribute to the cleaning up of existing contaminated land. Based on the above, the Site is considered to result in a significant adverse impact on this sustainability objective.</p>
Cultural Heritage								
20- To protect and enhance the historic environment	-	-	0	0	0	0	0	<p>No part of HSG 7 is designated as a known heritage asset at either a county or national level.</p> <p>The ECUS Heritage Assessment forming part of the evidence base for the Local Plan has identified potential for as yet unknown archaeological remains on the Site, including the post-medieval settlement remains of the village of Ryton. A further assessment of the Site will be undertaken at the planning application stage to ensure that features of historic interest below ground are suitably investigated and assessed.</p> <p>In addition, the ECUS Heritage Assessment considers the northern portion of HSG 7 to fall within the setting of the grade II listed Weston Hill Farmhouse, circa 250m to the north of the Site.</p> <p>Mitigation in the form of an enhanced landscape buffer along the northern edge of the Site will provide additional screening to the grade II listed Weston Hill</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Farmhouse and softening the urban edge of Bulkington where it meets the countryside.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective.</p>
Landscape								
21- To maintain and enhance the quality of landscapes	--	0	0	-	0	0	+	<p>HSG7 is situated in Landscape Character Area 4 (LCA4) – Bulkington Rolling Farmlands Landscape Character Area. The Landscape Character Assessment undertaken by TEP considered the visual prominence of HSG7 as moderate-low with few attractive features or views due to the established nature of vegetated boundaries on the settlement edge.</p> <p>The development of the Site for residential uses will result in the loss of existing farmland, hedgerows and tree species. The key landscaping features on the Site are linear hedgerows on site boundaries interspersed with mature trees.</p> <p>The development of the Site will increase the level of built development in the area but also offers the opportunity to create new landscape features and enhance existing landscaping as part of the wider master-plan for the Site resulting in landscape enhancements in the longer term.</p> <p>Based on the above, it is considered that the development of Site will have a slight negative effect on this sustainability objective in the medium term, due the loss of open land that provides important areas of separation between existing settlements, but an overall slight positive effect in the long term</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>once the landscaping proposals have started to mature.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>

Summary

The Land East of Bulkington (HSG 7) has been assessed against the 21 SA objectives.

The proposed development will bring forward at least 196 (**MM73**) houses thus represents a significant positive effect on the provision of new homes in the Borough. There will also be indirect positive effects in terms of economic factors in the medium to longer term. On site mitigation and enhancement will also have a positive effect in terms of accessibility to services and facilities, health facilities (with mitigation) (**MM75 and MM76**) and provision of sports and recreational facilities.

The development of the Site will result in the loss of open agricultural land located outside the existing urban areas and will have a negative effect on the prudent use of resources, soils, landscape and biodiversity (both in the medium term), and the vitality of Nuneaton and Bedworth Town Centres.

The Site is accessible on foot to services, jobs and learning activities within Bulkington Village District Centre and is situated on an existing bus routes. The location of HSG 7 will discourage a modal shift away from the car which in turn will increase traffic movements and travel times with an associated increase in air pollution levels. However, if enhanced public transport, footpath and cycleway measures are brought forward in tandem with the development then the potential impacts could be mitigated in the longer term.

The development of the Site will increase the level of built development in the area but also offers the opportunity to create new landscape features and enhance existing landscaping as part of the wider scheme for the Site, resulting in both landscape and biodiversity enhancements in the longer term.

The Site will have a neutral effect on climatic factors, design/sense of place, cultural heritage (with mitigation) and water resources (with mitigation), provided that the development accords with other policies in the Borough Plan.

Mitigation/enhancements

HSG 7 is expected to provide the following in order to meet the identified sustainability objectives (SO)

- i) Provision of at least 196 **(MM73)** dwellings in a mix of dwelling types and sizes. SO No's 3 and 6.
- ii) POS to be provided with appropriate management and maintenance arrangements. SO No's 9, 20 and 21
- iii) Financial contribution towards community facilities i.e. the up- grading of sports facilities and teenage play provision at Bulkington Recreation Ground and financial contribution towards facilities at Miners Welfare Park in Bedworth, a 'destination park' within the Council's Open Space Strategy. SO No's 4, 7 and 10 **(MM75)**
- iv) Financial contribution towards primary education at Arden Forest Infant and St James Academy Junior schools to meet anticipated demand for school places. SO No.4
- v) Financial contribution towards secondary level education in order to expand existing secondary provision in the area to an additional 3.5 Form Entry. SO No.4
- vi) Bus infrastructure improvements adjacent to HSG7 with a potential contribution to secure diversion of frequent local bus services to access the Strategic Housing Site based on dialogue with Warwickshire County Council and bus operators. SO No's 4, 7, 10 and 14.
- vii) Any transport improvements/upgrades required along Nuneaton Road, Lancing Road, Bramcote Close and surrounding streets affected as a result of the development. SO No's 3, 4, 7 and 10.
- viii) Financial contributions towards highway infrastructure works in Bulkington **(MM77)**. SO No's 4, 7 and 10.
- ix) Provision of a footway through the open space on the Site linking the existing public footpath on the southern parcel of the Site with the northern parcel and through the development area to Nuneaton Road. SO No's 3, 4, 7, 10 and 14.
- x) Financial contributions towards the development of a dedicated cycle path along the B4029 between Bulkington village centre and Bedworth. SO No's 3, 4, 7, 10 and 14.
- xi) Potential local sewage network improvements to improve capacity to accommodate the development subject to discussions with Severn Trent Water. SO No.12.

- xii) Provision of an integrated surface water management scheme. SO No's 12 and 13.
- xiii) Financial contribution to local NHS Clinical Commission Group **(MM76)** SO. No 10

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
POLICY/SITE – HSG 8 – LAND WEST OF BULKINGTON								
Economic Factors								
1- Achieve a strong, stable and sustainable economy and prosperity for the benefit of all the Borough's inhabitants, through on-going investment (public and private)	0	0	0	+	+	0	0	<p>HSG 8 is envisaged to deliver <u>at least</u> 495 (MM78) homes. However, the residential nature of the proposal and its proximity to Bulkington Village District Centre, which is 350m away from HSG 8 at its closest point, means that there are no direct opportunities for economic development on the Site.</p> <p>It is accepted that the contribution to a stable economy in the short term will be neutral but in the medium to longer term new residential development will indirectly contribute to the retention of economic activity in Bulkington Village District Centre and the wider Borough. It is therefore concluded that to result in a slight positive effect.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p>
2- To enhance the vitality of town centres	-	-	0	-	-	-	-	<p>HSG 8 is located approximately 2kms to the east of Bedworth Town Centre and 5kms to the south east of Nuneaton Town Centre.</p> <p>The Site adjoins the western edge of Bulkington and consists of arable or pastoral fields defined by a combination of hedgerows and post and rail fencing. Residential properties are directly to the north, east and south of HSG 8, with agricultural fields to the north of the northern parcel of HSG 8. The west coast main railway line forms the western boundary of HSG 8.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>with no direct access to either centre. The Site is accessed mainly from the B4029 Bedworth Road, which bisects the central and northern parcels of HSG 8, with access to the southern parcel of HSG 8 predominantly from the B4109 Coventry Road.</p> <p>Whilst the development of the Site will contribute to the overall residential needs of the Borough the allocation of this Site will not directly enhance the vitality and viability of the town centres, thus, potentially undermining the town centre's role and regeneration opportunities.</p> <p>However, given the scale of the Site it is likely that the proposed residential uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>
Social Factors								
3- Provide decent and affordable housing for all, of the right quantity, type, tenure and affordability to meet local needs, in clean, safe and pleasant environments	++	++	0	++	++	++	++	<p>HSG 8 has the potential to bring forward <u>at least</u> 495 (MM78) potential housing units which will include a mix of open market and associated affordable housing units.</p> <p>The Site will contribute to the provision of a decent and affordable homes for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough and particularly the Bulkington area, thus, contributing to the aim of creating mixed and balanced communities in these areas.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Based on the above, no mitigation or enhancement is proposed. A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p> <p>HSG 8 will result in a significant positive effect on this Sustainability Objective.</p>
<p>4- Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location</p>	-	0	0	0	+	0	+	<p>HSG 8 is located approximately 2kms to the east of Bedworth Town Centre and 5kms to the south east of Nuneaton Town Centre.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth, however, it is on the settlement edge of the existing village of Bulkington and is located 350m away from Bulkington Village District Centre at its closest point. The Site is accessible on foot or via cycle to Bulkington District Centre for services, jobs and learning activities within Bulkington and is reasonably well served by public transport, with Bedworth Road, running between the central and northern portions of HSG 8, located on a regular bus route linking Nuneaton, Bedworth and Coventry.</p> <p>Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>As part of the development of HSG 8 a number of mitigation measures are proposed to enhance access to services, jobs and learning including; financial contribution or a land swap to meet demand for primary school places; financial contributions toward secondary school places; provision of on site community allotments; bus infrastructure improvements within or adjacent to HSG 8; potential diversion of frequent local bus services through the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Site; a financial contribution towards the development of a dedicated cycle path along the B4029 between Bulkington village centre and Bedworth; a toucan crossing on Bedworth Road between the central and northern parcels of HSG 8 and, provision of a footway/cycleway network through HSG 8.</p> <p>With the enhanced public transport, walking and cycling measures, allotment facilities and contributions towards primary and secondary education brought forward in tandem with any development of the Site, then the negative effect of HSG 8 could be mitigated resulting in a positive effect on this sustainability objective in the longer term.</p>
5- Reduce crime, fear of crime and antisocial behaviour	?	?	0	?	?	?	?	<p>Crime rates are currently high in the Borough but are steadily falling. Crime may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the development to confirm any correlation between this Site and crime or fear of crime.</p> <p>To this end the potential environmental effect is considered to be uncertain, although adoption of good design principles in line with wider Borough Plan Policies to 'design out' crime will potentially reduce the fear of crime and opportunities for crime, ie by having a development which encourages good natural surveillance and minimises areas of 'dead space'.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
6- Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage	+	+	0	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new residential units and indirect job creation opportunities will help improve the well-being of the local population and help reduce social exclusion and therefore provide businesses with a diverse workforce. Based on the above, it is considered that the Site represents a positive effect on this Sustainability Objective.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>
7- Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	+	+	0	+	<p>The development of HSG 8 for residential uses and without suitable mitigation, will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>The allocation will result in an increase in demand for new facilities in the Borough. On site and off site mitigation and enhancements to be delivered as part of HSG 8 include; on site informal public open space; on site community allotments; a new footway/cycleway network through the open space on the Site linking Coventry Road with Bedworth Road and up to Severn Road and Mill Lane; on site play facilities; financial contributions towards upgrading of sports facilities and teenage play provision at Bulkington Recreation Ground and facilities at Miners Welfare Park in Bedworth; and, a financial contribution towards the development of a dedicated cycle path along the B4029 between Bulkington village centre and Bedworth.</p> <p>Based on the above, the Site will have a positive impact on this sustainability objective in the medium and longer terms.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
	0	0				0	0	
8- Encourage land use and development that creates and sustains well-designed, high quality built environments, that help to create and promote local distinctiveness and sense of place	0	0	0	0	0	0	0	<p>The Site will not result in a direct effect on this sustainability objective.</p> <p>Policies to facilitate high quality design and a sense of place should be included in the Borough Plan in order to ensure all new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>Based on the above, the Site will have a neutral impact on this sustainability objective.</p>
Biodiversity								
9- To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	0	0	-	+	0	+	<p>HSG 8 comprises of chiefly of intensively farmed agricultural land or managed arable fields with elements of hedgerows and mature trees along some field boundaries. There are field ponds in both the central and southern parcels of HSG8. The development of the Site for residential uses will result in the loss of existing habitat.</p> <p>However, the development of the Site offers the opportunity to areas of greenspace around the Site's edges, predominantly to enhance habitat along the railway embankment and to create linked habitat through a series of new ponds to increase the range of the Great Crested Newts which are present to the south, to the rear of properties on Coventry Road.</p> <p>Other mitigation measures include retention and enhancement of west to east running hedgerows at the northern ends of the central and southern parcels of HSG 8 and a larger area of green space for formal and informal open space on the central parcel close to the existing field pond, providing further potential opportunities for new habitat creation.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Based on the above, it is considered that the development of Site will have a slight adverse effect on this sustainability objective in the medium term, due the loss of existing habitats but an overall positive effect in long term due to the landscape, habitat and biodiversity enhancement measures proposed as part of HSG 8.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>
Population and Human Health								
10- Improve health and reduce health inequalities by encouraging and enabling healthy active lifestyles and protecting health, as well as providing equitable access to health services	-	-	0	0	0	0	0	<p>The development of the Site will not result in a direct effect on the provision of enhanced health or social care facilities or healthy lifestyles but offers an indirect impact on this sustainability objective.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that housing and employment are both important determinants of health and supports the provision of good quality dwellings in the Borough.</p> <p>The development of the Site for residential uses will also result in an indirect effect on promoting healthy lifestyles through the provision of on site community allotments, play facilities, informal public open space and footpaths and financial contributions towards; upgrading of sports facilities and teenage play provision at Bulkington Recreation Ground and facilities at Miners Welfare Park in Bedworth; and, a financial contribution towards the development of a</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>dedicated cycle path along the B4029 between Bulkington village centre and Bedworth.</p> <p>Based on the above, it is considered that the development of the Site for residential uses represents a neutral impact on this Sustainability Objective if accompanied by contributions to new and enhanced cycle route and play/park facilities and on site provision of the footpaths, cycleways and public open space, play facilities and allotments and enhanced community and health facilities in Bulkington (MM80 and MM81).</p>
Soil								
11- To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for residential uses will lead to loss of productive soils and Grade 2 (very good) and Grade 3 (good to moderate) agricultural land. Accordingly, the Site will have a significant adverse effect on this Sustainability Objective that cannot be mitigated against.
Water								
12- Use natural resources, such as water efficiently, including by incorporating efficiency measures into new land use and developments, redevelopment and refurbishment	-	-	0	0	0	0	0	<p>The development of the Site has the capacity to increase water demand, posing increased pressure on water resources, unless adequate mitigation is also brought forward. The development of the Site, if unmitigated, might also result in increased ground water abstraction and related pollution effects.</p> <p>The incorporation of water efficiency measures and SuDS within any detailed scheme will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter. Other mitigation measures include potential local sewage</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>network improvements to improve capacity and an integrated surface water management scheme.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the medium to longer term. A neutral effect has also been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>
<p>13- Ensure that new developments minimise water pollution levels and avoid areas which are at risk from flooding and natural flood storage areas</p>	-	-	0	-	0	0	0	<p>A Level 2 Strategic Flood Risk Assessment of the Nuneaton and Bedworth Administrative areas has been undertaken by JBA Consulting. The SFRA has confirmed that the Site is located outside the defined Flood Zone and source protection zone.</p> <p>The creation of addition hard-standing areas on the Site may result in surface water flooding. The detailed assessment of flood risk, including the production of a Surface Water Management Plan to address the surface water flooding in the existing drainage ditches, particularly on the southern parcels of HSG 8, will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>A neutral effect has also been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p> <p>Mitigation measures will need to be installed prior to the commencement of development and will include SuDS features. Based on the above, the development will have a slight adverse effect on water resources in the medium term but a neutral effect on this sustainability objective in the long term.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Air								
14- Increase use of public transport, cycling and walking as a proportion of total travel in order to reduce road traffic congestion, pollution and accidents	-	-	0	-	0	-	0	<p>HSG 8 is located approximately 2kms to the east of Bedworth Town Centre and 5kms to the south east of Nuneaton Town Centre.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth, however, it is on the settlement edge of the existing village of Bulkington, and is located 350m away from Bulkington Village District Centre at its closest point. The Site does not lie within an Air Quality Management Area.</p> <p>The Site is accessible on foot or via cycle to Bulkington District Centre for services, jobs and learning activities within Bulkington and is reasonably well served by public transport. However, for access for wider facilities, jobs and services, the location of the Site would tend to discourage modal shift away from the car usage and increase traffic movement and associated air pollution levels.</p> <p>Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation. However, if enhanced public transport or cycling measures were brought forward in tandem with any development of the Site then this effect could be mitigated resulting in a neutral effect on this sustainability objective in the longer term.</p> <p>Enhancements include; bus infrastructure improvements within or adjacent to HSG 8; potential diversion of frequent local bus services through the Site; a financial contribution towards the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>development of a dedicated cycle path along the B4029 between Bulkington village centre and Bedworth; a toucan crossing on Bedworth Road between the central and northern parcels of HSG 8 and, provision of a footway/cycleway network through HSG 8.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>
<p>15- Ensure development is primarily focused in urban areas, and makes efficient use of existing physical infrastructure and reduces need to travel, especially by private car</p>	-	-	-	-	-	-	-	<p>The location of HSG 8 is relatively dispersed from the Town Centres of either Nuneaton or Bedworth.</p> <p>However, it is on the settlement edge of the existing village of Bulkington and is located 350m away from Bulkington Village District Centre at its closest point. Accordingly, this Site is relatively accessible to existing village facilities and will make use of existing infrastructure, promote compact mixed use development or reduce the need to travel.</p> <p>Based on the above, HSG 8 is considered to have a minor adverse impact on this Sustainability Objective.</p>
Climatic Factors								
<p>16- Reduce overall energy use through increased energy efficiency</p>	-	-	0	-	0	0	0	<p>The location of the Site will limit the opportunity to reduce overall energy use or provide centralised energy facilities.</p> <p>However, a proportion of on-site energy usage could be provided by micro-generation facilities and energy efficiency measure incorporated in the layout and design of the employment units. Moreover, given the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>scale of the Site, a district heating system/energy system or similar may be incorporated as part of the overall scheme for the Site.</p> <p>Policies to encourage energy efficiency or bring forward decentralised energy facilities in suitable locations are included in the Borough Plan in order to ensure all new development makes an appropriate contribution to the energy needs of the Borough.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the longer term. However, the development of HSG 8 will result in an adverse effect on this sustainability objective in the medium term.</p>
17- Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources	0	0	0	0	0	0	0	<p>Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives.</p> <p>The location of the Site will make efficient use of existing infrastructure within Bedworth Village District Centre. There are opportunities to mitigate carbon dioxide emissions via sustainable construction e.g. energy efficiency, sustainable design, demolition and construction may be brought forward as part of the development of the Site. Such initiatives should be incorporated into the scheme.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the development of the Site will result in a neutral impact on this sustainability objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Material Assets								
18- Encourage and enable waste minimisation, reuse, recycling and recovery to divert resources away from the waste stream, including the use of recycled materials where possible	+	+	0	+	+	+	+	<p>The Site will have an indirect impact on this objective. However, the provision of adequate recycling facilities as part of the overall development and the promotion of sustainable construction measures will result in a slight positive effect on this sustainability objective.</p> <p>A neutral effect has also been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p> <p>Based on the above, HSG 8 is considered to result in a positive impact on this sustainability objective.</p>
19- To ensure the prudent use of resources including the optimum use of previously developed land, buildings and the efficient use of land	--	--	--	--	--	--	--	<p>HSG 8 comprises a large greenfield Site and thus development will have an adverse effect on the prudent use of resources, principally, the use of previously developed land.</p> <p>The development of the Site will also not contribute to the cleaning up of existing contaminated land. Based on the above, the Site is considered to result in a significant adverse impact on this sustainability objective.</p>
Cultural Heritage								
20- To protect and enhance the historic environment	-	-	0	0	0	0	0	<p>No part of HSG 8 is designated as a known heritage asset at either a county or national level.</p> <p>The ECUS Heritage Assessment forming part of the evidence base for the Local Plan has identified potential for as yet unknown archaeological remains on the Site, associated with the deserted medieval village at Weston-in-Arden within the northern parcel of HSG 8. A further assessment of the Site will be</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>undertaken at the planning application stage to ensure that features of historic interest below ground are suitably investigated and assessed.</p> <p>In addition, the ECUS Heritage Assessment notes that the spire of the grade II* listed Church of St James is visible in long views along the Bedworth Road frontage of the central parcel of HSG 8.</p> <p>Mitigation in the form of the retention of the boundary hedge to Bedworth Road on the central parcel of HSG 8 will maintain long views of the church tower of St James Church in the village centre from Bedworth Road.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective.</p>
Landscape								
21- To maintain and enhance the quality of landscapes	--	0	0	-	0	0	+	<p>HSG 8 is situated in the southern part of Landscape Character Area 7 (LCA5) – Bulkington Village Farmlands Landscape Character Area. The TEP Landscape Study considered the visual prominence of HSG 8 to be moderate-low with few attractive features or views in relation to settlement setting and views of Bulkington.</p> <p>The development of the Site for residential uses will result in the loss of existing farmland, hedgerows and tree species. The key landscaping features on the Site are linear hedgerows on field boundaries interspersed with mature trees and field ponds in the southern parcels of HSG 8.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>The development of the Site will increase the level of built development in the area but also offers the opportunity to create new landscape features and enhance existing landscaping as part of the wider master-plan for the Site resulting in landscape enhancements in the longer term.</p> <p>Based on the above, it is considered that the development of Site will have a slight negative effect on this sustainability objective in the medium term, due the loss of open land on the western edge of Bulkington, but an overall slight positive effect in the long term once the landscaping proposals have started to mature.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>

Summary

The Land West of Bulkington (HSG 8) has been assessed against the 21 SA objectives.

The proposed development will bring forward at least 495 (**MM78**) houses thus represents a significant positive effect on the provision of new homes in the Borough. There will also be indirect positive effects in terms of economic factors in the medium to longer term. On site mitigation and enhancement will also have a positive effect in terms of accessibility to services and facilities, health facilities (with mitigation) (**MM80 and MM81**) and provision of sports and recreational facilities.

The development of the Site will result in the loss of open agricultural land located outside the existing urban areas and will have a negative effect on the prudent use of resources, soils, landscape and biodiversity (both in the medium term), and the vitality of Nuneaton and Bedworth Town Centres.

The Site is accessible on foot to services, jobs and learning activities within Bulkington Village District Centre and is situated on an existing bus route. The location of HSG 8 will discourage a modal shift away from the car which in turn will increase traffic movements and travel times with

an associated increase in air pollution levels. However, if enhanced public transport, footpath and cycleway measures are brought forward in tandem with the development then the potential impacts could be mitigated in the longer term.

The development of the Site will increase the level of built development in the area but also offers the opportunity to create new landscape features and enhance existing landscaping as part of the wider scheme for the Site, resulting in both landscape and biodiversity enhancements in the longer term.

The Site will have a neutral effect on climatic factors, design/sense of place, cultural heritage (with mitigation) and water resources (with mitigation) provided that the development accords with other policies in the Borough Plan.

Mitigation/enhancements

HSG 8 is expected to provide the following in order to meet the identified sustainability objectives (SO)

- i) Provision of at least 495 **(MM78)** dwellings in a mix of dwelling types and sizes. SO No's 3 and 6.
- ii) Provision of under 12's children's play facilities on central parcel of Site. SO No's 4, 7 and 10.
- iii) POS to be provided with appropriate management and maintenance arrangements. SO No's 9, 20 and 21.
- iv) Financial contribution towards the up- grading of sports facilities and teenage play provision at Bulkington Recreation Ground and financial contribution towards facilities at Miners Welfare Park in Bedworth, a 'destination park' within the Council's Open Space Strategy. SO No's 4, 7 and 10 **(MM80)**.
- v) Allocation of land on northern parcel of HSG8 for community allotments. SO No's 4, 7 and 10.
- vi) Financial contribution and/or on site land swap with Arden Forest Infant and St James Academy Junior schools to meet anticipated demand for school places. SO No.4.
- vii) Financial contribution towards secondary level education in order to expand existing secondary provision in the area to an additional 3.5 Form Entry. SO No.4.
- viii) Bus infrastructure improvements with- in or adjacent to HSG8 with a potential contribution to secure diversion of frequent local bus services to access the Strategic Housing Site based on dialogue with Warwickshire County Council and bus operators. SO No's 4, 7, 10 and 14.

- ix) Any transport improvements/upgrades required along Bedworth Road, Coventry Road and surrounding streets as a result of the development. SO No's 3, 4, 7 and 10.
- x) Financial contributions towards highway infrastructure works in Bulkington **(MM79)** SO No's 4, 7 and 10.
- xi) Provision of a footway/cycleway network through the open space on the Site linking Coventry Road with Bedworth Road and up to Severn Road and Mill Lane. SO No's 3, 4, 7, 10 and 14.
- xii) A Toucan crossing on Bedworth Road between the northern and central parcels of HSG8. SO No's 3, 4, 7, 10 and 14.
- xiii) Financial contributions towards the development of a dedicated cycle path along the B4029 between Bulkington and Bedworth. SO No's 3, 4, 7, 10 and 14.
- xiv) Potential local sewage network improvements to improve capacity to accommodate the development subject to discussions with Severn Trent Water. SO No.12.
- xv) Provision of an integrated surface water management scheme. SO No's 12 and 13.
- xvi) Financial contribution to local NHS Clinical Commission Group **(MM81)** SO. No 10

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
SITE/POLICY – HSG 9 – GOLF DRIVE								
Achieve a strong, stable and sustainable economy and prosperity for the benefit of all the Borough's inhabitants, through on-going investment (public and private)	0	0	0	+	+	0	0	<p>HSG 9 is envisaged to deliver <u>at least</u> 621 (MM84) homes, however, the opportunities for direct economic opportunities are limited to small scale ancillary development i.e. small retail, leisure uses located within the proposed Local Centre.</p> <p>It is accepted that the contribution to a stable economy in the short term will be neutral but in the medium to longer term new residential development will indirectly contribute to the retention of economic activity in the Borough. It is therefore concluded that to result in a positive effect. A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p>
To enhance the vitality of town centres	-	-	0	-	-	-	-	<p>HSG 9 is located in north-west of Nuneaton. The allocation comprises nine irregular shaped arable fields and extends to include Grade II Listed Hill Farmhouse.</p> <p>The western and southern boundary of the Site is bordered by existing residential development. On the eastern parcel of the Site, the southern boundary comprises an area of existing woodland with residential properties located beyond. Arable farm land is located to the north and east of the Site. Nuneaton Golf Course is situated further beyond to the east.</p> <p>The location of the Site is dispersed from the Town Centres of either Nuneaton or Bedworth.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Whilst the development of the Site will contribute to the overall housing needs of the Borough the allocation of this Site will not directly enhance the vitality and viability of the town centres, thus, potentially undermining the town centre's role and regeneration opportunities</p> <p>Based on the above, HSG 9 is considered to have a significant adverse impact on this Sustainability Objective. A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.</p>
Social Factors								
Provide decent and affordable housing for all, of the right quantity, type, tenure and affordability to meet local needs, in clean, safe and pleasant environments	++	++	0	++	++	++	++	<p>HSG 9 has the potential to bring forward <u>at least</u> 621 (MM84) potential housing units which will include a mix of open market and associated affordable housing units.</p> <p>The Site will contribute to the provision of a decent and affordable home for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough, thus, contributing to the aim of creating mixed and balanced communities in these areas.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p> <p>HSG 9 will result in a significant positive effect on this Sustainability. A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	0	-	0	0	+	<p>HSG 9 is located approximately 9.6km to the south east of Nuneaton Town Centre and 5.3km to the north east of Bedworth Town Centre the principle local centres for services and employment opportunities in the Borough. There is no direct access to either town centre.</p> <p>The Site is relatively accessible by car although more limited for residents' dependant on public transport. Bus services are available along Lutterworth Road with service 56 operating to Nuneaton Town Centre.</p> <p>The provision of footway/cycleway linkages and onsite bus infrastructure with contributions to secure diversion of frequent bus services to the Site would mitigate the impact of the development. These measures would also need to be complimented by t contributions towards borough wide strategic highway infrastructure works identified within the A4254 corridor in order to mitigate any potential impacts in the longer term.</p> <p>Financial contributions for the expansion of primary secondary places would also mitigate the impact of the development on existing educational services.</p> <p>Based on the above, the Site is considered to result a neutral effect in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan. In the long term, with the implementation of the identified mitigation measures, overall the site is identified to have a neutral effect in the long term,</p>
Reduce crime, fear of crime and antisocial behaviour	?	?	0	?	0	?	?	<p>Crime rates are currently high in the Borough but are steadily falling. Crime may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>development to confirm any correlation between this Site and crime or fear of crime.</p> <p>To this end the potential environmental effect is considered to be uncertain. A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.</p>
Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage	+	+	0	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new affordable housing and indirect jobs creation will help improve the well-being of the local population and help reduce social exclusion and therefore provide businesses with a diverse workforce.</p> <p>Based on the above, it is considered that the Site represents a positive effect on this Sustainability Objective. A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.</p>
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	+	+	0	-	+	0	+	<p>The development of HSG 9 for housing uses will improve opportunities for cultural; sport and recreation. The development will provide for the provision or financial contribution for a community hall within Local Centre; provision of public open space; and contribution towards the pro-vision of footway/cycle ways linkages from Community Park to the allocation from the north eastern boundary.</p> <p>As the allocation is not envisaged to come forward until years 5-15 of the Borough Plan, a neutral impact has been identified in the short term, with slight adverse impact in the medium as the allocation may result in an increase in demand for new facilities in the Borough.</p> <p>The provision of the onsite /financial contributions would result in a positive effect in the longer term</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>towards improving cultural, sport and recreational opportunities as a result of the development. This would mitigate the slight adverse effect in the medium term.</p> <p>Based on the above, the Site will have a positive effect on this sustainability objective with mitigation and enhancement.</p>
Encourage land use and development that creates and sustains well-designed, high quality built environments, that help to create and promote local distinctiveness and sense of place	0	0	0	0	0	0	0	<p>The Site will not result in a direct effect on this sustainability objective.</p> <p>Policies to facilitate high quality design and a sense of place are included in the Borough Plan in order to ensure all new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>Based on the above, the Site will have a neutral impact on this sustainability objective.</p>
Biodiversity								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	0	-	0	-	+	<p>HSG 9 is an existing open site in agricultural use. The development of the Site for housing uses will result in the loss of existing habitat, hedgerows and tree species.</p> <p>However, the development of the Site offers the opportunity to create new features and provide green infrastructure linkages, as part of an integrated scheme for the Site.</p> <p>Based on the above, it is considered that the development of Site will have a slight adverse effect on this sustainability objective in the medium term, due the loss of existing habitats, with a neutral effect in the long term with mitigation.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.
Population and Human Health								
Improve health and reduce health inequalities by encouraging and enabling healthy active lifestyles and protecting health, as well as providing equitable access to health services	+	+	0	-	0	0	0	<p>It is considered that the development of the Site for residential uses represents would result in a neutral impact in the short term, with a negative effect in the medium term due to the increase in residential households as a result of the development of the Site.</p> <p>However, the negative effect in the medium can be mitigated with a financial contribution to local NHS Clinical Commissions Group to enhance existing health services in the existing area to accommodate any increase in population.</p>
Soil								
To protect and improve soil quality	--	--	0	--	--	--	--	The Site is an extensive area of greenfield land. The development of a Site for housing development will lead to loss of agricultural land and productive soils and thus the Site will have significant adverse effect on this Sustainability Objective that cannot be mitigated against. A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.
Water								
Use natural resources, such as water efficiently, including by incorporating efficiency measures	-	-	0	0	0	0	0	The development of the Site has the capacity to increase water demand, posing increased pressure on water resources, unless adequate mitigation is also brought forward. The development of the Site, if

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<p>into new land use and developments, redevelopment and refurbishment</p>								<p>unmitigated, might also result in increased ground water abstraction and related pollution effects.</p> <p>The incorporation of water efficiency measures and SuDS within any detailed scheme will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the medium to longer term. A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.</p>
<p>Ensure that new developments minimise water pollution levels and avoid areas which are at risk from flooding and natural flood storage areas</p>	-	-	0	-	0	0	0	<p>The Site is located within Flood Zone 1, with area at risk from surface water flooding along the northern boundary on the eastern part of the site.</p> <p>The creation of addition hard-standing areas on the Site may result in surface water flooding. The detailed assessment of flood risk, including the production of a Surface Water Management Plan to address the surface water flooding in the existing drains, will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>Mitigation measure will need to be installed prior to the commencement of development, which should include contribution to local sewage network improvements and provision of an integrated surface water management scheme. Based on the above, the development may have a slight adverse effect on water resources in the medium term but a neutral effect on this sustainability objective with mitigation</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								measures identified in the longer term. A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.
Air								
<p>Increase use of public transport, cycling and walking as a proportion of total travel in order to reduce road traffic congestion, pollution and accidents</p>	--	-	0	-	0	-	-	<p>HSG 9 is located approximately 9.6km to the south east of Nuneaton Town Centre and 5.3km to the north east of Bedworth Town Centre the principle local centres for services and employment opportunities in the Borough. There is no direct access to either town centre. The Site does not lie within an Air Quality Management Area.</p> <p>The Site is relatively accessible by car although more limited for residents' dependant on public transport. Bus services are available along Lutterworth Road with service 56 operating to Nuneaton Town Centre.</p> <p>Based on the above, the site is considered to result in a significant adverse impact on this sustainability objective without mitigation. However, the provision of footway/cycleway linkages and onsite bus infrastructure with contributions to secure diversion of frequent bus services (including evenings and weekends (MM85)) to the Site would mitigate the impact of the development. These measures would also need to be complimented by the contributions towards borough wide strategic highway infrastructure works identified within the A4254 corridor in order to mitigate any potential impacts in the longer term. A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Ensure development is primarily focused in urban areas, and makes efficient use of existing physical infrastructure and reduces need to travel, especially by private car	--	-	0	-	-	-	-	<p>The Site is located on the eastern edge of the urban area of Nuneaton.</p> <p>Accordingly, this Site will not reduce the need to travel but will promote compact mixed use development and make efficient use of existing infrastructure.</p> <p>Based on the above, HSG 9 is considered to have an adverse impact on this Sustainability Objective. A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.</p>
Climatic Factors								
Reduce overall energy use through increased energy efficiency	-	-	0	-	0	0	0	<p>The dispersed location of the Site will limit the opportunity to reduce overall energy use or provide centralised energy facilities. However, a proportion of on-site energy usage could be provided by micro-generation facilities and energy efficiency measure incorporated in the layout and design of the employment units. Based on the size of the Site, a district heating system/energy system or similar may be incorporated as part of the overall scheme for the Site.</p> <p>Policies to encourage energy efficiency or bring forward decentralised energy facilities in suitable locations are included in the Borough Plan in order to ensure all new development makes an appropriate contribution to the energy needs of the Borough.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the longer term. However, the Site will result in an adverse effect on this sustainability objective in the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								short to medium term. A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.
Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources	0	0	0	0	0	0	0	<p>Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives.</p> <p>The dispersed location of the Site will not make efficient use of existing infrastructure, promote compact mixed use development or reduce the need to travel. However, opportunities to mitigate carbon dioxide emissions via sustainable construction e.g. energy efficiency, sustainable design, demolition and construction may be brought forward as part of the development of the Site. Such initiatives should be incorporated into the scheme.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the development of the Site will result in a neutral impact on this sustainability objective.</p>
Material Assets								
Encourage and enable waste minimisation, reuse, recycling and recovery to divert resources away from the waste stream, including the use of recycled materials where possible	+	+	0	+	+	+	+	<p>The Site will have an indirect impact on this objective. However, the provision of adequate recycling facilities as part of the overall development and the promotion of sustainable construction measures will result in a slight positive effect in the medium and longer terms on this sustainability objective. A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.</p> <p>Based on the above, overall, the Site is considered to result in a slight positive impact on this sustainability objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
To ensure the prudent use of resources including the optimum use of previously developed land, buildings and the efficient use of land	--	-	0	--	--	--	--	<p>The Site comprises extensive greenfield land and thus development will have an adverse effect on the prudent use of resources, principally, the use of previously developed land.</p> <p>The development of the Site will also not contribute to the cleaning up of existing contaminated land.</p> <p>Based on the above, Site is considered to result in a significant adverse impact on this sustainability objective. A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.</p>
Cultural Heritage								
To protect and enhance the historic environment	-	-	0	-	0	0	+	<p>A Heritage Assessment prepared by ECUS Environmental Consultants, confirms there are no designated landscapes of historic interest within the Strategic Site. Grade II Listed Hill Farmhouse is located within the Strategic Site, along the northern eastern boundary. The Grade II Listed building is surrounded by agricultural land.</p> <p>An assessment of the Site will be undertaken at the planning application stage to ensure that all important historic assets are not adversely affected by the development of the Site.</p> <p>Based on the above, the development of this Site will result in an adverse effect on this sustainability assessment without mitigation but with suitable mitigation through the provision of a landscape buffer surrounding the Grade II Listed building it is considered to result in a neutral in the longer term</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								(MM88). A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.
Landscape								
To maintain and enhance the quality of landscapes	--	-	0	-	0	-	-	<p>The Site is located within in the 'Nuneaton Estate Farmlands Landscape Character Area', where the land comprises rural fringes of arable and pasture fields, with isolated red brick farmstead situated throughout the landscape linked by narrow tracks.</p> <p>The development of the Site for residential uses will result in the loss of existing agricultural land and hedgerows features and will increase the level of built development.</p> <p>The development of the Site offers the opportunity to enhance and create integrated landscape buffers, area of open space and linkages with surrounding landscape, such as the Community park located to the north east of the site. The incorporation of additional landscape buffers both at the perimeter and within the Site will screen existing views of the existing built development as part of the wider landscape scheme for the Site and the setting of the Grade II Listed building. These measures will result in landscape enhancements in the longer term.</p> <p>Based on the above, it is considered that the development of Site will have a significant adverse effect on this sustainability objective in the short terms, due the loss of open land that provides an important area of separation between existing built development to the south and west, and Grade II Listed building located on Site albeit this can be off-set with the provision of a buffer zone (MM88). A</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan. However, an overall neutral effect in the long term once the landscaping proposals have started to mature.

Summary

The Land at Golf Drive (HSG 9) has been assessed against the SA objectives.

The proposed development will bring forward new housing units and thus represents a significant positive effect on the provision of homes. The Site will be developed in a comprehensive manner (**MM89**). There will also be indirect positive effects in terms of economic factors and social factors associated with deprivation and poverty together with waste minimisation.

The development of the Site will result in the loss of open agricultural land located on the edge of the existing urban areas and will have a negative effect on the prudent use of resources, soils, historic landscape (in the short to medium term), provision of sports and recreational facilities, access to services, and the vitality of the Town Centres.

The Site is accessible by car for services, jobs and learning activities although more limited for residents' dependant on public transport albeit Lutterworth Road does provide access to existing bus services. The dispersed location of the land will discourage a modal shift away from the car which in turn will increase traffic movements and travel times with an associated increase in air pollution levels. However, the allocation will provide improvements to upgrading existing public footpath/ cycle way linkages, with financial contributions to secure bus infrastructure, which would result in a neutral and/or positive effect in the longer term.

The Site will have a neutral effect on climatic factors, design/sense of place, cultural heritage (with mitigation), water resources (with mitigation), health facilities (with mitigation) provided that the development accords with other policies in the Borough Plan.

Mitigation/enhancements

- Provision of new on-site GP Surgery and/or financial contribution to local NHS Clinical Commission Group.
- Financial contribution towards diverting existing bus services into the development and provision of bus infrastructure within the Site.
- Provision of community all as part of Local Centre or financial contribution.
- Provision a buffer zone to protect the setting of the Hill Farmhouse Grade II Listed Building (**MM88**).
- Provision of public open space as part of the allocation with appropriate management and maintenance arrangements.
- Financial contribution for the provision the expansion of primary and secondary school places.

- Provision of on-site bus infrastructure and contribution to secure diversion of frequent local bus services including evening and weekend services **(MM85)**.
- Financial contributions towards Borough wide strategic highway infrastructure works identified within the A4254 corridor including the B4114 Lutterworth Road Corridor **(MM86)**.
- Financial contributions towards pro-vision of footway/cycleway linkage from Community Park through the site from the north eastern boundary;
- Provision of an integrated surface water management scheme.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
SITE/POLICY – HSG 10 – ATTLEBOROUGH FIELDS								
Achieve a strong, stable and sustainable economy and prosperity for the benefit of all the Borough's inhabitants, through on-going investment (public and private)	0	0	0	+	+	0	0	<p>HSG 10 is envisaged to deliver <u>at least</u> 360 (MM90) homes, however, the opportunities for direct economic opportunities are limited to small scale ancillary development i.e. small retail, leisure uses located within the proposed Local Centre.</p> <p>It is accepted that the contribution to a stable economy in the short term will be neutral but in the medium to longer term new residential development will indirectly contribute to the retention of economic activity in the Borough. It is therefore concluded that to result in a positive effect. A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p>
To enhance the vitality of town centres	-	-	0	-	-	-	-	<p>HSG 10 is located in west of Nuneaton. The western boundary is defined by the A4254 (Eastboro Way) and southern boundary of the Site is bordered by existing residential development. The Heart of England Crematorium is located to the north. Arable farm land is located to the east of the Site.</p> <p>The location of the Site is dispersed from the Town Centres of either Nuneaton or Bedworth.</p> <p>Whilst the development of the Site will contribute to the overall housing needs of the Borough the allocation of this Site will not directly enhance the vitality and viability of the town centres, thus,</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>potentially undermining the town centre's role and regeneration opportunities</p> <p>Based on the above, HSG 10 is considered to have a significant adverse impact on this Sustainability Objective. A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.</p>
Social Factors								
Provide decent and affordable housing for all, of the right quantity, type, tenure and affordability to meet local needs, in clean, safe and pleasant environments	++	++	0	++	++	++	++	<p>HSG 10 has the potential to bring forward circa 360 potential housing units which will include a mix of open market and associated affordable housing units.</p> <p>The Site will contribute to the provision of a decent and affordable home for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough, thus, contributing to the aim of creating mixed and balanced communities in these areas.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p> <p>HSG 10 will result in a significant positive effect on this Sustainability. A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.</p>
Ensure easy and equitable access to services, facilities and opportunities, including jobs and	-	-	0	-	0	0	+	<p>HSG 10 is located approximately 2km to the south east of Nuneaton Town Centre and 4.3km to the north east of Bedworth Town Centre the principle local centres for services and employment</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<p>learning, and that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location</p>							<p>opportunities in the Borough. There is no direct access to either town centre.</p> <p>The Site is relatively accessible by car although more limited for residents' dependant on public transport. Bus services are available along Eastboro Way operating to Nuneaton Town Centre.</p> <p>The provision of footway/cycleway linkages and onsite bus infrastructure with contributions to secure diversion of frequent bus services to the Site would mitigate the impact of the development. These measures would also need to be complimented by contributions towards borough wide strategic highway infrastructure works identified within the A4254 corridor in order to mitigate any potential impacts in the longer term.</p> <p>Financial contributions for the expansion of primary secondary places would also mitigate the impact of the development on existing educational services.</p> <p>Based on the above, the Site is considered to result a neutral effect in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan. In the long term, with the implementation of the identified mitigation measures, overall the site is identified to have a neutral effect in the long term,</p>	
<p>Reduce crime, fear of crime and antisocial behaviour</p>	?	?	0	?	0	?	<p>Crime rates are currently high in the Borough but are steadily falling. Crime may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the development to confirm any correlation between this Site and crime or fear of crime.</p> <p>To this end the potential environmental effect is considered to be uncertain. A neutral effect has been</p>	

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.
Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage	+	+	0	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new affordable housing and indirect jobs creation will help improve the well-being of the local population and help reduce social exclusion and therefore provide businesses with a diverse workforce.</p> <p>Based on the above, it is considered that the Site represents a positive effect on this Sustainability Objective. A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.</p>
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	+	+	0	-	+	0	+	<p>The development of HSG 10 for housing uses will improve opportunities for cultural; sport and recreation. The development will provide for the provision or financial contribution towards the maintenance and enhancement of public open space; and contribution towards the provision of footway/cycle ways linkages from the Community Park located to the south of the Site.</p> <p>As the allocation is not envisaged to come forward until years 5-15 of the Borough Plan, a neutral impact has been identified in the short term, with slight adverse impact in the medium as the allocation may result in an increase in demand for new facilities in the Borough.</p> <p>The provision of the onsite /financial contributions would result in a positive effect in the longer term towards improving cultural, sport and recreational opportunities as a result of the development. This would mitigate the slight adverse effect in the medium term.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, the Site will have a positive effect on this sustainability objective with mitigation and enhancement.
Encourage land use and development that creates and sustains well-designed, high quality built environments, that help to create and promote local distinctiveness and sense of place	0	0	0	0	0	0	0	<p>The Site will not result in a direct effect on this sustainability objective.</p> <p>Policies to facilitate high quality design and a sense of place are included in the Borough Plan in order to ensure all new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>Based on the above, the Site will have a neutral impact on this sustainability objective.</p>
Biodiversity								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	0	-	0	-	+	<p>HSG 10 is an existing open site in agricultural use. The development of the Site for housing uses will result in the loss of existing habitat, hedgerows and tree species.</p> <p>However, the development of the Site offers the opportunity to create new features and provide green infrastructure linkages, as part of an integrated scheme for the Site.</p> <p>Based on the above, it is considered that the development of Site will have a slight adverse effect on this sustainability objective in the medium term, due the loss of existing habitats, with a neutral effect in the long term with mitigation.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Population and Human Health								
Improve health and reduce health inequalities by encouraging and enabling healthy active lifestyles and protecting health, as well as providing equitable access to health services	+	+	0	-	0	0	0	<p>It is considered that the development of the Site for residential uses represents would result in a neutral impact in the short term, with a negative effect in the medium term due to the increase in residential households as a result of the development of the Site.</p> <p>However, the negative effect in the medium can be mitigated with a financial contribution to local NHS Clinical Commissions Group to enhance existing health services in the existing area to accommodate any increase in population.</p>
Soil								
To protect and improve soil quality	--	--	0	--	--	--	--	<p>The Site is an extensive area of greenfield land. The development of a Site for housing development will lead to loss of agricultural land and productive soils and thus the Site will have significant adverse effect on this Sustainability Objective that cannot be mitigated against. A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.</p>
Water								
Use natural resources, such as water efficiently, including by incorporating efficiency measures into new land use and developments, redevelopment and refurbishment	-	-	0	0	0	0	0	<p>The development of the Site has the capacity to increase water demand, posing increased pressure on water resources, unless adequate mitigation is also brought forward. The development of the Site, if unmitigated, might also result in increased ground water abstraction and related pollution effects.</p> <p>The incorporation of water efficiency measures and SuDS within any detailed scheme will be mandatory</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the medium to longer term. A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.</p>
<p>Ensure that new developments minimise water pollution levels and avoid areas which are at risk from flooding and natural flood storage areas</p>	-	-	0	-	0	0	0	<p>The north eastern part of the Site is located within Flood Zone 1. This area will be excluded from the area of built development but used as informal open space and landscape enhancement.</p> <p>The creation of addition hard-standing areas on the Site may result in surface water flooding. The detailed assessment of flood risk, including the production of a Surface Water Management Plan to address the surface water flooding in the existing drains, will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>Mitigation measure will need to be installed prior to the commencement of development, which should include contribution to local sewage network improvements and provision of an integrated surface water management scheme. Based on the above, the development may have a slight adverse effect on water resources in the medium term but a neutral effect on this sustainability objective with mitigation measures identified in the longer term. A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Air								
Increase use of public transport, cycling and walking as a proportion of total travel in order to reduce road traffic congestion, pollution and accidents	--	-	0	-	0	-	-	<p>HSG 10 is located approximately 2km to the south east of Nuneaton Town Centre and 4.3km to the north east of Bedworth Town Centre the principle local centres for services and employment opportunities in the Borough. There is no direct access to either town centre. The Site does not lie within an Air Quality Management Area.</p> <p>The Site is relatively accessible by car although more limited for residents' dependant on public transport. Bus services are available along Eastboro Way operating to Nuneaton Town Centre.</p> <p>Based on the above, the site is considered to result in a significant adverse impact on this sustainability objective without mitigation. However, the provision of footway/cycleway linkages and onsite bus infrastructure with contributions to secure diversion of frequent bus services to the Site would mitigate the impact of the development. These measures would also need to be complimented by the contributions towards borough wide strategic highway infrastructure works identified within the A4254 corridor in order to mitigate any potential impacts in the longer term.. A neutral effect has been identified in the short term.. as the Site is not identified to come forward until Year 5 of the Borough Plan.</p>
Ensure development is primarily focused in urban areas, and makes efficient use of existing physical infrastructure and reduces need to travel,	-	-	0	-	-	-	-	<p>The Site is located on the eastern edge of the urban area albeit close to a main route into Nuneaton and Bedworth.</p> <p>Accordingly, this Site will not reduce the need to travel but will promote compact mixed use development and make efficient use of existing infrastructure.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
especially by private car								Based on the above, HSG 10 is considered to have a adverse impact on this Sustainability Objective. A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.
Climatic Factors								
Reduce overall energy use through increased energy efficiency	-	-	0	-	0	0	0	<p>The dispersed location of the Site will limit the opportunity to reduce overall energy use or provide centralised energy facilities. However, a proportion of on-site energy usage could be provided by micro-generation facilities and energy efficiency measure incorporated in the layout and design of the employment units. Based on the size of the Site, a district heating system/energy system or similar may be incorporated as part of the overall scheme for the Site.</p> <p>Policies to encourage energy efficiency or bring forward decentralised energy facilities in suitable locations are included in the Borough Plan in order to ensure all new development makes an appropriate contribution to the energy needs of the Borough.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the longer term. However, the Site will result in an adverse effect on this sustainability objective in the short to medium term. A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.</p>
Minimise the Borough's contribution to the causes of	0	0	0	0	0	0	0	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources								<p>The dispersed location of the Site will not make efficient use of existing infrastructure, promote compact mixed use development or reduce the need to travel. However, opportunities to mitigate carbon dioxide emissions via sustainable construction e.g. energy efficiency, sustainable design, demolition and construction may be brought forward as part of the development of the Site. Such initiatives should be incorporated into the scheme.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the development of the Site will result in a neutral impact on this sustainability objective.</p>
Material Assets								
Encourage and enable waste minimisation, reuse, recycling and recovery to divert resources away from the waste stream, including the use of recycled materials where possible	+	+	0	+	+	+	+	<p>The Site will have an indirect impact on this objective. However, the provision of adequate recycling facilities as part of the overall development and the promotion of sustainable construction measures will result in a slight positive effect in the medium and longer terms on this sustainability objective. A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.</p> <p>Based on the above, overall, the Site is considered to result in a slight positive impact on this sustainability objective.</p>
To ensure the prudent use of resources including the optimum use of previously developed land,	--	-	0	--	--	--	--	<p>The Site comprises extensive greenfield land and thus development will have an adverse effect on the prudent use of resources, principally, the use of previously developed land.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
buildings and the efficient use of land								<p>The development of the Site will also not contribute to the cleaning up of existing contaminated land.</p> <p>Based on the above, Site is considered to result in a significant adverse impact on this sustainability objective. A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.</p>
Cultural Heritage								
To protect and enhance the historic environment	0	0	0	0	0	0	0	<p>No part of the Site is designated as a known heritage asset at either a county or national level.</p> <p>Based on the above, the Site is considered to result in a neutral impact on this sustainability objective.</p>
Landscape								
To maintain and enhance the quality of landscapes	--	-	0	-	0	-	-	<p>The Site is located within in the 'Nuneaton Estate Farmlands Landscape Character Area', where the land comprises rural fringes of arable and pasture fields, with isolated red brick farmstead situated throughout the landscape linked by narrow tracks.</p> <p>The development of the Site for residential uses will result in the loss of existing agricultural land and hedgerows features and will increase the level of built development.</p> <p>The development of the Site offers the opportunity to enhance and create integrated landscape buffers, area of open space and linkages with surrounding landscape, such as the existing Community park located to the south of the site. The incorporation of additional landscape buffers both at the perimeter</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>and within the Site will screen existing views of the existing built development as part of the wider landscape scheme for the Site and create a visual 'edge' to the development.</p> <p>These measures will result in landscape enhancements in the longer term.</p> <p>Based on the above, it is considered that the development of Site will have a significant adverse effect on this sustainability objective in the short terms, due the loss of open land that provides an important area of separation between existing built development to the south and west. A neutral effect has been identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan. However, an overall neutral effect in the long term once the landscaping proposals have started to mature.</p>

Summary

The Land at Attleborough Fields (HSG 10) has been assessed against the SA objectives.

The proposed development will bring forward new housing units and thus represents a significant positive effect on the provision of homes. There will also be indirect positive effects in terms of economic factors and social factors associated with deprivation and poverty together with waste minimisation.

The development of the Site will result in the loss of open agricultural land located on the edge of the existing urban areas and will have a negative effect on the prudent use of resources, soils, historic landscape (in the short to medium term), provision of sports and recreational facilities, access to services, and the vitality of the Town Centres.

The Site is accessible by car for services, jobs and learning activities although more limited for residents' dependant on public transport albeit Eastboro Way does provide access to existing bus services. The dispersed location of the land will discourage a modal shift away from the car which in turn will increase traffic movements and travel times with an associated increase in air pollution levels. However, the allocation will provide improvements to upgrading existing public footpath/ cycle way linkages, with financial contributions to secure bus infrastructure, which would result in a neutral and/or positive effect in the longer term.

The Site will have a neutral effect on climatic factors, design/sense of place, cultural heritage (with mitigation), water resources (with mitigation), health facilities (with mitigation) provided that the development accords with other policies in the Borough Plan.

Mitigation/enhancements

- i) Provision of at least 360 **(MM90)** dwellings in a mix of dwelling types and sizes;
- ii) Financial contribution to local NHS Clinical Commissioning Group;
- iii) Financial contribution towards diverting existing frequent local bus services into the development and provision of bus infrastructure within the development site;
- iv) Landscaping and biodiversity habitat 'corridor' to be provided on the eastern edge of the Site including financial contributions towards appropriate management and maintenance arrangements;
- v) Financial contribution to WCC towards the provision by WCC for the expansion of primary and secondary school places;
- vi) Financial contribution towards the enhancement and provision of footway/cycle way linkage to the existing public open space adjacent to the southern boundary;
- vii) Provision of on-site bus infrastructure and contribution to secure diversion of frequent local bus services to access the Strategic Housing Site based on dialogue with Warwickshire County Council and bus operators;
- viii) Financial contributions towards Borough wide strategic highway infrastructure works identified within the A4254 Corridor; and
- ix) Provision of an integrated surface water management scheme.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
POLICY/SITE – HSG 11 – TUTTLE HILL								
Economic Factors								
Achieve a strong, stable and sustainable economy and prosperity for the benefit of all the Borough's inhabitants, through on-going investment (public and private)	0	0	0	+	+	0	0	<p>HSG 11 is envisaged to deliver <u>at least</u> 200 (MM91) homes, however, the opportunities for direct economic opportunities are limited to small scale ancillary development i.e. small retail, leisure uses.</p> <p>It is accepted that the contribution to a stable economy in the short term will be neutral but in the medium to longer term new residential development will indirectly contribute to the retention of economic activity in the Borough. It is therefore concluded that to result in a positive effect.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p>
To enhance the vitality of town centres	+	+	+	+	+	+	+	<p>HSG 11 is located in the northern part of Nuneaton and Bedworth Borough. The Site comprises unrestored land within Judkins Quarry. The Site represents previously developed land. The Site is bounded to the north and east by open land and the southern boundary by residential properties forming the north-western urban edge of Nuneaton.</p> <p>The Site is location of the Site on a principle bus routes providing direct routes into Nuneaton. Accordingly, the development of the Site will contribute to the overall housing needs of the Borough the allocation of this Site will enhance the vitality and viability of the town centres, thus, potentially enhancing the town centre's role and regeneration opportunities</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, HSG 11 is considered to have a neutral impact on this Sustainability Objective.
Social Factors								
Provide decent and affordable housing for all, of the right quantity, type, tenure and affordability to meet local needs, in clean, safe and pleasant environments	++	++	++	++	++	++	++	<p>HSG 11 has the potential to bring forward at least 200 (MM91) potential housing units which will include a mix of open market and associated affordable housing units.</p> <p>The Site will contribute to the provision of a decent and affordable home for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough, thus, contributing to the aim of creating mixed and balanced communities in these areas.</p> <p>HSG 11 will result in a significant positive effect on this Sustainability.</p>
Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	-	0	0	0	0	<p>At its closest point HSG 11 is located approximately 1kms to the north Nuneaton Town Centre which is the principle local centre for services and employment opportunities in the north of the Borough. HSG 11 will have direct access from Midland Road which offer a direct route to Nuneaton Town Centre.</p> <p>Accordingly the Site is relatively accessible by car although more limited for residents' dependant on public transport albeit Midland Road is a bus routes.</p> <p>However, this can be mitigated by developing opportunities for an 'off road' cycling link to the Town Centre and an enhanced cycle infrastructure along Stoney lane (to link to the NCN52 and Sandon Park/ Weddington Meadows POS) (MM93) as part of the overall master-plan for the Site</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>together with contributions towards enhanced bus services.</p> <p>HSG 11 does not propose development associated with the provision of services or learning activities.</p> <p>Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective in the short term but a neutral effect in the medium to long term.</p>
Reduce crime, fear of crime and antisocial behaviour	?	?	?	?	?	?	?	<p>Crime rates are currently high in the Borough but are steadily falling. Crime may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the development to confirm any correlation between this Site and crime or fear of crime.</p> <p>To this end the potential environmental effect is considered to be uncertain.</p>
Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage	+	+	+	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new affordable housing and indirect jobs creation will help improve the well-being of the local population and help reduce social exclusion and therefore provide businesses with a diverse workforce.</p> <p>Based on the above, it is considered that the Site represents a positive effect on this Sustainability Objective.</p>
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	-	-	-	-	0	0	0	<p>A number of existing recreational facilities are located in close proximity to the Site.</p> <p>The location of the Site offers the opportunity to integrate Green Infrastructure, sport and recreation facilities due to the proximity of Coventry Canal and the adjacent footpath network. Improvements to the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>setting of the canal (MM96) and the towpath (MM97) will be developed in tandem with the development.</p> <p>In addition, the development of the Site, with associated mitigation towards new sports, leisure and recreational facilities, is likely to contribute to the viability and upgrading of existing recreational facilities in the local area. This will result in a neutral effect on this sustainability objective in the longer term. However, as the delivery of these enhanced facilities will take place in a phased manner over a number of years the effect will be adverse during the short to medium term.</p> <p>Based on the above, the Site will have a neutral effect on this sustainability objective by bringing forward 'in-formal' recreational facilities and associated mitigation, in the form of contributions to enhance existing facilities in the longer term.</p>
Encourage land use and development that creates and sustains well-designed, high quality built environments, that help to create and promote local distinctiveness and sense of place	0	0	0	0	0	0	0	<p>The Site will not result in a direct effect on this sustainability objective.</p> <p>Policies to facilitate high quality design and a sense of place are included in the Borough Plan in order to ensure all new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>Based on the above, the Site will have a neutral impact on this sustainability objective.</p>
Biodiversity								
To protect and enhance the natural environment, habitats, species,	-	-	-	0	+	+	+	HSG 11 is located adjacent to an existing LWS and areas known to support GCNs. As the site comprises

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
landscapes and inland waters								<p>hardstanding, the development of the Site for housing uses will not result in the loss of existing habitat including hedgerows and tree species.</p> <p>However, the development of the Site offers the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features, namely the Coventry Canal, as part of an integrated scheme for the Site. Based on the above, it is considered that the development of Site will have a slight adverse effect on this sustainability objective in the short terms, due the loss of existing habitats, but an overall neutral effect in the medium to long term.</p>
Population and Human Health								
<p>Improve health and reduce health inequalities by encouraging and enabling healthy active lifestyles and protecting health, as well as providing equitable access to health services</p>	-	-	-	0	0	0	0	<p>The development of the Site will not result in a direct effect on the provision of enhanced health or social care facilities or healthy lifestyles but offers an indirect impact on this sustainability objective.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that housing and employment are both important determinants of health and supports the provision of good quality dwellings in the Borough.</p> <p>The development of the Site for residential uses will result in an in-direct effect on promoting health lifestyle or the direct provision of health services but will exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for residential uses represents an adverse impact in the short term but a</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								neutral impact on this Sustainability Objective on the medium to longer term if accompanied by contributions to new or enhanced health facilities.
Soil								
To protect and improve soil quality	0	0	0	0	0	0	0	The Site comprises unrestored land within Judkins Quarry. The Site represents previously developed land. This represents a neutral effect on this objective.
Water								
Use natural resources, such as water efficiently, including by incorporating efficiency measures into new land use and developments, redevelopment and refurbishment	0	0	0	0	0	0	0	The development of the Site will result in increased water demand, posing increased pressure on water resources. This might, if unmitigated, result in increased ground water abstraction and related pollution effects. The incorporation of water efficiency measures and SuDS within the any detailed scheme will be mandatory on the development of the Site. These will be brought into use as the site is developed. In addition, financial contribution will be sought to enhance off-site water and sewage facilities. These will also be brought into effect in tandem with the development. Based on the above mitigation the Site will result in a neutral effect on this sustainability objective.
Ensure that new developments minimise water pollution levels and avoid areas which are at risk from flooding and	0	0	0	0	0	0	0	Records from the Environment Agency confirm that the primary flood risk at the Site is associated with surface water flooding and overland flows. The Site is not located in a ground water source protection zone.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
natural flood storage areas								<p>The creation of addition hard-standing areas on the Site may result in surface water flooding. The detailed assessment of flood risk, including the production of a Surface Water Management Plan to address the surface water flooding issue, will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>Mitigation measure will need to be installed prior to the commencement of development and will include SuDS features. Based on the above, the development will have a slight adverse effect on water resources in the short term but a neutral effect on this sustainability objective in the medium to long term.</p>
Air								
Increase use of public transport, cycling and walking as a proportion of total travel in order to reduce road traffic congestion, pollution and accidents	-	-	-	-	0	0	0	<p>At its closest point HSG 11 is located approximately 1kms to the north Nuneaton Town Centre which is the principle local centre for services and employment opportunities. The Site does not lie within an Air Quality Management Area, however, the lower part of Midland Road is within the AQMA.</p> <p>The scale of the Site, although small, potential to result in an adverse effect on this objective.</p> <p>However, the enhanced public transport or cycling measures proposed elsewhere in this SA matrix will mitigate this sustainability objective effect in the longer term.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Ensure development is primarily focused in urban areas, and makes efficient use of existing physical infrastructure and reduces need to travel, especially by private car	+	+	+	+	+	+	+	<p>The location of the Site is relatively accessible to Nuneaton Town Centre and situated on an existing bus route.</p> <p>Based on the above, HSG 11 is considered to have a positive effect on this Sustainability Objective.</p>
Climatic Factors								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	<p>The scale of the proposed development mean that the opportunity to reduce overall energy use or provide centralised energy facilities are limited.</p> <p>However, a small proportion of on-site energy usage could be provided by micro-generation facilities and energy efficiency measure incorporated in the layout and design of the residential areas. In addition, it is recommended that a district heating system/energy system is incorporated as part of the overall master-plan for the Site</p> <p>Based on the proposed mitigation, the Site will result in a neutral effect on this sustainability objective in the longer term. However, the Site will result in an adverse effect on this sustainability objective in the short to medium term.</p>
Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources	0	0	0	0	0	0	0	<p>Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives.</p> <p>The location of the Site will contribute to the efficient use of existing infrastructure, promote compact mixed use development or reduce the need to travel. However, opportunities to mitigate carbon dioxide</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>emissions via sustainable construction e.g. energy efficiency, sustainable design, demolition and construction will be brought forward as part of the development of the Site. Such initiatives should be incorporated into the scheme.</p> <p>Based on the above proposed mitigation the development of the Site will result in a neutral impact on this sustainability objective.</p>
Material Assets								
Encourage and enable waste minimisation, reuse, recycling and recovery to divert resources away from the waste stream, including the use of recycled materials where possible	+	+	+	+	+	+	+	<p>The Site will have an indirect impact on this objective. However, the provision of adequate recycling facilities as part of the overall development and the promotion of sustainable construction measures will result in a slight positive effect on this sustainability objective.</p> <p>Based on the above, Site is considered to result in a slight positive impact on this sustainability objective.</p>
To ensure the prudent use of resources including the optimum use of previously developed land, buildings and the efficient use of land	++	++	++	++	++	++	++	<p>The Site comprises unrestored land within Judkins Quarry. The Site represents previously developed land.</p> <p>The development of the Site will also contribute to the cleaning up of existing contaminated land.</p> <p>Based on the above, Site is considered to result in a significant positive impact on this sustainability objective.</p>
Cultural Heritage								
To protect and enhance the historic environment	0	0	0	0	+	0	+	No part of the Site is designated as a known heritage asset at either a county or national level. However, a

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>number of heritage assets are present along the Canal and the development would enhance accessibility to these features.</p> <p>Based on the above, the Site is considered to result in a neutral impact in the short to medium term but a positive effect on this sustainability objective in the longer term.</p>
Landscape								
To maintain and enhance the quality of landscapes	--	-	--	-	0	-	-	<p>The Site is located in the Cambrian Uplands Landscape Character Area where the landscape is dominated by historic mining activities. The character of the area is considered 'moderate' and in a 'moderate' condition and so the focus for action is to 'enhance an integrated landscape.</p> <p>The development of the Site for residential uses increase the level of built development in the area but also offers the opportunity to enhance and create new hedgerows/copse and woodland area as part of the wider scheme for the Site. The development will also provide the opportunity to provide new green infrastructure linkages with existing woodland/hedgerow features, namely the Coventry Canal and adjacent cycle trail, resulting in landscape enhancements in the longer term.</p> <p>Based on the above, it is considered that the development of Site will have a significant adverse effect on this sustainability objective in the short terms, due the loss of open land that provides an important area of separation, but an overall neutral effect in the long term once the landscaping proposals have started to mature.</p>

Summary

The Land at Tuttle Hill (HSG 11) has been assessed against the SA objectives.

The proposed development will bring forward new housing units and thus represents a significant positive effect on the provision of homes, development on previously developed land. There will also be indirect positive effects in terms of economic factors and social factors associated with deprivation and poverty together with waste minimisation.

The development of the Site will result in the loss of open agricultural land located outside the existing urban areas and will have a negative effect on the prudent use of resources, soils, landscape (in the short term), provision of sports and recreational facilities, access to services, and the vitality of the Town Centres.

The Site is relatively accessible by car although more limited for residents' dependant on public transport albeit Midland Road is a bus routes. The location of the land will discourage a modal shift away from the car which in turn will increase traffic movements and travel times with an associated increase in air pollution levels. However, this can be mitigated by developing opportunities for an 'off road' cycling link to the Town Centre as part of the overall master-plan for the Site and contributions towards enhanced bus services thus the potential impacts could be mitigated to neutral in the longer term.

The Site will have a neutral effect on climatic factors, design/sense of place, cultural heritage, water resources (with mitigation), health facilities (with mitigation) provided that the development accords with other policies in the Borough Plan.

Mitigation/enhancements

HSG 11 is expected to provide the following in order to meet the identified sustainability objectives (SO)

- i) Provision of at least 200 (**MM91**) dwellings in a mix of dwelling types and sizes - SO No's 3 and 6.

- ii) Financial contribution to local NHS Clinical Commissioning Group - SO No's 4 and 10.
- iii) Financial contribution to off-site POS and appropriate management and maintenance arrangements - SO No's 4, 7 and 10 ;
- iv) Financial contribution to WCC towards primary and secondary school places - SO No.4;
- v) New bridge across the canal together with enhancements to the canal towpath (**MM97**) - SO No's 3, 4, 7 and 10;
- vi) Provision of a new access onto Tuttle Hill and improvements to the existing access to provide segregated between proposed and existing uses - SO No's 3, 4, 7 and 10;
- vii) Financial contributions towards a cycle path along Stoney Road using railway underbridge to link to the NCN52 and Sandon Park/ Weddington Meadows POS (**MM93**) - SO No's 3, 4, 7 and 10;
- viii) Provision of land and/or financial contributions towards a new visitor centre promoting the industrial heritage of the Cambrian Range and public access to restored parts of Judkins Quarry - SO No's 3, 4, 7 and 10;
- ix) Financial contributions towards Borough wide strategic highway infrastructure works identified within the Nuneaton area. SO No's 4, 7 and 10.
- x) Local sewage network improvements to improve capacity to accommodate the development. SO No.12.
- xi) Provision of an integrated surface water management scheme. SO No's 12 and 13.