

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – AR13i</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>AR13i are employment focussed potential development areas and thus the development of this area will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the AR13i will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>AR13i is located approximately 3kms to the south east of Nuneaton Town Centre and approximately 1.6kms to the north west of Bedworth Town Centre. The Site comprises open land in close proximity to existing employment units. The Site is bounded to the north by Griff Lane which forms a junction with the A444 approximately 350m to the south east of the PDA. The Site is bounded to the north and east by existing warehousing units.</p> <p>The location of AR13i is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, whilst the growth associated with the PDA will contribute to the overall economic needs of the Borough is likely that the allocation of this PDA will not directly enhance the vitality and viability of</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>the town centres, thus, potentially undermining the town centre's role and regeneration opportunities.</p> <p>Based on the above, AR13i is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>AR13i are employment focussed potential development areas and, thus, the development of this area will not contribute to the provision of a new homes for existing and future residents of the Borough.</p> <p>Based on the above, AR13i will result in a significant adverse 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	0	0	0	<p>AR13i is located approximately 1.6km to the north west of Bedworth Town Centre which is the principle local centre for services and residential areas.</p> <p>AR13i is bounded to the north by Griffin Lane which forms a junction with the A444 approximately 350m to the south east of the PDA, accordingly the PDA is relatively accessible by car. The Site is an employment allocation which will increase the accessibility to jobs for local residents.</p> <p>AR13i does not include development associated with the provision of services, learning activities will be limited for residents' dependant on public transport.</p> <p>Based on the above, AR13i is considered to result in a neutral impact on this sustainability objective.</p>

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	?	?	?	?	?	?	?	
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 PDA 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	0	0	0	0	0	0	0	<p>The development of AR13i and the contribution it brings to the local area in terms of new employment land and associated 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>AR13i is not located in a known area of deprivation and thus will only contribute an indirect impact on this Sustainability Objective.</p> <p>Based on the above, it is considered that the PDA represents a neutral impact on this Sustainability Objective.</p>
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	0	0	0	<p>The development of AR13i for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, AR13i will have a neutral impact on this sustainability objective.</p>
Encourage land use and development that creates and sustains well-designed, high quality built environments, that	?	?	?	?	?	?	?	AR13i 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

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>new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>Based on the above, AR13i will have an uncertain impact on this sustainability objective.</p>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	0	0	0	<p>The PDA is a green field Site. The development of the PDA for employment uses will result in the loss of existing habitat including hedgerows, tree species and grassland, although none of the habitats are recorded as critical in the Local Biodiversity Action Plan.</p> <p>However, the development of the PDA offers the opportunity to creation of new features as an integrated part of the overall master-plan of the Site.</p> <p>Based on the above, it is considered that the development of AR13i 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>
<b>Population and Human Health</b>								
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 PDA for economic uses offers an indirect impact on this sustainability objective.</p> <p>Based on the above, it is considered that the AR13i represents a neutral impact on this Sustainability Objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Soil</b>								
To protect and improve soil quality	-	-	-	-	-	-	-	AR13i is greenfield and the development of a Site for economic development will lead to loss of productive soils to development and thus the PDA will have an adverse effect on this Sustainability Objective.
<b>Water</b>								
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 PDA will result in increased water demand, posing increased pressure on water resources. This might 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 should be mandatory on the allocation of this PDA.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, AR13i will result in a neutral effect on this sustainability objective.</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	0	0	0	<p>Records from the Environment Agency confirm that the primary flood risk at the Site is unnamed drains that run along the boundary of the Site. The Site is not located in a ground water source protection zone.</p> <p>In terms of flood risk, only 11% 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 creation of addition hard-standing areas on the Site may result in surface water flooding. The detailed assessment of flood risk, including the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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 at least two SuDS features. Based on the above, it is assumed that AR13i will result in a neutral effect on this sustainability objective.</p>
<b>Air</b>								
<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>	-	-	-	-	-	-	-	<p>AR13i is located approximately 1.6kms to the north 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 PDA is bounded to the south by Griffin Lane which forms a junction with the A444 approximately 350m to the south east of the PDA. Accordingly the PDA is relatively accessible by car. However, access to services, jobs and learning activities will be limited for employees dependant on public transport, walking and cycling.</p> <p>The dispersed location of the PDA would tend to discourage modal shift away from the car</p> <p>Based on the above, AR13i is considered to result in a slight adverse impact on this sustainability objective.</p>

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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 PDA is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, this PDA 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, AR13i is considered to have a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	<p>The dispersed location of the PDA will reduce 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 uses. In addition, it is recommended that a district heating system/energy system is incorporated as part of the overall master-plan for the PDA.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the PDA will result in a neutral effect on this sustainability objective in the longer term. However, AR13i will result in an adverse effect on this sustainability objective in the short to medium term.</p>

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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 cutting across all parts of society and SA objectives.</p> <p>The dispersed location of the PDA will reduce the opportunity for the Site to contribute to a low carbon economy in the Borough.</p> <p>However, the development industry offers a significant opportunity to cut carbon dioxide emissions via sustainable construction. e.g. energy efficiency, sustainable design, demolition and construction.</p> <p>Based on the above, AR13i is considered to result in a slight adverse impact on this sustainability objective.</p>
<b>Material Assets</b>								
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 PDA 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, AR13i 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,	--	-	-	--	--	--	--	<p>The PDA comprises a greenfield Site and thus development will have an adverse effect on the prudent use of resources, principally, the use of previously developed land.</p>



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buildings and the efficient use of land								<p>The development of the PDA will also not contribute to the cleaning up of existing contaminated land.</p> <p>Based on the above, AR13i is considered to result in a significant adverse impact on this sustainability objective.</p>
<b>Cultural Heritage</b>								
To protect and enhance the historic environment	0	0	0	0	0	0	0	<p>No part of the PDA is designated as a known heritage asset at either a county or national level.</p> <p>Based on the above, AR13i is considered to result in a neutral impact on this sustainability objective.</p>
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	--	--	--	--	--	--	--	<p>The development of the PDA for employment uses will result in the loss of existing open space with associated landscape features. The key landscaping features on the Site are hedgerows with isolated tree species.</p> <p>Based on the above, it is considered that the development of AR13i will have a significant adverse effect on this sustainability objective in the short terms, due the loss of existing habitats, but an overall slight adverse effect in the medium to long term.</p>

## **Summary**

PDA - AR13i has been assessed against the SA objectives.

The AR13i will bring forward new employment uses and thus represents a significant positive effect on economic factors.

The PDA will result in the loss of open land located outside the existing urban areas and will have a negative effect on landscape, new homes and the vitality of the Town Centres. The dispersed location of the PDA would tend to discourage modal shift away from the car which in turn will increase traffic movements. The development of the PDA will result in an adverse effect on these factors which cannot be mitigated against.

AR13i will have a neutral effect on issues of climatic factors, cultural heritage, water resources and sports/cultural facilities provided that the development accords with other policies in the Borough Plan.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – AR13J</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>AR13J is an employment focussed potential development areas and thus the development of this area will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, AR13J will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>AR13J is located approximately 1.9kms to the south of Nuneaton Town Centre and approximately 2.1kms to the north of Bedworth Town Centre. The Site comprises open land situated between the existing railway line and the B4113, Coventry Road. The Site is bounded to the north by allocation WB03 and existing residential properties are located to the north east. Further open land is located to the south east of the Site which is allocated as AR13K.</p> <p>The location of the PDA is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, whilst the growth associated with the PDA will contribute to the overall economic needs of the Borough is likely that the allocation of this PDA will not directly enhance the vitality and viability of</p>

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								<p>the town centres, thus, potentially undermining the town centre's role and regeneration opportunities.</p> <p>Based on the above, AR13J is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>AR13J are employment focussed potential development areas and, thus, the development of this area will not contribute to the provision of a new homes for existing and future residents of the Borough.</p> <p>Based on the above, AR13J will result in a significant adverse 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	0	0	0	<p>AR13J is located approximately 1.9km to the south of Nuneaton Town Centre which is the principle local centre for services and residential areas.</p> <p>The PDA is located to the west of the B4113 which forms a junction with the A444 approximately 200m to the southwest of the PDA. The A444 is a principal route to Nuneaton Town Centre. Accordingly, the PDA is relatively accessible by car increasing the accessibility to jobs for local residents.</p> <p>The PDA does not include development associated with the provision of services, learning activities will be limited for residents' dependant on public transport.</p> <p>Based on the above, AR13J is considered to 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
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 PDA 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	+	+	+	+	+	+	+	<p>The development of this PDA and the contribution it brings to the local area in terms of new employment land and associated 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>The PDA is located within the Hill Top ward which is defined as falling within the Top 10% most disadvantaged wards in England.</p> <p>Based on the above, it is considered that AR13J 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	0	0	0	0	<p>The development of this PDA for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, AR13J will have a neutral impact on this sustainability objective.</p>
Encourage land use and development that creates and sustains well-designed, high quality built environments, that	?	?	?	?	?	?	?	The PDA 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

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>new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>Based on the above, AR13J will have an uncertain impact on this sustainability objective.</p>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	0	0	0	<p>The PDA is a green field Site. The development of the PDA for employment uses will result in the loss of existing habitat including tree species and grassland, although none of the habitats are recorded as critical in the Local Biodiversity Action Plan.</p> <p>However, the development of the PDA offers the opportunity to create new features as an integrated part of the overall master-plan of the Site.</p> <p>Based on the above, it is considered that AR13J will have a slight adverse effect on this sustainability objective in the short term, due the loss of existing habitats, but an overall neutral effect in the medium to long term.</p>
<b>Population and Human Health</b>								
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 PDA for economic uses offers an indirect impact on this sustainability objective.</p> <p>Based on the above, it is considered that AR13J represents a neutral impact on this Sustainability Objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Soil</b>								
To protect and improve soil quality	-	-	-	-	-	-	-	The PDA is greenfield and the development of a Site for economic development will lead to loss of productive soils to development and thus the PDA will have an adverse effect on this Sustainability Objective.
<b>Water</b>								
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 PDA will result in increased water demand, posing increased pressure on water resources. This might 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 should be mandatory on the allocation of this PDA.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the PDA will result in a neutral effect on this sustainability objective.</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	0	0	0	<p>Records from the Environment Agency confirm that the primary flood risk at the Site is an unnamed drain which flows in an easterly direction through the Site. The Site is not located in a ground water source protection zone.</p> <p>In terms of flood risk, only 9% of the Site is located within Flood Zone 2 and 3a. Vulnerable development should be located outside the defined Flood 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</p>

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								<p>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 measures will need to be installed prior to the commencement of development and will include at least two SuDS features. Based on the above, it is assumed that the PDA will result in a neutral effect on this sustainability objective.</p>
<b>Air</b>								
<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>	-	-	-	-	-	-	-	<p>AR13J is located approximately 1.9kms to the south west of 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 PDA is located to the west of the B4113 which forms a junction with the A444 approximately 200m to the south of the PDA. Accordingly the PDA is relatively accessible by car, however, access to services, jobs and learning activities will be limited for employees dependant on public transport, walking and cycling.</p> <p>The dispersed location of the PDA would tend to discourage modal shift away from the car</p> <p>Based on the above, AR13J is considered to result in a slight adverse impact on this sustainability objective.</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 PDA is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, this PDA 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, AR13J is considered to have a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	<p>The dispersed location of the PDA will reduce 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 uses. In addition, it is recommended that a district heating system/energy system is incorporated as part of the overall master-plan for the PDA.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the PDA will result in a neutral effect on this sustainability objective in the longer term. However, the PDA 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,	-	-	-	-	-	-	-	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
commercial and industrial sources								<p>The dispersed location of the PDA will reduce the opportunity for the Site to contribute to a low carbon economy in the Borough.</p> <p>However, the development industry offers a significant opportunity to cut carbon dioxide emissions via sustainable construction. e.g. energy efficiency, sustainable design, demolition and construction.</p> <p>Based on the above, AR13J is considered to result in a slight adverse impact on this sustainability objective.</p>
<b>Material Assets</b>								
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 PDA 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, AR13J 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 PDA comprises a 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 PDA 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, AR13J is considered to result in a significant adverse impact on this sustainability objective.
<b>Cultural Heritage</b>								
To protect and enhance the historic environment	0	0	0	0	0	0	0	No part of the PDA is designated as a known heritage asset at either a county or national level.  Based on the above, AR13J is considered to result in a neutral impact on this sustainability objective.
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	--	--	--	-	-	--	--	The development of the PDA for employment uses will result in the loss of existing open space with associated landscape features. The key landscaping features on the Site are hedgerows with isolated tree species.  Based on the above, it is considered that the development of PDA will have a significant adverse effect on this sustainability objective in the short terms, due the loss of existing habitats, but an overall slight adverse effect in the medium to long term.

### Summary

PDA - AR13J has been assessed against the SA objectives.

AR13J will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation and poverty.

The PDA will result in the loss of open land located outside the existing urban areas and will have a negative effect on landscape, new homes and the vitality of the Town Centres. The dispersed location of the PDA would tend to discourage modal shift away from the car which in turn will increase traffic movements. The development of the PDA will result in an adverse effect on these factors which cannot be mitigated against.

The PDA will have a neutral effect on issues of climatic factors, cultural heritage, water resources and sports/cultural facilities provided that the development accords with other policies in the Borough Plan.

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<b>POTENTIAL DEVELOPMENT SITE – AR13K</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>AR13K is an employment focussed potential development areas and thus the development of this area will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, AR13K will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>AR13K is located approximately 2kms to the south of Nuneaton Town Centre and approximately 2kms to the north of Bedworth Town Centre. The Site comprises open land situated to the east of the B4113, Coventry Road. The Site is bounded to the north by existing residential properties and to the east by housing allocation PDA3. Further open land is located to the west of the Site which is allocated as AR13J.</p> <p>The location of the PDA is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, whilst the growth associated with the PDA will contribute to the overall economic needs of the Borough it is likely that the allocation of this PDA will not directly enhance the vitality and</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>viability of the town centres, thus, potentially undermining the town centre's role and regeneration opportunities.</p> <p>Based on the above, AR13K is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>AR13K is an employment focussed potential development area and, thus, the development of this area will not contribute to the provision of a new homes for existing and future residents of the Borough.</p> <p>Based on the above, AR13K will result in a significant adverse 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	0	0	0	<p>WB03 is located approximately 2kms to the south of Nuneaton Town Centre which is the principle local centre for services and residential areas.</p> <p>The PDA is located to the east of the B4113 which forms a junction with the A444 approximately 200m to the west of the PDA. The A444 is a principal route to Nuneaton Town Centre. Accordingly, the PDA is relatively accessible by car and increases the accessibility to jobs for local residents.</p> <p>The PDA does not include development associated with the provision of services, learning activities will be limited for residents' dependant on public transport.</p> <p>Based on the above, AR13K is considered to 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
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 PDA 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	+	+	+	+	+	+	+	<p>The development of this PDA and the contribution it brings to the local area in terms of new employment land and associated 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>The PDA is located within the Hill Top ward which is defined as falling within the Top 10% most disadvantaged wards in England.</p> <p>Based on the above, it is considered that AR13K represents a positive in direct impact on this Sustainability Objective.</p>
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	0	0	0	<p>The development of this PDA for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, AR13K will have a neutral impact on this sustainability objective.</p>
Encourage land use and development that creates and sustains well-designed, high quality built environments, that	?	?	?	?	?	?	?	The PDA 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

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>new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>Based on the above, AR13K will have an uncertain impact on this sustainability objective.</p>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	0	0	0	<p>The PDA is a green field Site. The development of the PDA for employment uses will result in the loss of existing habitat including tree species and grassland, although none of the habitats are recorded as critical in the Local Biodiversity Action Plan.</p> <p>However, the development of the PDA offers the opportunity to create new features as an integrated part of the overall master-plan of the Site.</p> <p>Based on the above, it is considered that the development of PDA will have a slight adverse effect on this sustainability objective in the short term, due the loss of existing habitats, but an overall neutral effect in the medium to long term.</p>
<b>Population and Human Health</b>								
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 PDA for economic uses offers an indirect impact on this sustainability objective.</p> <p>Based on the above, it is considered that the PDA represents a neutral impact on this Sustainability Objective.</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Soil</b>								
To protect and improve soil quality	-	-	-	-	-	-	-	The PDA is greenfield and the development of a Site for economic development will lead to loss of productive soils to development and thus the PDA will have an adverse effect on this Sustainability Objective.
<b>Water</b>								
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 PDA will result in increased water demand, posing increased pressure on water resources. This might 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 should be mandatory on the allocation of this PDA.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, AR13K will result in a neutral effect on this sustainability objective.</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	0	0	0	<p>Records from the Environment Agency confirm that the primary flood risk at the Site is an unnamed drain which flows along the northern boundary of the Site, Griff Brook and the Coventry Canal which flows south along the eastern site boundary. The Site is not located in a ground water source protection zone.</p> <p>In terms of flood risk, only 1% of the Site is located within Flood Zone 2. Vulnerable development should be located outside the defined Flood Zone.</p> <p>The creation of addition hard-standing areas on the Site may result in surface water flooding. The</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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 at least two SuDS features. Based on the above, it is assumed that the PDA will result in a neutral effect on this sustainability objective.</p>
<b>Air</b>								
<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>	-	-	-	-	-	-	-	<p>AR13K is located approximately 1.9kms to the south west of 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 PDA is located to the east of the B4113 which forms a junction with the A444 approximately 200m to the west of the PDA. Accordingly the PDA is relatively accessible by car, however, access to services, jobs and learning activities will be limited for employees dependant on public transport, walking and cycling.</p> <p>The dispersed location of the PDA would tend to discourage modal shift away from the car</p> <p>Based on the above, AR13K is considered to result in a slight adverse impact on this sustainability objective.</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 PDA is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, this PDA 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, AR13K is considered to have a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	<p>The dispersed location of the PDA will reduce 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 uses. In addition, it is recommended that a district heating system/energy system is incorporated as part of the overall master-plan for the PDA.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the PDA will result in a neutral effect on this sustainability objective in the longer term. However, AR13K 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	-	-	-	-	-	-	-	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
transport, domestic, commercial and industrial sources								<p>The dispersed location of the PDA will reduce the opportunity for the Site to contribute to a low carbon economy in the Borough.</p> <p>However, the development industry offers a significant opportunity to cut carbon dioxide emissions via sustainable construction. e.g. energy efficiency, sustainable design, demolition and construction.</p> <p>Based on the above, AR13K is considered to result in a slight adverse impact on this sustainability objective.</p>
<b>Material Assets</b>								
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 PDA 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, AR13K 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 PDA comprises a 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 PDA 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, AR13K is considered to result in a significant adverse impact on this sustainability objective.
<b>Cultural Heritage</b>								
To protect and enhance the historic environment	0	0	0	0	0	0	0	No part of the PDA is designated as a known heritage asset at either a county or national level.  Based on the above, AR13K is considered to result in a neutral impact on this sustainability objective.
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	--	--	--	-	-	--	--	The development of the PDA for employment uses will result in the loss of existing open space with associated landscape features. The key landscaping features on the Site are hedgerows with isolated tree species.  Based on the above, it is considered that the development of PDA will have a significant adverse effect on this sustainability objective in the short terms, due the loss of existing habitats, but an overall slight adverse effect in the medium to long term.

## Summary

PDA – AR13 K has been assessed against the SA objectives.

AR13K will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation and poverty.

The PDA will result in the loss of open land located outside the existing urban areas and will have a negative effect on the prudent use of resources, landscape, new homes provision and the vitality of the Town Centres. The dispersed location of the PDA would tend to discourage

modal shift away from the car which in turn will increase traffic movements. The development of the PDA will result in an adverse effect on air quality which cannot be mitigated against.

AR13K will have a neutral effect on issues of climatic factors, cultural heritage, water resources, health and sports/cultural facilities provided that the development accords with other policies in the Borough Plan.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – AR/13/08B</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>AR13/08B are employment focussed potential development areas and thus the development of this area will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, AR13/08B will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>AR13/08B is located on the western edge of Nuneaton urban area and approximately 3kms from the Town Centre. The Site is green field and comprises generally undeveloped agricultural land. The Site is bounded to the north by the B4112 – Ansley Road with residential properties at Stockington beyond.</p> <p>The location of AR13/08B is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, whilst the growth associated with AR13/08B will contribute to the overall economic needs of the Borough is likely that the allocation of this PDA will not directly enhance the vitality and viability of the town centres, thus, potentially undermining the town centre's role and</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								regeneration opportunities.  Based on the above, AR13/08B is considered to have a slight adverse impact on this Sustainability Objective.
<b>Social Factors</b>								
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	--	--	--	--	--	--	--	AR13/08B is an employment focussed potential development area and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.  Based on the above, AR13/08B will result in significant adverse impacts on this Sustainability Objective.
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	--	--	-	-	-	-	-	AR13/08B is located on the western edge of Nuneaton urban area and approximately 3kms from the Town Centre, which is the principle local centre for services and residential areas.  The PDA is located to the south of Ansley Road. Accordingly the PDA is relatively accessible by car. The Accessibility Assessment confirms that the Site is relatively remote and access to services, jobs and learning activities will be limited for residents' dependant on public transport.  Based on the above, PDA is considered to result in a significant adverse impact on this sustainability objective. However, the provision of integrated services and facilities as part of the overall development could mitigate this effect to a slight adverse impact in the medium to longer term.



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 PDA 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	0	0	0	0	0	0	0	<p>The development of this PDA and the contribution it brings to the local area in terms of new employment land and associated 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>The PDA is not located in a known area of deprivation and thus will only contribute an indirect impact on this Sustainability Objective.</p> <p>Based on the above, it is considered that AR13/08B represent a neutral impact on this Sustainability Objective.</p>
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	0	0	0	<p>The development of this PDAs for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, AR13/08B will have a neutral impact on this sustainability objective.</p>
Encourage land use and development that creates and sustains well-designed, high quality built environments, that	?	?	?	?	?	?	?	The PDA 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

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>new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>Based on the above, AR13/08B will have an uncertain impact on this sustainability objective.</p>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	0	0	0	<p>The landscape character of the Site is defined as 'rural fringe' and retains many landscape features of the neighbouring Arbury Park Estate. The key landscaping features on the Site are hedgerows with isolated tree species and water bodies.</p> <p>No part of the PDA is designated as a site of biodiversity importance at either a local, county or national level, however, the PDA is defined to the east by the Seeswood Pool which is a Local Wildlife Site. In addition, the PDA is known to support a number of protected species. The Site is also located in close proximity to Ensor Pool SSSI/SAC and Seeswod Ancient Woodland.</p> <p>The development of the PDA for employment uses will result in the loss of existing habitat including hedgerows, although none of the habitats are recorded as critical in the Local Biodiversity Action Plan.</p> <p>However, the development of the PDA offers the opportunity to enhance and protect existing habitat features, including the adjacent Seeswood Pool, and the creation of new features within areas of open space and allotments as an integrated part of the overall master-plan of the Site. The PDA also offers the opportunity to increase access, focussed on the public right of way, to existing green spaces</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								and the wider countryside.  Based on the above, it is considered that the development of PDA 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.
<b>Population and Human Health</b>								
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	The development of the PDA for economic uses offers an indirect impact on this sustainability objective.  Based on the above, it is considered that AR13/08B represents a neutral impact on this Sustainability Objective.
<b>Soil</b>								
To protect and improve soil quality	-	-	-	-	-	-	-	The PDA is located on greenfield land and the development of a sites for economic development will lead to loss of productive soils to development and thus AR13/08B will have an adverse effect on this Sustainability Objective.
<b>Water</b>								
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 PDA will result in increased water demand, posing increased pressure on water resources. This might result in increased ground water abstraction and related pollution effects.  The incorporation of water efficiency measures and SuDS within the any detailed scheme should be

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>mandatory on the allocation of the PDA.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, AR13/08B will result in a neutral effect on this sustainability objective.</p>
<p><b>Ensure that new developments minimise water pollution levels and avoid areas which are at risk from flooding and natural flood storage areas</b></p>	0	0	0	0	0	0	0	<p>Records from the Environment Agency confirm that the primary flood risk at the Site is from two unnamed drains that flow in a easterly direction through the Site into the Seeswood Pond to the east of the Site.</p> <p>The Site is not located in a ground water source protection zone.</p> <p>In terms of flood risk, only 4% 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 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 at least two SuDS features. Based on the above, it is assumed that the PDA will result in a neutral effect on this sustainability objective.</p>
<b>Air</b>								

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
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>AR13/08B is located on the western edge of Nuneaton urban area and approximately 3kms from the Town Centre, which is the principle local centre for services and residential areas.</p> <p>The PDA is located to the south of Ansley Road. Accordingly the PDA is relatively accessible by car. The Accessibility Assessment confirms that the Site is relatively remote and access to services, jobs and learning activities will be limited for residents' dependant on public transport.</p> <p>The dispersed location of the PDA would tend to discourage modal shift away from the car Based on the above, AR13/08B is considered to result in a slight adverse impact on this sustainability objective.</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 location of the PDA is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, the PDA 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, AR13/08B are considered to have a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	<p>The dispersed location of the PDA will reduce 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>energy efficiency measure incorporated in the layout and design of the employment uses. In addition, it is recommended that a district heating system/energy system is incorporated as part of the overall master-plan for AR13/08B.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, AR13/08B will result in a neutral effect on this sustainability objective in the longer term. However, the PDA will result in an adverse effect on this sustainability objective in the short to medium term.</p>
<b>Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources</b>	-	-	-	-	-	-	-	<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 PDA will reduce the opportunity for the Site to contribute to a low carbon economy in the Borough.</p> <p>However, the development industry offers a significant opportunity to cut carbon dioxide emissions via sustainable construction. e.g. energy efficiency, sustainable design, demolition and construction.</p> <p>Based on the above, AR13/08B is considered to result in a slight adverse impact on this sustainability objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Material Assets</b>								
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>AR13/08B 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, AR13/08B 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 PDAs comprises a 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 PDAs will also not contribute to the cleaning up of existing contaminated land.</p> <p>Based on the above, AR13/08B is considered to result in a significant adverse impact on this sustainability objective.</p>
<b>Cultural Heritage</b>								
To protect and enhance the historic environment	0	0	0	0	0	0	0	<p>No part of the PDA is designated as a known heritage asset at either a county or national level.</p> <p>Based on the above, AR13/08B is considered to 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
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	--	--	--	--	--	--	--	<p>The development of the PDAs for employment uses will result in the loss of existing open space with associated landscape features. The key landscaping features on the Site are hedgerows with isolated tree species.</p> <p>Based on the above, it is considered that the development of AR13/08B will have a significant adverse effect on this sustainability objective in the short terms, due the loss of existing habitats, but an overall slight adverse effect in the medium to long term.</p>

## Summary

PDA - AR13/08B has been assessed together against the SA objectives.

The PDA will bring forward new employment uses and thus represents a significant positive effect on economic factors.

AR13/08B will result in the loss of open land located outside the existing urban areas and will have a negative effect on the prudent use of resources, landscape, new homes provision and the vitality of the Town Centres. The dispersed location of the PDA would tend to discourage modal shift away from the car which in turn will increase traffic movements. The development of the PDA will result in an adverse effect on air quality which cannot be mitigated against.

AR13/08B will have a neutral effect on issues of climatic factors, cultural heritage, water resources, health and sports/cultural facilities provided that the development accords with other policies in the Borough Plan.



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – AR/13/09C</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>AR13/09C are employment focussed potential development areas and thus the development of this area will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, AR13/09C will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>AR13/09C are located approximately 2.5kms to the south east of Nuneaton Town Centre and approximately 1.5kms to the north west of Bedworth Town Centre. The Site comprises open land in close proximity to existing employment units. The Site is bounded to the south by Griff Lane which forms a junction with the A444 approximately 800m to the south east of AR13/09C. The Site is bounded to the north by existing woodlands and the east by existing warehousing units.</p> <p>The location of AR13/09C is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, whilst the growth associated with AR13/09C will contribute to the overall economic needs of the Borough is likely that the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>allocation of this PDA 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, AR13/09C is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>AR13/09C is an employment focussed potential development area and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, AR13/09C will result in significant adverse impacts 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	0	0	0	<p>AR13/09C are located approximately 1.5km to the north west of Bedworth Town Centre which is the principle local centre for services and residential areas.</p> <p>The PDAs are bounded to the south by Griff Lane which forms a junction with the A444 approximately 800m to the south east of the PDA, accordingly the PDA is relatively accessible by car.</p> <p>The PDA do not include development associated with the provision of services, learning activities will be limited for residents' dependant on public transport.</p> <p>Based on the above, AR13/09C is considered to 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
	?	?	?	?	?	?	?	
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 PDA 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	0	0	0	0	0	0	0	<p>The development of this PDA and the contribution it brings to the local area in terms of new employment land and associated 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>The PDA is not located in a known area of deprivation and thus will only contribute an indirect impact on this Sustainability Objective.</p> <p>Based on the above, it is considered that AR13/09C represent a neutral impact on this Sustainability Objective.</p>
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	0	0	0	<p>The development of this PDAs for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, AR13/09C will have a neutral impact on this sustainability objective.</p>
Encourage land use and development that creates and sustains well-designed, high quality built environments, that	?	?	?	?	?	?	?	The PDA 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

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>new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>Based on the above, AR13/09C will have an uncertain impact on this sustainability objective.</p>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	0	0	0	<p>The PDA represents green field land. The development of the PDA for employment uses will result in the loss of existing habitat including hedgerows, tree species and grassland, although none of the habitats are recorded as critical in the Local Biodiversity Action Plan.</p> <p>However, the development of the PDA offers the opportunity to creation of new features as an integrated part of the overall master-plan of the Site.</p> <p>Based on the above, it is considered that the development of AR13/09C 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>
<b>Population and Human Health</b>								
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 PDA for economic uses offers an indirect impact on this sustainability objective.</p> <p>Based on the above, it is considered that AR13/09C represents a neutral impact on this Sustainability Objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Soil</b>								
To protect and improve soil quality	-	-	-	-	-	-	-	The PDA is located on greenfield land and the development of a sites for economic development will lead to loss of productive soils to development and thus AR13/09C will have an adverse effect on this Sustainability Objective.
<b>Water</b>								
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 PDA will result in increased water demand, posing increased pressure on water resources. This might 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 should be mandatory on the allocation of the PDA.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, AR13/09C will result in a neutral effect on this sustainability objective.</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	0	0	0	<p>Records from the Environment Agency confirm that the primary flood risk at AR13/09C is from an unnamed drain. The Sites are not located in a ground water source protection zone.</p> <p>In terms of flood risk, only 25% of the P4 and AR13h are located within Flood Zone 2. Vulnerable development should be located outside the defined Flood 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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 at least two SuDS features. Based on the above, it is assumed that AR13/09C will result in a neutral effect on this sustainability objective.</p>
<b>Air</b>								
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>AR13/09C are located approximately 1.5kms to the north 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 PDA is bounded to the south by Griff Lane which forms a junction with the A444 approximately 800m to the south east of the PDAs. Accordingly AR13/09C is relatively accessible by car. However, access to services, jobs and learning activities will be limited for employees dependant on public transport, walking and cycling.</p> <p>The dispersed location of the PDA would tend to discourage modal shift away from the car Based on the above, AR13/09C are considered to result in a slight adverse impact on this sustainability objective.</p>
Ensure development is primarily focused in urban areas, and makes efficient use of existing physical infrastructure and reduces need to	--	--	--	--	--	--	--	<p>The location of the PDA is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, the PDA will not make efficient use of existing infrastructure, promote compact mixed use development or reduce the need to travel.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
travel, especially by private car								Based on the above, AR13/09C are considered to have a significant adverse impact on this Sustainability Objective.
<b>Climatic Factors</b>								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	<p>The dispersed location of the PDA will reduce 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 uses. In addition, it is recommended that a district heating system/energy system is incorporated as part of the overall master-plan for AR13/09C.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, AR13/09C will result in a neutral effect on this sustainability objective in the longer term. However, the PDA 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	-	-	-	-	-	-	-	<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 PDA will reduce the opportunity for the Site to contribute to a low carbon economy in the Borough.</p> <p>However, the development industry offers a significant opportunity to cut 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.</p> <p>Based on the above, AR13/09C are considered to result in a slight adverse impact on this sustainability objective.</p>
<b>Material Assets</b>								
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>AR13/09C 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, AR13/09C 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 PDAs comprises a 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 PDAs will also not contribute to the cleaning up of existing contaminated land.</p> <p>Based on the above, AR13/09C 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
<b>Cultural Heritage</b>								
To protect and enhance the historic environment	0	0	0	0	0	0	0	No part of the PDAs are designated as a known heritage asset at either a county or national level.  Based on the above, AR13/09C is considered to result in a neutral impact on this sustainability objective.
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	--	--	--	--	--	--	--	The development of the PDAs for employment uses will result in the loss of existing open space with associated landscape features. The key landscaping features on the Site are hedgerows with isolated tree species.  Based on the above, it is considered that the development of AR13/09C will have a significant adverse effect on this sustainability objective in the short terms, due the loss of existing habitats, but an overall slight adverse effect in the medium to long term.

## Summary

PDA - AR13/09C has been assessed together against the SA objectives.

The PDA will bring forward new employment uses and thus represents a significant positive effect on economic factors.

AR13/09C will result in the loss of open land located outside the existing urban areas and will have a negative effect on the prudent use of resources, landscape, new homes provision and the vitality of the Town Centres. The dispersed location of the PDA would tend to discourage modal shift away from the car which in turn will increase traffic movements. The development of the PDA will result in an adverse effect on air quality which cannot be mitigated against.

AR13/09C will have a neutral effect on issues of climatic factors, cultural heritage, water resources, health and sports/cultural facilities provided that the development accords with other policies in the Borough Plan.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – ECON 1 - BERMUDA 1</b>								
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)	++	++	++	++	++	++	++	<p>ECON 1 is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the Site will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>ECON 1 is located approximately 3kms to the south east of Nuneaton Town Centre and approximately 2kms to the north west of Bedworth Town Centre. The Site comprises two parcels of open land adjacent to existing employment units associated with Bermuda Park Industrial Estate. The Site is divided by Griff Lane which forms a junction with the A444 approximately 350m to the south east of the Site. The sites are bounded to the north and east by existing warehousing units and the west by woodland.</p> <p>The location of ECON 1 is dispersed from the Town Centres of either Nuneaton or Bedworth albeit the Site is located in close proximity to the A444 which provides direct access to either centre. Accordingly, whilst the growth associated with ECON 1 will</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>contribute to the overall economic needs of the Borough is likely that the allocation of the 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 employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, ECON 1 are considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>ECON 1 is an employment focussed potential development areas and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, ECON 1 will result in significant adverse impacts 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	+	<p>ECON 1 are located approximately 2kms to the north west of Bedworth Town Centre which is the principle local centre for services and residential areas.</p> <p>The Site is divided by Griff Lane which forms a junction with the A444 approximately 350m to the south east of the site, accordingly the site is accessible by car for services, jobs and learning activities and but not well served by public transport.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>ECON 1 does not propose development associated with the provision of services or learning activities. Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>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>
Reduce crime, fear of crime and antisocial behaviour	?	?	?	?	?	?	?	<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 the site s and crime or fear of crime. To this end the potential environmental effect is 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 employment land and associated 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	0	0	0	0	<p>The development of the site for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough. However, the allocation will also not result in an increase in demand for new facilities in the Borough. Based on the above, ECON 1 will have a neutral impact on this sustainability objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
	0	0	0	0	0	0	0	
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>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	+	0	+	<p>The site is green field land. The development of the site for employment uses will result in the loss of existing habitat including hedgerows, tree species and grassland, although none of the habitats are recorded as critical in the Local Biodiversity Action Plan.</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.</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 but an overall neutral effect in the medium term and positive effect in long term.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Population and Human Health</b>								
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.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	<p>The site is located on greenfield land and the development of sites for economic development will lead to loss of productive soils to development and thus ECON 1 will have a significant adverse effect on this Sustainability Objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Water</b>								
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	<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 primary flood risk at ECON 1 are from an unnamed drain. The Site is not located in a ground water source protection zone.</p> <p>In terms of flood risk, only 25% of the ECON 1 is located within Flood Zone 2. Vulnerable development should be located outside the defined Flood 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 issue, will be mandatory at the planning application stage, which</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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, it is assumed that ECON 1 will result in a neutral effect on this sustainability objective.</p>
<b>Air</b>								
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>ECON 1 are located approximately 1.6kms to the north 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 divided by Griff Lane which forms a junction with the A444 approximately 350m to the south east of the site, accordingly ECON 1 is accessible by car for services, jobs and learning activities and but not well served by public transport and therefore limited for employees dependant on public transport, walking and cycling.</p> <p>The dispersed location of the site will tend to discourage modal shift away from the car. Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>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>

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 dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, the 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, ECON 1are considered to have a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
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.</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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
	0	0	0	0	0	0	0	
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>
<b>Material Assets</b>								
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>ECON 1 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, ECON 1 are 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	--	-	-	--	--	--	--	<p>The site comprises a 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
use of land								to the cleaning up of existing contaminated land.  Based on the above, ECON 1 is considered to result in a significant adverse impact on this sustainability objective.
<b>Cultural Heritage</b>								
To protect and enhance the historic environment	0	0	0	0	0	0	0	No part of the SITES are designated as a known heritage asset at either a county or national level.  Based on the above, ECON 1are considered to result in a neutral impact on this sustainability objective.
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	-	-	-	-	0	0	0	The Site is located in the Arbury Parklands Landscape Character Area where the landscape is dominated by parkland of the Arbury Estate together with arable and pasture farmland enclosed by mature hedgerows and frequent woodland. Built development is well screened by woodland but is 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.  The development of the Site for employment uses will result in the loss of existing open land, hedgerows and tree species and potentially increase the visibility of the existing built development in the eastern part of the character area unless the adjacent woodland is preserved. The key landscaping features on the Site are hedgerows with isolated tree species/copse.

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 enhance landscape features as part of the wider scheme for the Site and provide green infrastructure linkages to existing biodiversity features, namely the existing adjacent woodland, 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 adverse effect on this sustainability objective in the short and medium term, due the loss of open land, but an overall neutral effect in the long term once the landscaping proposals have started to mature.</p>

## Summary

The Land adjacent to Bermuda (ECON 1) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

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

The location of the Site is dispersed from the Town Centres of either Nuneaton or Bedworth albeit there is a direct access to either centre via the A444 situated in close proximity to the Site. The location of the land outside the existing urban areas will increase traffic movements and travel times together with an associated increase in air pollution levels. However, given the scale of the Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas, therefore, it is considered to have a slight adverse impact on the vitality of the Town Centre areas.

The Site is divided by Griff Lane which forms a junction with the A444 approximately 350m to the south east of the site, accordingly the site is accessible by car for services, jobs and learning activities and but not well served by public transport. However, if enhanced public transport measures were brought forward in tandem with the development then the potential impacts could be mitigated to a neutral effect 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 'enhance' existing landscape features as part of the wider scheme for the Site and provide green infrastructure linkages to existing biodiversity features, namely the existing adjacent woodland, resulting in landscape enhancements in the longer term.

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – EX19</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>EX19 is an employment focussed potential development area and thus the development of this area will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the EX19 will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>EX19 is located approximately 3.8kms to the south west of Bedworth Town Centre and 7.8kms to the south of Nuneaton Town Centre. The Site comprises open greenfield land. The Site is bounded to the north by Exhall Road with open land beyond. The PDA is defined to the west and south by existing employment uses. The PDA forms part of a wider area of informal open space that comprises a larger area to the east of the PDA.</p> <p>The existing employment uses to the south of the Site forms a junction with the A444 approximately 1.6 kms to the south east of the PDA.</p> <p>The location of the PDA is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, whilst the growth associated with the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>PDA will contribute to the overall economic needs of the Borough is likely that the allocation of this PDA 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, EX19 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>EX19 are employment focussed potential development areas and, thus, the development of this area will not contribute to the provision of a new homes for existing and future residents of the Borough.</p> <p>Based on the above, EX19 will result in a significant adverse 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	0	0	0	<p>EX19 is located approximately 3.8kms to the south west of Bedworth Town Centre which is the principle local centre for services and residential areas.</p> <p>The existing employment uses to the south of the PDA forms a junction with the A444 approximately 1.6 kms to the south east of the PDA, accordingly the Site is relatively accessible by car. The Site is an employment allocation which will increase the accessibility to jobs for local residents.</p> <p>The PDA does not include development associated with the provision of services, learning activities will be limited for residents' dependant on public transport.</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, EX19 is considered to result in a neutral impact on this sustainability objective.
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 PDA 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	0	0	0	0	0	0	0	<p>The development of this PDA and the contribution it brings to the local area in terms of new employment land and associated 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>The PDA is not located in a known area of deprivation and thus will only contribute an indirect impact on this Sustainability Objective.</p> <p>Based on the above, it is considered that the PDA represents a neutral impact on this Sustainability Objective.</p>
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	-	-	-	-	-	-	-	<p>The development of this PDA for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>The PDA is crossed by a PROW and offer an area of informal open space associated with the larger area to the east. It will be necessary to retain the existing PROW as part of the development of the PDA.</p> <p>However, the allocation will also not result in an</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>increase in demand for new facilities in the Borough.</p> <p>Based on the loss of an area of informal open space, the PDA will have a slight adverse impact 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	?	?	?	?	?	?	?	<p>The PDA 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.</p> <p>Based on the above, EX19 will have an uncertain impact on this sustainability objective.</p>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	0	0	0	<p>The PDA is a green field Site. The development of the PDA for employment uses will result in the loss of existing habitat including hedgerows, tree species and grassland, although none of the habitats are recorded as critical in the Local Biodiversity Action Plan.</p> <p>However, the development of the PDA offers the opportunity to creation of new features as an integrated part of the overall master-plan of the Site.</p> <p>Based on the above, it is considered that the development of EX19 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>
<b>Population and Human Health</b>								

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
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 PDA for economic uses offers an indirect impact on this sustainability objective.</p> <p>Based on the above, it is considered that EX19 represents a neutral impact on this Sustainability Objective.</p>
<b>Soil</b>								
To protect and improve soil quality	-	-	-	-	-	-	-	The PDA is greenfield and the development of a Site for economic development will lead to loss of productive soils to development and thus the PDA will have an adverse effect on this Sustainability Objective.
<b>Water</b>								
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 PDA will result in increased water demand, posing increased pressure on water resources. This might 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 should be mandatory on the allocation of this PDA.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, EX19 will result in a neutral effect on this sustainability objective.</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	0	0	0	Records from the Environment Agency confirm that the primary flood risk at the Sites are associated with surface water flooding and overland flows. The Sites are not located in a ground water source protection zone.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<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 at least two SuDS features. Based on the above, it is assumed that the PDA will result in a neutral effect on this sustainability objective.</p>
<b>Air</b>								
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>EX19 is located approximately 3.8kms to the south 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 existing employment uses to the south of the PDA forms a junction with the A444 approximately 1.6 kms to the south east of the PDA, accordingly the Site is relatively accessible by car.</p> <p>The dispersed location of the PDA would tend to discourage modal shift away from the car</p> <p>Based on the above, EX19 is considered to result in a slight adverse impact on this sustainability objective.</p>
Ensure development is primarily focused in urban areas, and makes	--	--	--	--	--	--	--	The location of the PDA is relatively dispersed from the Town Centres of either Nuneaton or Bedworth.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
efficient use of existing physical infrastructure and reduces need to travel, especially by private car								<p>Accordingly, this PDA 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, EX19 is considered to have a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	<p>The dispersed location of the PDA will reduce 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 uses. In addition, it is recommended that a district heating system/energy system is incorporated as part of the overall master-plan for the PDA.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the PDA will result in a neutral effect on this sustainability objective in the longer term. However, EX19 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	-	-	-	-	-	-	-	<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 PDA will reduce the opportunity for the Site to contribute to a low carbon economy in the Borough.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>However, the development industry offers a significant opportunity to cut carbon dioxide emissions via sustainable construction. e.g. energy efficiency, sustainable design, demolition and construction.</p> <p>Based on the above, EX19 is considered to result in a slight adverse impact on this sustainability objective.</p>
<b>Material Assets</b>								
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 PDA 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, EX19 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 PDA comprises a 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 PDA will also not contribute to the cleaning up of existing contaminated land.</p> <p>Based on the above, EX19 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
<b>Cultural Heritage</b>								
To protect and enhance the historic environment	0	0	0	0	0	0	0	No part of the PDA is designated as a known heritage asset at either a county or national level.  Based on the above, EX19 is considered to result in a neutral impact on this sustainability objective.
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	--	--	--	--	--	--	--	The development of the PDA for employment uses will result in the loss of existing open space with associated landscape features. The key landscaping features on the Site are hedgerows with isolated tree species.  Based on the above, it is considered that the development of EX19 will have a significant adverse effect on this sustainability objective in the short terms, due the loss of existing habitats, but an overall slight adverse effect in the medium to long term.

### Summary

PDA – EX19 has been assessed against the SA objectives.

EX19 will bring forward new employment uses and thus represents a significant positive effect on economic factors.

EX19 will result in the loss of open land located outside the existing urban areas and will have a negative effect on the prudent use of resources, landscape, new homes provision and the vitality of the Town Centres. The dispersed location of the PDA would tend to discourage modal shift away from the car which in turn will increase traffic movements. The development of the PDA will result in an adverse effect on air quality which cannot be mitigated against.

EX19 will have a neutral effect on issues of climatic factors, cultural heritage, water resources, health and sports/cultural facilities provided that the development accords with other policies in the Borough Plan.





Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – EX/05/08</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>EX/05/08 is an employment focussed potential development area and thus the development of this area will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, EX/05/08 will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>EX/05/08 is located approximately 2kms to the south west of Bedworth Town Centre and 6kms to the south of Nuneaton Town Centre. The Site comprises open greenfield land to the south east of Junction 3 of the M6. The Site is bounded to the north by the Motorway and to the south by the B4113. Chasewood Lodge is located adjacent to the east of the PDA. The PDA has a direct access with the strategic highway network.</p> <p>The location of the PDA is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, whilst the growth associated with the PDA will contribute to the overall economic needs of the Borough is likely that the allocation of this PDA will not directly enhance the vitality and viability of the town centres, thus, potentially undermining the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								town centre's role and regeneration opportunities.  Based on the above, EX/05/08 is considered to have a slight adverse impact on this Sustainability Objective.
<b>Social Factors</b>								
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	--	--	--	--	--	--	--	EX/05/08 is an employment focussed potential development area and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.  Based on the above, EX/05/08 will result in a significant adverse impact on this Sustainability Objective.
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	+	+	+	EX/05/08 is located approximately 2kms to the south west of Bedworth Town Centre which is the principle local centre for services and residential areas.  The PDA is bounded to the south by the B4113 and is situated in close proximity to Junction 3 of the M6, accordingly the PDA has good accessibility in terms of private car. The Site is an employment allocation which will increase the accessibility to jobs for local residents.  The PDA does not include development associated with the provision of services, learning activities will be limited for residents' dependant on public transport. Based on the above, it is considered that EX/05/08 will have a neutral impact in the short to medium term but a positive impact in the longer term once associated improvements have been undertaken.

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 PDA 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	0	0	0	0	0	0	0	<p>The development of this PDA and the contribution it brings to the local area in terms of new employment land and associated 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>The PDA is not located in a known area of deprivation and thus will only contribute an indirect impact on this Sustainability Objective.</p> <p>Based on the above, it is considered that EX/05/08 represents a neutral impact on this Sustainability Objective.</p>
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	0	0	0	<p>The development of this PDA for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, EX/05/08 will have a neutral impact on this sustainability objective.</p>
Encourage land use and development that creates and sustains well-designed, high quality built environments, that	?	?	?	?	?	?	?	The PDA 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

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>new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>Based on the above, EX/05/08 will have an uncertain impact on this sustainability objective.</p>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	0	0	0	<p>The PDA is a green field Site. The development of the PDA for employment uses will result in the loss of existing habitat including hedgerows, tree species and grassland, although none of the habitats are recorded as critical in the Local Biodiversity Action Plan.</p> <p>However, the development of the PDA offers the opportunity to creation of new features as an integrated part of the overall master-plan of the Site.</p> <p>Based on the above, it is considered that the development of EX/05/08 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>
<b>Population and Human Health</b>								
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 PDA for economic uses offers an indirect impact on this sustainability objective.</p> <p>Based on the above, it is considered that the EX/05/08 represents a neutral impact on this Sustainability Objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Soil</b>								
To protect and improve soil quality	-	-	-	-	-	-	-	The PDA is greenfield and the development of a Site for economic development will lead to loss of productive soils to development and thus EX/05/08 will have an adverse effect on this Sustainability Objective.
<b>Water</b>								
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 PDA will result in increased water demand, posing increased pressure on water resources. This might 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 should be mandatory on the allocation of this PDA.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, EX/05/08 will result in a neutral effect on this sustainability objective.</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	0	0	0	<p>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.</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 issue, 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
								Mitigation measure will need to be installed prior to the commencement of development and will include at least two SuDS features. Based on the above, it is assumed that EX/05/08 will result in a neutral effect on this sustainability objective.
<b>Air</b>								
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>EX/05/08 is located approximately 2kms to the south 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 PDA is bounded to the south by the B4113 and is situated in close proximity to Junction 3 of the M6, accordingly the PDA has good accessibility in terms of private car. The Site is an employment allocation which will increase the accessibility to jobs for local residents.</p> <p>The dispersed location of the PDA would tend to discourage modal shift away from the car</p> <p>Based on the above, EX/05/08 is considered to result in a slight adverse impact on this sustainability objective.</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	--	--	--	--	--	--	--	The location of the PDA is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, this PDA will not make efficient use of existing infrastructure, promote compact mixed use development or reduce the need to travel.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, EX/05/08 is considered to have a significant adverse impact on this Sustainability Objective.
<b>Climatic Factors</b>								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	<p>The dispersed location of the PDA will reduce 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 uses. In addition, it is recommended that a district heating system/energy system is incorporated as part of the overall master-plan for the PDA.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the PDA will result in a neutral effect on this sustainability objective in the longer term. However, EX/05/08 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	-	-	-	-	-	-	-	<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 PDA will reduce the opportunity for the Site to contribute to a low carbon economy in the Borough.</p> <p>However, the development industry offers a significant opportunity to cut carbon dioxide emissions via sustainable construction. e.g. energy efficiency, sustainable design, demolition and</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>construction.</p> <p>Based on the above, EX/05/08 is considered to result in a slight adverse impact on this sustainability objective.</p>
<b>Material Assets</b>								
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 PDA 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, EX/05/08 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 PDA comprises a 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 PDA will also not contribute to the cleaning up of existing contaminated land. Based on the above, EX/05/08 is considered to result in a significant adverse impact on this sustainability objective.</p>
<b>Cultural Heritage</b>								
To protect and enhance the historic environment	0	0	0	0	0	0	0	No part of the PDA is designated as a known heritage asset at either a county or national level.



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, EX/05/08 is considered to result in a neutral impact on this sustainability objective.
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	--	--	--	--	--	--	--	<p>The development of the PDA for employment uses will result in the loss of existing open space with associated landscape features. The key landscaping features on the Site are hedgerows with isolated tree species.</p> <p>Based on the above, it is considered that the development of EX/05/08 will have a significant adverse effect on this sustainability objective in the short terms, due the loss of existing habitats, but an overall slight adverse effect in the medium to long term.</p>

## Summary

PDA - EX/05/08 has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors.

EX/05/08 will result in the loss of open land located outside the existing urban areas and will have a negative effect on the prudent use of resources, landscape, new homes provision and the vitality of the Town Centres. The dispersed location of the PDA would tend to discourage modal shift away from the car which in turn will increase traffic movements. The development of the PDA will result in an adverse effect on air quality which cannot be mitigated against.

EX/05/08 will have a neutral effect on issues of climatic factors, cultural heritage, water resources, health and sports/cultural facilities provided that the development accords with other policies in the Borough Plan.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – EX/07/08</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>EX07/08 is an employment focussed potential development area and thus the development of this area will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, EX07/08 will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>EX07/08 is located approximately 4kms to the south west of Bedworth Town Centre and 8kms to the south of Nuneaton Town Centre. The Site comprises open greenfield land. The Site is bounded to the south by Winding House Lane. The PDA is defined to the north and west by existing residential uses.</p> <p>Winding House Lane forms a junction with the A444 approximately 300m to the south east of the PDA.</p> <p>The location of the PDA is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, whilst the growth associated with the PDA will contribute to the overall economic needs of the Borough is likely that the allocation of this PDA will not directly enhance the vitality and viability of</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>the town centres, thus, potentially undermining the town centre's role and regeneration opportunities.</p> <p>Based on the above, EX07/08 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>EX07/08 are employment focussed potential development areas and, thus, the development of this area will not contribute to the provision of a new homes for existing and future residents of the Borough.</p> <p>Based on the above, EX07/08 will result in a significant adverse 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	0	0	0	<p>EX07/08 is located approximately 4kms to the south west of Bedworth Town Centre which is the principle local centre for services and residential areas.</p> <p>The PDA is located 300 m to the north west of the existing junction with the A444, accordingly the Site is relatively accessible by car. The Site is an employment allocation which will increase the accessibility to jobs for local residents.</p> <p>The PDA does not include development associated with the provision of services, learning activities will be limited for residents' dependant on public transport.</p> <p>Based on the above, EX07/08 is considered to 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
	?	?				?	?	
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 PDA 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	0	0	0	0	0	0	0	<p>The development of this PDA and the contribution it brings to the local area in terms of new employment land and associated 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>The PDA is not located in a known area of deprivation and thus will only contribute an indirect impact on this Sustainability Objective.</p> <p>Based on the above, it is considered that EX07/08 represents a neutral impact on this Sustainability Objective.</p>
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	-	-	-	-	-	-	-	<p>The development of this PDA for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>The PDA offer an area of informal open space associated with the larger area to the north. However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the loss of an area of informal open space, EX07/08 will have a slight adverse impact on this sustainability objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
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>The PDA 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.</p> <p>Based on the above, EX07/08 will have an uncertain impact on this sustainability objective.</p>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	0	0	0	<p>The PDA is a green field Site. The development of the PDA for employment uses will result in the loss of existing habitat including hedgerows, tree species and grassland, although none of the habitats are recorded as critical in the Local Biodiversity Action Plan.</p> <p>However, the development of the PDA offers the opportunity to creation of new features as an integrated part of the overall master-plan of the Site.</p> <p>Based on the above, it is considered that the development of EX07/08 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>
<b>Population and Human Health</b>								
Improve health and reduce health inequalities by encouraging and enabling healthy active lifestyles and protecting health, as well as	0	0	0	0	0	0	0	<p>The development of the PDA for economic uses offers an indirect impact on this sustainability objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
providing equitable access to health services								Based on the above, it is considered that the EX07/08 represents a neutral impact on this Sustainability Objective.
<b>Soil</b>								
To protect and improve soil quality	-	-	-	-	-	-	-	The PDA is greenfield and the development of a Site for economic development will lead to loss of productive soils to development and thus the PDA will have an adverse effect on this Sustainability Objective.
<b>Water</b>								
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 PDA will result in increased water demand, posing increased pressure on water resources. This might 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 should be mandatory on the allocation of this PDA.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, EX07/08 will result in a neutral effect on this sustainability objective.</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	0	0	0	<p>Records from the Environment Agency confirm that the primary flood risk at the Sites are associated with surface water flooding and overland flows. The Sites are not located in a ground water 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 issue, will be</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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 at least two SuDS features. Based on the above, it is assumed that the PDA will result in a neutral effect on this sustainability objective.</p>
<b>Air</b>								
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>EX07/08 is located approximately 4kms to the south 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 PDA is located 300m to the north west of the existing junction with the A444, accordingly the Site is relatively accessible by car.</p> <p>The dispersed location of the PDA would tend to discourage modal shift away from the car</p> <p>Based on the above, EX07/08 is considered to result in a slight adverse impact on this sustainability objective.</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 location of the PDA is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, this PDA will not make efficient use of existing infrastructure, promote compact mixed use development or reduce the need to travel.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, EX07/08 is considered to have a significant adverse impact on this Sustainability Objective.
<b>Climatic Factors</b>								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	<p>The dispersed location of the PDA will reduce 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 uses. In addition, it is recommended that a district heating system/energy system is incorporated as part of the overall master-plan for the PDA.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the PDA will result in a neutral effect on this sustainability objective in the longer term. However, the EX07/08 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	-	-	-	-	-	-	-	<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 PDA will reduce the opportunity for the Site to contribute to a low carbon economy in the Borough.</p> <p>However, the development industry offers a significant opportunity to cut carbon dioxide emissions via sustainable construction. e.g. energy</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>efficiency, sustainable design, demolition and construction.</p> <p>Based on the above, EX07/08 is considered to result in a slight adverse impact on this sustainability objective.</p>
<b>Material Assets</b>								
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 PDA 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, EX07/08 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 PDA comprises a 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 PDA will also not contribute to the cleaning up of existing contaminated land.</p> <p>Based on the above, EX07/08 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
<b>Cultural Heritage</b>								
To protect and enhance the historic environment	0	0	0	0	0	0	0	<p>No part of the PDA is designated as a known heritage asset at either a county or national level.</p> <p>Based on the above, EX07/08 is considered to result in a neutral impact on this sustainability objective.</p>
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	--	--	--	--	--	--	--	<p>The development of the PDA for employment uses will result in the loss of existing open space with associated landscape features. The key landscaping features on the Site are hedgerows with isolated tree species.</p> <p>Based on the above, it is considered that the development of EX07/08 will have a significant adverse effect on this sustainability objective in the short terms, due the loss of existing habitats, but an overall slight adverse effect in the medium to long term.</p>

## Summary

PDA – EX07/08 has been assessed against the SA objectives.

EX07/08 will bring forward new employment uses and thus represents a significant positive effect on economic factors.

EX07/08 will result in the loss of open land located outside the existing urban areas and will have a negative effect on the prudent use of resources, landscape, new homes provision and the vitality of the Town Centres. The dispersed location of the PDA would tend to discourage modal shift away from the car which in turn will increase traffic movements. The development of the PDA will result in an adverse effect on air quality which cannot be mitigated against.

The PDA will have a neutral effect on issues of climatic factors, cultural heritage, water resources, health and sports/cultural facilities provided that the development accords with other policies in the Borough Plan.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – HE/01</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>HE/01 is an employment focussed potential development area and thus the development of this area will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the HE/01 will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>HE/01 is located approximately 2kms to the south west of Bedworth Town Centre and 6kms to the south of Nuneaton Town Centre. The Site comprises open greenfield land to the north west of Junction 3 of the M6. The Site is bounded to the south by the Motorway and to the east by Bowling Green Lane. The rear gardens of residential properties fronting Goodsyers End Lane define the northern boundary of the PDA. The PDA does not have a direct access with the strategic highway network.</p> <p>The location of the PDA is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, whilst the growth associated with the PDA will contribute to the overall economic needs of the Borough is likely that the allocation of this PDA</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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, HE/01 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>HE/01 is an employment focussed potential development area and, thus, the development of this area will not contribute to the provision of a new homes for existing and future residents of the Borough.</p> <p>Based on the above, HE/01 will result in a significant adverse 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	<p>HE/01 is located approximately 2kms to the south west of Bedworth Town Centre which is the principle local centre for services and residential areas.</p> <p>The PDA is bounded to the east by Bowling Green Lane but there is no direct access to the PDA from the Strategic Highway network, accordingly the PDA is currently remote in terms of accessible by car. The Site is an employment allocation which will increase the accessibility to jobs for local residents.</p> <p>The PDA does not include development associated with the provision of services, learning activities will be limited for residents' dependant on public transport.</p> <p>Based on the above, it is considered that additional</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								off-site highways improvements will be necessary if this PDA was to come forward. Accordingly, HE/01 is considered to result in a slight adverse impact in the short to medium term but a neutral impact in the longer term once associated improvements have been undertaken.
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 PDA 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	0	0	0	0	0	0	0	<p>The development of this PDA and the contribution it brings to the local area in terms of new employment land and associated 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>The PDA is not located in a known area of deprivation and thus will only contribute an indirect impact on this Sustainability Objective.</p> <p>Based on the above, it is considered that HE/01 represents a neutral impact on this Sustainability Objective.</p>
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	0	0	0	<p>The development of this PDA for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, HE/01 will have a neutral impact 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	?	?	?	?	?	?	?	<p>The PDA 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.</p> <p>Based on the above, HE/01 will have an uncertain impact on this sustainability objective.</p>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	0	0	0	<p>The PDA is a green field Site. The development of the PDA for employment uses will result in the loss of existing habitat including hedgerows, tree species and grassland, although none of the habitats are recorded as critical in the Local Biodiversity Action Plan.</p> <p>However, the development of the PDA offers the opportunity to creation of new features as an integrated part of the overall master-plan of the Site.</p> <p>Based on the above, it is considered that the development of HE/01 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>
<b>Population and Human Health</b>								
Improve health and reduce health inequalities by encouraging and enabling healthy active	0	0	0	0	0	0	0	The development of the PDA for economic uses offers an indirect impact on this sustainability objective.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
lifestyles and protecting health, as well as providing equitable access to health services								Based on the above, it is considered that the HE/01 represents a neutral impact on this Sustainability Objective.
<b>Soil</b>								
To protect and improve soil quality	-	-	-	-	-	-	-	The PDA is greenfield and the development of a Site for economic development will lead to loss of productive soils to development and thus HE/01 will have an adverse effect on this Sustainability Objective.
<b>Water</b>								
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 PDA will result in increased water demand, posing increased pressure on water resources. This might 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 should be mandatory on the allocation of this PDA.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, HE/01 will result in a neutral effect on this sustainability objective.</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	0	0	0	<p>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.</p> <p>The creation of additional hard-standing areas on the Site may result in surface water flooding. The detailed assessment of flood risk, including the</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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 at least two SuDS features. Based on the above, it is assumed that HE/01 will result in a neutral effect on this sustainability objective.</p>
<b>Air</b>								
<p><b>Increase use of public transport, cycling and walking as a proportion of total travel in order to reduce road traffic congestion, pollution and accidents</b></p>	-	-	-	-	-	-	-	<p>HE/01 is located approximately 2kms to the south 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 PDA is bounded to the east by Bowling Green Lane but there is no direct access to the PDA from the Strategic Highway network, accordingly the PDA is currently remote in terms of accessible by car. In addition, access to services, jobs and learning activities will be limited for employees dependant on public transport, walking and cycling.</p> <p>The dispersed location of the PDA would tend to discourage modal shift away from the car</p> <p>Based on the above, HE/01 is considered to result in a slight adverse impact on this sustainability objective.</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 PDA is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, this PDA 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, HE/01 is considered to have a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	<p>The dispersed location of the PDA will reduce 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 uses. In addition, it is recommended that a district heating system/energy system is incorporated as part of the overall master-plan for the PDA.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the PDA will result in a neutral effect on this sustainability objective in the longer term. However, HE/01 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	-	-	-	-	-	-	-	<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 PDA will reduce the opportunity for the Site to contribute to a low carbon</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
sources								<p>economy in the Borough.</p> <p>However, the development industry offers a significant opportunity to cut carbon dioxide emissions via sustainable construction. e.g. energy efficiency, sustainable design, demolition and construction.</p> <p>Based on the above, HE/01 is considered to result in a slight adverse impact on this sustainability objective.</p>
<b>Material Assets</b>								
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 PDA 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, HE/01 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 PDA comprises a 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 PDA will also not contribute to the cleaning up of existing contaminated land. Based on the above, HE/01 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
<b>Cultural Heritage</b>								
To protect and enhance the historic environment	0	0	0	0	0	0	0	No part of the PDA is designated as a known heritage asset at either a county or national level.  Based on the above, HE/01 is considered to result in a neutral impact on this sustainability objective.
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	--	--	--	--	--	--	--	The development of the PDA for employment uses will result in the loss of existing open space with associated landscape features. The key landscaping features on the Site are hedgerows with isolated tree species.  Based on the above, it is considered that the development of HE/01 will have a significant adverse effect on this sustainability objective in the short terms, due the loss of existing habitats, but an overall slight adverse effect in the medium to long term.

### Summary

PDA - HE/01 has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors.

HE/01 will result in the loss of open land located outside the existing urban areas and will have a negative effect on the prudent use of resources, landscape, new homes provision and the vitality of the Town Centres. The dispersed location of the PDA would tend to discourage modal shift away from the car which in turn will increase traffic movements. The development of the PDA will result in an adverse effect on air quality which cannot be mitigated against.

HE/01 will have a neutral effect on issues of climatic factors, cultural heritage, water resources, health and sports/cultural facilities provided that the development accords with other policies in the Borough Plan.



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB40 (A) – LAND TO THE WEST OF BOWLING GREEN LANE, EXHALL</b>								
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)	++	++	++	++	++	++	++	<p>NB40(A) is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough - a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the NB40(A) will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB40(A) is located in the south of the Nuneaton and Bedworth administrative area approximately 3kms to the south west of Bedworth Town Centre and 8kms to the south of Nuneaton Town Centre. The Site comprises open land located to the west of Bowling Green Lane and the north of the M6.</p> <p>The site comprises green field open land bounded with hedgerows and trees. The Site is bounded to the north by existing residential properties fronting Goodyers End Lane.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth with no direct access to the main strategic road network. The site is accessed from Bowling Green Lane but this is not a bus route, although Goodyers End Lane is a bus route.</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 employment 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 that scale of the Site (approx. 20Ha) it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas, therefore, NB40(A) is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB40(A) is an employment focussed Site and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB40(A) will result in a significant adverse 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 regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	-	-	0	0	+	<p>NB40(A) is located approximately 3kms to the south west of Bedworth Town Centre and 8kms 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 and there is no direct access to either centre.</p> <p>The Site is accessible by car for services, jobs and learning activities and but is not well served by public transport.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>NB40(A) does not propose development associated with the provision of services or learning activities. Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>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 slightly resulting in a neutral effect on this sustainability objective in the longer term.</p>
<b>Reduce crime, fear of crime and antisocial behaviour</b>	?	?	?	?	?	?	?	<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>
<b>Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage</b>	0	0	0	0	0	0	0	<p>The development of this site and the contribution it brings to the local area in terms of new employment land and associated 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>The site is not located in a known area of deprivation and thus will only contribute an indirect impact on this Sustainability Objective.</p> <p>Based on the above, it is considered that NB40(A) represents a neutral impact on this Sustainability Objective.</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	0	0	0	<p>The development of NB40(A) for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a neutral impact 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>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	-	0	0	+	<p>NB40(A) comprises open grassland bounded by existing hedgerows and isolated tree species. The development of the Site for employment uses will result in the loss of the existing habitat.</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 short and</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								medium terms, due the loss of existing habitats but an overall neutral effect in the long term.
<b>Population and Human Health</b>								
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.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for economic development will lead to loss of productive soils and thus the Site will have an adverse effect on this Sustainability Objective that cannot be mitigated against.

Sustainability Objective	Appraisal Questions			Short term	Med term	Long term	Mitigation or enhancement	Appraisal Comments
<b>Water</b>								
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	<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.</p> <p>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 Site is located outside the defined Flood Zone and is not located in a ground water 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Mitigation measure will need to be installed prior to the commencement of development and will include SuDS features.</p> <p>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>
<b>Air</b>								
<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>	--	--	--	--	-	--	-	<p>NB40(A) is located approximately 3kms to the south west of Bedworth Town Centre and 8kms to the south of Nuneaton Town Centre.</p> <p>The location of the Site is 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 reasonably accessible by car for services, jobs and learning activities but is not well served by public transport. Furthermore, 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 significant adverse impact on this sustainability objective without mitigation.</p> <p>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 slight adverse effect on this sustainability objective 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 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, NB40(A) is considered to have a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
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. However, a district heating system/energy system or similar may be incorporated as part of the overall development of 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<p><b>Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources</b></p>	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>
<b>Material Assets</b>								
<p><b>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</b></p>	+	+	+	+	+	+	+	<p>The development of this 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>Policies to encourage waste minimisation and recycling/recovery of resources should be included in the Borough Plan in order to ensure all new development makes an appropriate contribution to meeting this objective.</p> <p>Based on the above, 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	--	-	-	--	--	--	--	<p>The Site 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, Site is considered to result in a significant adverse impact on this sustainability objective.</p>
<b>Cultural Heritage</b>								
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, site is considered to result in a neutral impact on this sustainability objective.</p>
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	-	+	-	0	+	0	+	<p>The Site is located in the Keresley Urban Fringe Character Area where the landscape is dominated by built development, fragmented arable farmland and horse paddocks/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 employment uses will result in the loss of existing open land, hedgerows and tree species in the short term. The</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>key landscaping features on the Site are linear hedgerows with isolated tree species/copse.</p> <p>The development of the Site will increase the level of built development in the area and so care must be taken to preserve the distinctiveness between settlements. However, development also offers the opportunity to restore landscape features i.e. woodland belts, and introduce Green Infrastructure areas as part of the wider development of 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 an adverse effect on this sustainability objective in the short term, due the loss of open land that provides important areas of separation between existing settlements, but an overall neutral to slight positive effect in the medium to long term once the landscaping proposals have started to mature.</p>

## Summary

The Land to the west of Bowling Green Lane, Exhall (NB40(A)) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

The development of the Site will result in the loss of open land located outside the existing urban areas and will have a significant negative effect on soils, prudent use of resources, access to existing services/infrastructure and the efficient use of existing infrastructure or reducing the need to travel.



The location of the Site is dispersed from the Town Centres of either Nuneaton or Bedworth with no direct route to either centre. The dispersed location of the land will increase traffic movements and travel times together with an associated increase in air pollution level and will result in an adverse effect on these factors which cannot be mitigated against.

The Site is accessible by car for services, jobs and learning activities but not well served by public transport. Furthermore, 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. 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 restore landscape and biodiversity features i.e. woodland belts, and introduce Green Infrastructure areas as part of the wider development of the Site resulting in landscape enhancements in the longer term.

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB40 (B) – LAND TO THE EAST OF BOWLING GREEN LANE, EXHALL</b>								
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)	++	++	++	++	++	++	++	<p>NB40(B) is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough - a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the NB40(B) will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB40(B) is located in the south of the Nuneaton and Bedworth administrative area approximately 3kms to the south west of Bedworth Town Centre and 8kms to the south of Nuneaton Town Centre. The Site comprises open land located to the east of Bowling Green Lane and the west of the A444. The Site is bounded to the south by School Lane, a dedicated bus route. The nearest bus stop is located approximately 130m to the east of the Site.</p> <p>The Site comprises green field open land defined with hedgerows and trees. The River Stowe runs in a north to south direction through the Site. The Site is bounded to the north by allotment gardens and horse paddocks.</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 the main strategic road network, despite the proximity of the A444. The site is accessed from Bowling Green Lane but this is not a bus route, although School Lane is.</p> <p>Whilst the development of the Site will contribute to the overall employment 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 that scale of the Site (approx. 20Ha) it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas, therefore, NB40(B) is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB40(B) is an employment focussed Site and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB40(B) will result in a significant adverse 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 regard to ethnicity,	-	-	-	-	0	0	+	<p>NB40(B) is located approximately 3kms to the south west of Bedworth Town Centre and 8kms 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 and there is no direct access to either centre. The</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
gender, age, disability, faith, sexuality, background or location								<p>Site is accessible by car for services, jobs and learning activities and but is not well served by public transport.</p> <p>NB40(B) does not propose development associated with the provision of services or learning activities. Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>However, if enhanced public transport or cycling measures and highway improvements to the adjacent A444 were brought forward in tandem with any development of the Site then this effect could be mitigated slightly resulting in a neutral effect on this sustainability objective in the longer 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	0	0	0	0	0	0	0	<p>The development of this site and the contribution it brings to the local area in terms of new employment land and associated 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>The site is not located in a known area of deprivation and thus will only contribute an indirect impact on this Sustainability Objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, it is considered that NB40(B) represents a neutral impact on this Sustainability Objective.
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	0	0	0	<p>The development of NB40(B) for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a neutral impact 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>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	-	0	0	+	<p>NB40(B) comprises open grassland bounded by existing hedgerows and isolated tree species. The development of the Site for employment uses will result in the loss of the 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, for example the River Stowe, as part of an integrated scheme for the Site.</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 slight adverse effect on this sustainability objective in the short and medium terms, due the loss of existing habitats but an overall neutral effect in the long term.
<b>Population and Human Health</b>								
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.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that <i>“getting people into employment is critically important in reducing inequalities in health”</i> and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles. The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for economic development will lead to loss of productive soils and thus the Site will have an adverse effect on this Sustainability Objective that cannot be mitigated against.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Water</b>								
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	<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.</p> <p>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 eastern part of the Site is defined as Flood Zone 2 and 3a associated with River Stowe. 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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.</p> <p>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>
<b>Air</b>								
<p><b>Increase use of public transport, cycling and walking as a proportion of total travel in order to reduce road traffic congestion, pollution and accidents</b></p>	--	--	--	--	-	--	-	<p>NB40(B) is located approximately 3kms to the south west of Bedworth Town Centre and 8kms to the south of Nuneaton Town Centre.</p> <p>The location of the Site is 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 reasonably accessible by car for services, jobs and learning activities but is not well served by public transport. Furthermore, 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 significant adverse impact on this sustainability objective without mitigation.</p> <p>However, if enhanced public transport or cycling measures were brought forward in tandem with any</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								development of the Site then this effect could be mitigated resulting in a slight adverse effect on this sustainability objective in the longer term.
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 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, NB40(B) is considered to have a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
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. However, a district heating system/energy system or similar may be incorporated as part of the overall development of 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</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.
<b>Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources</b>	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>
<b>Material Assets</b>								
<b>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</b>	+	+	+	+	+	+	+	<p>The development of this 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>Policies to encourage waste minimisation and recycling/recovery of resources should be included in the Borough Plan in order to ensure all new development makes an appropriate contribution to meeting this objective.</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 positive impact on this sustainability objective.
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 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, Site is considered to result in a significant adverse impact on this sustainability objective.</p>
<b>Cultural Heritage</b>								
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, site is considered to result in a neutral impact on this sustainability objective.</p>
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	-	+	-	0	+	0	+	The Site is located in the Keresley Urban Fringe Character Area where the landscape is dominated by built development, fragmented arable farmland and horse paddocks/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.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>The development of the Site for employment uses will result in the loss of existing open land, hedgerows and tree species in the short term. The key landscaping features on the Site are linear hedgerows with isolated tree species/copse.</p> <p>The development of the Site will increase the level of built development in the area and so care must be taken to preserve the distinctiveness between settlements. However, development also offers the opportunity to restore landscape features i.e. woodland belts, and introduce Green Infrastructure linkages to existing biodiversity features, namely the River Stowe, as part of the wider development of 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 an adverse effect on this sustainability objective in the short term, due the loss of open land that provides important areas of separation between existing settlements, but an overall neutral to slight positive effect in the medium to long term once the landscaping proposals have started to mature.</p>

## Summary

The Land to the east of Bowling Green Lane, Exhall (NB40(B)) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

The development of the Site will result in the loss of open land located outside the existing urban areas and will have a significant negative effect on soils, prudent use of resources, access to existing services/infrastructure and the efficient use of existing infrastructure or reducing the need to travel.

The location of the Site is dispersed from the Town Centres of either Nuneaton or Bedworth with no direct route to either centre. The dispersed location of the land will increase traffic movements and travel times together with an associated increase in air pollution level and will result in an adverse effect on these factors which cannot be mitigated against.

The Site is accessible by car for services, jobs and learning activities but not well served by public transport. Furthermore, 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. 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 restore landscape and biodiversity features i.e. woodland belts, and introduce Green Infrastructure linkages to existing biodiversity features, namely the River Stowe, as part of the wider development of the Site resulting in landscape enhancements in the longer term.

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB40 (C) – LAND TO THE NORTH OF CHURCH LANE, EXHALL</b>								
<b>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)</b>	++	++	++	++	++	++	++	<p>NB40(C) is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough - a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the NB40(C) will result in a significant positive impact on this Sustainability Objective.</p>
<b>To enhance the vitality of town centres</b>	-	-	-	-	-	-	-	<p>NB40(C) is located in the south of the Nuneaton and Bedworth administrative area approximately 3kms to the south west of Bedworth Town Centre and 8kms to the south of Nuneaton Town Centre. The Site comprises open land located to the north of Church Lane and the south of the M6. The Site is triangular in shape and bounded to the west by open land. The nearest bus stop is located approximately 350m to the west of the Site.</p> <p>The Site comprises green field open land defined with hedgerows and trees.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth with no direct access to the main strategic road network, despite the proximity of the A444. The site is accessed from Church Lane.</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 employment 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 that scale of the Site (approx. 2Ha) it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas, therefore, NB40(C) is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB40(C) is an employment focussed Site and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB40(C) will result in a significant adverse 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 regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	-	-	0	0	+	<p>NB40(C) is located approximately 3kms to the south west of Bedworth Town Centre and 8kms 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 and there is no direct access to either centre. The Site is accessible by car for services, jobs and learning activities and but is not well served by public transport.</p> <p>NB40(C) does not propose development associated with the provision of services or learning activities.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>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 slightly resulting in a neutral effect on this sustainability objective in the longer 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	0	0	0	0	0	0	0	<p>The development of this site and the contribution it brings to the local area in terms of new employment land and associated 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>The site is not located in a known area of deprivation and thus will only contribute an indirect impact on this Sustainability Objective.</p> <p>Based on the above, it is considered that NB40(C) represents a neutral impact on this Sustainability Objective.</p>
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities	0	0	0	0	0	0	0	<p>The development of NB40(C) for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
the Borough can offer								<p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a neutral impact 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>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	-	0	0	+	<p>NB40(C) comprises open grassland bounded by existing hedgerows and isolated tree species. The development of the Site for employment uses will result in the loss of the existing boundary habitat.</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 short and medium terms, 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
<b>Population and Human Health</b>								
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.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles. The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for economic development will lead to loss of productive soils and thus the Site will have an adverse effect on this Sustainability Objective that cannot be mitigated against.
<b>Water</b>								
Use natural resources, such as water efficiently, including by incorporating efficiency	-	-	-	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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
measures into new land use and developments, redevelopment and refurbishment								<p>also brought forward.</p> <p>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 Site is located outside the defined Flood Zone and is not located in a ground water 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>Mitigation measure will need to be installed prior to the commencement of development and will include SuDS features.</p> <p>Based on the above, the development will have a slight adverse effect on water resources in the short</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								term but a neutral effect on this sustainability objective in the medium to long term.
<b>Air</b>								
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>NB40(C) is located approximately 3kms to the south west of Bedworth Town Centre and 8kms to the south of Nuneaton Town Centre.</p> <p>The location of the Site is 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 reasonably accessible by car for services, jobs and learning activities but is not well served by public transport. Furthermore, 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 significant adverse impact on this sustainability objective without mitigation.</p> <p>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 slight adverse effect on this sustainability objective in the longer 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 location of the Site is 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, NB40(C) is considered to have</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								a significant adverse impact on this Sustainability Objective.
<b>Climatic Factors</b>								
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.</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 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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>
<b>Material Assets</b>								
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 development of this 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>Policies to encourage waste minimisation and recycling/recovery of resources should be included in the Borough Plan in order to ensure all new development makes an appropriate contribution to meeting this objective.</p> <p>Based on the above, 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 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, 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
<b>Cultural Heritage</b>								
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, site is considered to result in a neutral impact on this sustainability objective.</p>
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	-	+	-	0	+	0	+	<p>The Site is located in the Keresley Urban Fringe Character Area where the landscape is dominated by built development, fragmented arable farmland and horse paddocks/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 employment uses will result in the loss of existing open land, hedgerows and tree species in the short term. The key landscaping features on the Site are linear hedgerows with isolated tree species/copse.</p> <p>The development of the Site will increase the level of built development in the area and so care must be taken to preserve the distinctiveness between settlements. However, development also offers the opportunity to restore landscape features i.e. woodland belts, and introduce Green Infrastructure linkages as part of the wider development of the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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 an adverse effect on this sustainability objective in the short term, due the loss of open land that provides important areas of separation between existing settlements, but an overall neutral to slight positive effect in the medium to long term once the landscaping proposals have started to mature.</p>

### Summary

The Land to the east of Bowling Green Lane, Exhall (NB40(C)) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

The development of the Site will result in the loss of open land located outside the existing urban areas and will have a significant negative effect on soils, prudent use of resources, access to existing services/infrastructure and the efficient use of existing infrastructure or reducing the need to travel.

The location of the Site is dispersed from the Town Centres of either Nuneaton or Bedworth with no direct route to either centre. The dispersed location of the land will increase traffic movements and travel times together with an associated increase in air pollution level and will result in an adverse effect on these factors which cannot be mitigated against.

The Site is accessible by car for services, jobs and learning activities but not well served by public transport. Furthermore, 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. 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 restore landscape and biodiversity features i.e. woodland belts, and introduce Green Infrastructure linkages as part of the wider development of the Site resulting in landscape enhancements in the longer term.

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB40 (CUMULATIVE)– LAND AT BOWLING GREEN LANE AND ST GILES ROAD, EXHALL</b>								
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)	++	++	++	++	++	++	++	<p>NB40 is an employment focussed group of four sites and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough - a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the NB40 will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB40 is located in the south of the Nuneaton and Bedworth administrative area approximately 3kms to the south west of Bedworth Town Centre and 8kms to the south of Nuneaton Town Centre.</p> <p>The sites comprises four parcels of land located to the west of the A444 and the north, and south, of the M6. The sites comprise green field open land bounded with hedgerows and trees. The River Stowe runs in a north to south direction through the sites. A tributary, Breach Brook, joins the River Stowe in the southern part of the sites.</p> <p>The location of the sites is relatively dispersed from the Town Centres of either Nuneaton or Bedworth with no direct access, despite the close proximity, to the A444. The sites are accessed from Bowling Green Lane and St Giles Road, neither of which are</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>a bus route.</p> <p>Whilst the development of the sites will contribute to the overall employment needs of the Borough the allocation of these sites 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 that scale of the sites it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas, therefore, NB40 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB40 is an employment focussed group of four sites and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB40 will result in a significant adverse 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 regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	-	-	0	0	+	<p>NB40 is located approximately 3kms to the south west of Bedworth Town Centre and 8kms to the south of Nuneaton Town Centre.</p> <p>The location of the sites is relatively dispersed from the Town Centres of either Nuneaton or Bedworth and there is no direct access to either centre.</p> <p>The sites are accessible by car for services, jobs and learning activities and but is not well served by public transport.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>NB40 does not propose development associated with the provision of services or learning activities. Based on the above, the sites are considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>However, if enhanced public transport or cycling measures were brought forward in tandem with any development of the sites then this effect could be mitigated slightly resulting in a neutral effect on this sustainability objective in the longer 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	0	0	0	0	0	0	0	<p>The development of these sites and the contribution it brings to the local area in terms of new employment land and associated 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>The sites are not located in a known area of deprivation and thus will only contribute an indirect impact on this Sustainability Objective.</p> <p>Based on the above, it is considered that NB40 represents a neutral impact on this Sustainability Objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	0	0	0	<p>The development of NB40 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the sites will have a neutral impact 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 sites 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 sites will have a neutral impact on this sustainability objective.</p>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	-	0	0	+	<p>NB40 comprises open grassland bounded by existing hedgerows and isolated tree species. The development of the sites for employment uses will result in the loss of the existing habitat.</p> <p>However, the development of the sites offers the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features, for examples the River Stowe and Breach Brook, as part of an integrated scheme for the sites.</p> <p>Based on the above, it is considered that the development of sites will have a slight adverse</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								effect on this sustainability objective in the short and medium terms, due the loss of existing habitats but an overall neutral effect in the long term.
<b>Population and Human Health</b>								
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 sites will not result in a direct effect on the provision of enhanced health or social care facilities or healthy lifestyles.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the sites for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The sites are greenfield and the development of a sites for economic development will lead to loss of productive soils and thus the sites will have an adverse effect on this Sustainability Objective that cannot be mitigated against.

Sustainability Objective	Appraisal Questions			Short term	Med term	Long term	Mitigation or enhancement	Appraisal Comments
<b>Water</b>								
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	<p>The development of the sites has the capacity to increase water demand, posing increased pressure on water resources, unless adequate mitigation is also brought forward.</p> <p>The development of the sites, 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 sites 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 southern part of the Site is defined as Flood Zone 2 and 3a associated with River Stowe and Breach Brook. A number of existing drains cross the Site. Any development of the sites will need to be designed to direct less vulnerable uses to the flood zones areas and ensure that the wider development of the sites mitigates fully any potential on-site and off-site flooding instances.</p> <p>The creation of addition hard-standing areas on the sites may result in surface water flooding. The detailed assessment of flood risk, including the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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.</p> <p>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>
<b>Air</b>								
<p><b>Increase use of public transport, cycling and walking as a proportion of total travel in order to reduce road traffic congestion, pollution and accidents</b></p>	--	--	--	--	-	--	-	<p>NB40 is located approximately 3kms to the south west of Bedworth Town Centre and 8kms to the south of Nuneaton Town Centre.</p> <p>The location of the sites is dispersed from the Town Centres of either Nuneaton or Bedworth. The sites do not lie within an Air Quality Management Area.</p> <p>The sites are reasonably accessible by car for services, jobs and learning activities but are not well served by public transport. Furthermore, the dispersed location of the sites 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 sites are considered to result in a significant adverse impact on this sustainability objective without mitigation.</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								However, if enhanced public transport or cycling measures were brought forward in tandem with any development of the sites then this effect could be mitigated resulting in a slight adverse effect on this sustainability objective in the longer term.
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 sites is dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, these sites 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, NB40 is considered to have a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	<p>The dispersed location of the sites 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. However, given the scale of the sites, a district heating system/energy system or similar may be incorporated as part of the overall development.</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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								mitigation is incorporated, the sites will result in a neutral effect on this sustainability objective in the longer term. However, the sites 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 sites 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 sites will result in a neutral impact on this sustainability objective.</p>
<b>Material Assets</b>								
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 development of the sites 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>Policies to encourage waste minimisation and recycling/recovery of resources should be included in the Borough Plan in order to ensure all new development makes an appropriate contribution to</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								meeting this objective.  Based on the above, the sites are considered to result in a slight positive impact on this sustainability objective.
<b>To ensure the prudent use of resources including the optimum use of previously developed land, buildings and the efficient use of land</b>	--	-	-	--	--	--	--	The sites comprises a large greenfield area and thus development will have an adverse effect on the prudent use of resources, principally, the use of previously developed land.  The development of the sites will also not contribute to the cleaning up of existing contaminated land. Based on the above, sites are considered to result in a significant adverse impact on this sustainability objective.
<b>Cultural Heritage</b>								
<b>To protect and enhance the historic environment</b>	0	0	0	0	0	0	0	No parts of the sites are designated as a known heritage asset at either a county or national level. An assessment of the sites will be undertaken at the planning application stage to ensure that features of historic interest are not present on the Site.  Based on the above, site is considered to result in a neutral impact on this sustainability objective.
<b>Landscape</b>								
<b>To maintain and enhance the quality of landscapes</b>	-	+	-	0	+	0	+	The sites are located in the Keresley Urban Fringe Character Area where the landscape is dominated by built development, fragmented arable farmland and horse paddocks/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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>integrated landscape.</p> <p>The development of the sites for employment uses will result in the loss of existing open land, hedgerows and tree species in the short term. The key landscaping features on the sites are linear hedgerows with isolated tree species/copse.</p> <p>The development of the sites will increase the level of built development in the area and so care must be taken to preserve the distinctiveness between settlements. However, development also offers the opportunity to restore landscape features i.e. woodland belts, and introduce Green Infrastructure areas as part of the wider development of the sites resulting in landscape enhancements in the longer term.</p> <p>Based on the above, it is considered that the development of sites will have an adverse effect on this sustainability objective in the short term, due the loss of open land that provides important areas of separation between existing settlements, but an overall neutral to slight positive effect in the medium to long term once the landscaping proposals have started to mature.</p>

### Summary

The Land at Bowling Green Lane and St Giles Road, Exhall (NB40) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

The development of the sites will result in the loss of open land located outside the existing urban areas and will have a significant negative effect on soils, prudent use of resources, access to existing services/infrastructure and the efficient use of existing infrastructure or reducing the need to travel.

The location of the sites is dispersed from the Town Centres of either Nuneaton or Bedworth with no direct route to either centre. The dispersed location of the land will increase traffic movements and travel times together with an associated increase in air pollution level and will result in an adverse effect on these factors which cannot be mitigated against.

The sites are accessible by car for services, jobs and learning activities but not well served by public transport. Furthermore, the dispersed location of the sites would tend to discourage modal shift away from the car usage and increase traffic movement and associated 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 sites will increase the level of built development in the area but also offers the opportunity to restore landscape and biodiversity features i.e. woodland belts, and introduce Green Infrastructure areas as part of the wider development of the sites resulting in landscape enhancements in the longer term.

The sites will have a neutral effect on issues of climatic factors, design/sense of place, water resources (in the longer term), cultural heritage, waste minimisation and sports/cultural facilities provided that the development accords with other policies in the Borough Plan.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB40 (D) – LAND TO THE EAST OF ST GILES ROAD, EXHALL</b>								
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)	++	++	++	++	++	++	++	<p>NB40(D) is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough - a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the NB40(D) will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB40(D) is located in the south of the Nuneaton and Bedworth administrative area approximately 3kms to the south west of Bedworth Town Centre and 8kms to the south of Nuneaton Town Centre.</p> <p>The Site comprises open land bounded with hedgerows and trees located to the west of the A444 and the south of the M6. The River Stowe runs in a north to south direction through the eastern part of the Site. A tributary, Breach Brook, joins the River Stowe in the northern part of the Site.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth with no direct access, despite the close proximity, to the A444. The Site is accessed from St Giles Road, which is not a bus route. The nearest bus stop is</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>located approximately 400m from the centre of the Site.</p> <p>The Site is bounded to the south by open land and horse paddocks. The south west boundary is defined by residential properties fronting Ash Green Lane, a bus route.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth with no direct access to the main strategic road network, despite the proximity of the A444. The site is accessed from St Giles Lane but this is not a bus route, although Ash Green lane is.</p> <p>Whilst the development of the Site will contribute to the overall employment 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 that scale of the Site (approx. 20Ha) it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas, therefore, NB40(D) is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
Provide decent and affordable housing for all, of the right quantity, type, tenure and affordability to meet local needs, in clean, safe and pleasant	--	--	--	--	--	--	--	NB40(D) is an employment focussed Site and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
environments								Based on the above, NB40(D) will result in a significant adverse effect on this Sustainability Objective.
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>NB40(D) is located approximately 3kms to the south west of Bedworth Town Centre and 8kms 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 and there is no direct access to either centre. The Site is accessible by car for services, jobs and learning activities and but is not well served by public transport.</p> <p>NB40(D) does not propose development associated with the provision of services or learning activities. Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>However, if enhanced public transport or cycling measures and highway improvements to the adjacent A444 were brought forward in tandem with any development of the Site then this effect could be mitigated slightly resulting in a neutral effect on this sustainability objective in the longer 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>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
	0	0				0	0	
Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage	0	0	0	0	0	0	0	<p>The development of this site and the contribution it brings to the local area in terms of new employment land and associated 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>The site is not located in a known area of deprivation and thus will only contribute an indirect impact on this Sustainability Objective.</p> <p>Based on the above, it is considered that NB40(D) represents a neutral impact on this Sustainability Objective.</p>
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	0	0	0	<p>The development of NB40(D) for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a neutral impact 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	-	0	0	+	<p>NB40(D) comprises open grassland bounded by existing hedgerows and isolated tree species. The development of the Site for employment uses will result in the loss of the 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, for example the River Stowe and Breach Brook, 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 and medium terms, due the loss of existing habitats but an overall neutral effect in the long term.</p>
<b>Population and Human Health</b>								
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.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles. The development will not result in the direct provision of health services but neither will it 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 employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for economic development will lead to loss of productive soils and thus the Site will have an adverse effect on this Sustainability Objective that cannot be mitigated against.
<b>Water</b>								
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	<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.</p> <p>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	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 eastern and northern part of the

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
natural flood storage areas								<p>Site is defined as Flood Zone 2 and 3a associated with River Stowe and Breach Brook. 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.</p> <p>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>
<b>Air</b>								
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>NB40(D) is located approximately 3kms to the south west of Bedworth Town Centre and 8kms to the south of Nuneaton Town Centre.</p> <p>The location of the Site is 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 reasonably accessible by car for</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>services, jobs and learning activities but is not well served by public transport. Furthermore, 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 significant adverse impact on this sustainability objective without mitigation.</p> <p>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 slight adverse effect on this sustainability objective in the longer 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 location of the Site is 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, NB40(D) is considered to have a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
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. In addition, given the scale of the Site, a district</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>heating system/energy system or similar may be incorporated as part of the overall development of 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>
<p><b>Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources</b></p>	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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Material Assets</b>								
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 development of this 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>Policies to encourage waste minimisation and recycling/recovery of resources should be included in the Borough Plan in order to ensure all new development makes an appropriate contribution to meeting this objective.</p> <p>Based on the above, 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 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, Site is considered to result in a significant adverse impact on this sustainability objective.</p>
<b>Cultural Heritage</b>								
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>

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 neutral impact on this sustainability objective.
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	-	+	-	0	+	0	+	<p>The Site is located in the Keresley Urban Fringe Character Area where the landscape is dominated by built development, fragmented arable farmland and horse paddocks/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 employment uses will result in the loss of existing open land, hedgerows and tree species in the short term. The key landscaping features on the Site are linear hedgerows with isolated tree species/copse.</p> <p>The development of the Site will increase the level of built development in the area and so care must be taken to preserve the distinctiveness between settlements. However, development also offers the opportunity to restore landscape features i.e. woodland belts, and introduce Green Infrastructure linkages to existing biodiversity features, namely the River Stowe and Breach Brook, as part of the wider development of 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 an adverse effect on this sustainability objective in the short term, due the loss of open land that provides important areas</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								of separation between existing settlements, but an overall neutral to slight positive effect in the medium to long term once the landscaping proposals have started to mature.

## Summary

The Land to the east of St Giles Road, Exhall (NB40(D)) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

The development of the Site will result in the loss of open land located outside the existing urban areas and will have a significant negative effect on soils, prudent use of resources, access to existing services/infrastructure and the efficient use of existing infrastructure or reducing the need to travel.

The location of the Site is dispersed from the Town Centres of either Nuneaton or Bedworth with no direct route to either centre. The dispersed location of the land will increase traffic movements and travel times together with an associated increase in air pollution level and will result in an adverse effect on these factors which cannot be mitigated against.

The Site is accessible by car for services, jobs and learning activities but not well served by public transport. Furthermore, 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. 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 restore landscape and biodiversity features i.e. woodland belts, and introduce Green Infrastructure linkages to existing biodiversity features, namely the River Stowe and Breach Brook, as part of the wider development of the Site resulting in landscape enhancements in the longer term.

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB40 &amp; NB92 &amp; NB92– LAND AT WOODFORD CLOSE, BOWLING GREEN LANE AND ST GILES ROAD, EXHALL</b>								
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)	++	++	++	++	++	++	++	<p>NB40 &amp; NB92 is an employment focussed group of five sites and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough - a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the NB40 &amp; NB92 will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB40 &amp; NB92 are located in the south of the Nuneaton and Bedworth administrative area approximately 3kms to the south west of Bedworth Town Centre and 8kms to the south of Nuneaton Town Centre.</p> <p>The sites comprise five parcels of land located to the west of the A444 and the north, and south, of the M6. The sites comprise green field open land bounded with hedgerows and trees. The River Stowe runs in a north to south direction through the sites. A tributary, Breach Brook, joins the River Stowe in the southern part of the sites.</p> <p>The location of the sites is relatively dispersed from the Town Centres of either Nuneaton or Bedworth with no direct access, despite the close proximity, to</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>the A444. The sites are accessed from Woodford Close, Bowling Green Lane and St Giles Road, neither of which are a bus route.</p> <p>Whilst the development of the sites will contribute to the overall employment needs of the Borough the allocation of these sites 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 that scale of the sites it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas, therefore, NB40 &amp; NB92 are considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB40 &amp; NB92 is an employment focussed group of five sites and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB40 &amp; NB92 will result in a significant adverse 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 regard to ethnicity, gender, age, disability,	-	-	-	-	0	0	+	<p>NB40 &amp; NB92 is located approximately 3kms to the south west of Bedworth Town Centre and 8kms to the south of Nuneaton Town Centre.</p> <p>The location of the sites is relatively dispersed from the Town Centres of either Nuneaton or Bedworth and there is no direct access to either centre.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
faith, sexuality, background or location								<p>The sites are accessible by car for services, jobs and learning activities and but is not well served by public transport.</p> <p>NB40 &amp; NB92 do not propose development associated with the provision of services or learning activities. Based on the above, the sites are considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>However, if enhanced public transport or cycling measures were brought forward in tandem with highway improvements then this effect could be mitigated slightly resulting in a neutral effect on this sustainability objective in the longer 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	0	0	0	0	0	0	0	<p>The development of these sites and the contribution it brings to the local area in terms of new employment land and associated 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>The sites are not located in a known area of deprivation and thus will only contribute an indirect impact on this Sustainability Objective.</p> <p>Based on the above, it is considered that NB40 &amp; NB92 represents a neutral impact on this</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Sustainability Objective.
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	0	0	0	<p>The development of NB40 &amp; NB92 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the sites will have a neutral impact 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 sites 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 sites will have a neutral impact on this sustainability objective.</p>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	-	0	0	+	<p>NB40 &amp; NB92 comprises open grassland bounded by existing hedgerows and isolated tree species. The development of the sites for employment uses will result in the loss of the existing habitat.</p> <p>However, the development of the sites offers the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features, for examples the River Stowe and Breach Brook, as part of an integrated scheme for the sites.</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 sites will have a slight adverse effect on this sustainability objective in the short and medium terms, due the loss of existing habitats but an overall neutral effect in the long term.
<b>Population and Human Health</b>								
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 sites will not result in a direct effect on the provision of enhanced health or social care facilities or healthy lifestyles.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the sites for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The sites are greenfield and the development of a sites for economic development will lead to loss of productive soils and thus the sites will have an adverse effect on this Sustainability Objective that

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								cannot be mitigated against.
<b>Water</b>								
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	<p>The development of the sites has the capacity to increase water demand, posing increased pressure on water resources, unless adequate mitigation is also brought forward.</p> <p>The development of the sites, 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 sites 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 southern part of the Site is defined as Flood Zone 2 and 3a associated with River Stowe and Breach Brook. A number of existing drains cross the Site. Any development of the sites will need to be designed to direct less vulnerable uses to the flood zones areas and ensure that the wider development of the sites mitigates fully any potential on-site and off-site flooding instances.</p> <p>The creation of addition hard-standing areas on the sites may result in surface water flooding. The</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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.</p> <p>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>
<b>Air</b>								
<p><b>Increase use of public transport, cycling and walking as a proportion of total travel in order to reduce road traffic congestion, pollution and accidents</b></p>	--	--	--	--	-	--	-	<p>NB40 &amp; NB92 are located approximately 3kms to the south west of Bedworth Town Centre and 8kms to the south of Nuneaton Town Centre.</p> <p>The location of the sites is dispersed from the Town Centres of either Nuneaton or Bedworth. The sites do not lie within an Air Quality Management Area.</p> <p>The sites are reasonably accessible by car for services, jobs and learning activities but are not well served by public transport. Furthermore, the dispersed location of the sites 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 sites are considered to result in a significant adverse impact on this sustainability objective without mitigation.</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								However, if enhanced public transport or cycling measures were brought forward in tandem with any highways improvements then this effect could be mitigated resulting in a slight adverse effect on this sustainability objective in the longer term.
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 sites is dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, these sites 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, NB40 &amp; NB92 are considered to have a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	<p>The dispersed location of the sites 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. Given the scale of the Site (20Ha+) 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>

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 sites will result in a neutral effect on this sustainability objective in the longer term. However, the sites will result in an adverse effect on this sustainability objective in the short to medium term.
<b>Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources</b>	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 sites 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 sites will result in a neutral impact on this sustainability objective.</p>
<b>Material Assets</b>								
<b>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</b>	+	+	+	+	+	+	+	<p>The development of the sites 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>Policies to encourage waste minimisation and recycling/recovery of resources should be included</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>in the Borough Plan in order to ensure all new development makes an appropriate contribution to meeting this objective.</p> <p>Based on the above, the sites are considered to result in a slight positive impact on this sustainability objective.</p>
<b>To ensure the prudent use of resources including the optimum use of previously developed land, buildings and the efficient use of land</b>	--	-	-	--	--	--	--	<p>The sites comprises a large greenfield area 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 sites will also not contribute to the cleaning up of existing contaminated land. Based on the above, sites are considered to result in a significant adverse impact on this sustainability objective.</p>
<b>Cultural Heritage</b>								
<b>To protect and enhance the historic environment</b>	0	0	0	0	0	0	0	<p>No parts of the sites are designated as a known heritage asset at either a county or national level. An assessment of the sites 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, sites is considered to result in a neutral impact on this sustainability objective.</p>
<b>Landscape</b>								
<b>To maintain and enhance the quality of landscapes</b>	-	+	-	0	+	0	+	<p>The sites are located in the Keresley Urban Fringe Character Area where the landscape is dominated by built development, fragmented arable farmland and horse paddocks/recreational land interspersed with linear woodland belts, hedgerows and streams features providing separation between existing settlements. The character of the area is</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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 sites for employment uses will result in the loss of existing open land, hedgerows and tree species in the short term. The key landscaping features on the sites are linear hedgerows with isolated tree species/copse.</p> <p>The development of the sites will increase the level of built development in the area and so care must be taken to preserve the distinctiveness between settlements. However, development also offers the opportunity to restore landscape features i.e. woodland belts, and introduce Green Infrastructure areas as part of the wider development of the sites resulting in landscape enhancements in the longer term.</p> <p>Based on the above, it is considered that the development of sites will have an adverse effect on this sustainability objective in the short term, due the loss of open land that provides important areas of separation between existing settlements, but an overall neutral to slight positive effect in the medium to long term once the landscaping proposals have started to mature.</p>

### Summary

The Land at Woodford Close, Bowling Green Lane and St Giles Road, Exhall (NB40 & NB92 ) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

The development of the sites will result in the loss of open land located outside the existing urban areas and will have a significant negative effect on soils, prudent use of resources, access to existing services/infrastructure and the efficient use of existing infrastructure or reducing the need to travel.

The location of the sites is dispersed from the Town Centres of either Nuneaton or Bedworth with no direct route to either centre. The dispersed location of the land will increase traffic movements and travel times together with an associated increase in air pollution level and will result in an adverse effect on these factors which cannot be mitigated against.

The sites are accessible by car for services, jobs and learning activities but not well served by public transport. Furthermore, the dispersed location of the sites would tend to discourage modal shift away from the car usage and increase traffic movement and associated air pollution levels. However, if enhanced public transport measures were brought forward in tandem with highways improvement then the potential impacts could be mitigated in the longer term.

The development of the sites will increase the level of built development in the area but also offers the opportunity to restore landscape and biodiversity features i.e. woodland belts, and introduce Green Infrastructure areas as part of the wider development of the sites resulting in landscape enhancements in the longer term.

The sites will have a neutral effect on issues of climatic factors, design/sense of place, water resources (in the longer term), cultural heritage, waste minimisation and sports/cultural facilities provided that the development accords with other policies in the Borough Plan.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB41&amp;130 – LAND ON THE CORNER OF COVENTRY ROAD AND WILSONS LANE, EXHALL</b>								
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)	++	++	++	++	++	++	++	<p>NB41&amp;130 are employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the sites will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB41&amp;130 are located in the south of the Nuneaton and Bedworth administrative area approximately 2.5kms to the south west of Bedworth Town Centre and 7kms to the south of Nuneaton Town Centre. The Site comprises open land in agricultural use bounded with hedgerows and trees.</p> <p>The Site is bounded to the north by existing employment uses, east by Coventry Road (B4113) and the south by Wilson Lane. The open land to the south of Wilson Lane is also nominated for employment uses (NB 94).</p> <p>The location of the Site is relatively dispersed from Nuneaton albeit the Coventry Road B4113 provides direct access to Bedworth Town Centre and is a bus route.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Therefore, whilst the development of the Site will contribute to the overall employment needs of the Borough, the allocation of this Site is likely to undermine the vitality and viability of the existing town centres, including any regeneration opportunities. However, given the scale of the Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above NB41&amp;130 is considered to have a significant adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB41&amp;130 is an employment focussed Site and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB41&amp;130 will result in a significant adverse 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 regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	-	-	0	0	+	<p>NB41&amp;130 is located approximately 2.5kms to the south west of Bedworth Town Centre and 7kms to the south of Nuneaton Town Centre.</p> <p>The location of the Site is relatively dispersed from Nuneaton albeit the B4113 provides direct access to Bedworth Town Centre and is a bus route. The Site is accessible by car for services, jobs and learning activities and reasonable well served by public transport.</p> <p>NB41&amp;130 does not propose development associated with the provision of services or learning</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>activities.</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>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>
<b>Reduce crime, fear of crime and antisocial behaviour</b>	?	?	?	?	?	?	?	<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>
<b>Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage</b>	+	+	+	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new employment land and associated 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>
<b>Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer</b>	0	0	0	0	0	0	0	<p>The development of NB41&amp;130 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will also not result in an</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a neutral impact 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>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	+	0	+	<p>NB41&amp;130 comprises open land bounded by existing hedgerows and isolated tree species. The development of the Site for employment 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 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 but an overall neutral effect in the medium term and positive effect in long term.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Population and Human Health</b>								
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.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	<p>The Site is greenfield and the development of a Site for economic development will lead to loss of productive soils and thus the Site will have an 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
<b>Water</b>								
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	<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 Site is located outside the defined Flood 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 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								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.
<b>Air</b>								
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>NB41&amp;130 is located approximately 2.5kms to the south west of Bedworth Town Centre and 7kms to the south of Nuneaton Town Centre.</p> <p>The location of the Site is relatively dispersed from Nuneaton albeit the B4113 provides direct access to Bedworth Town Centre and is a bus route. The Site does not lie within an Air Quality Management Area. The Site is accessible by car for services, jobs and learning activities and reasonable 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>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>
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 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, NB41&amp;130 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
<b>Climatic Factors</b>								
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.</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 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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>
<b>Material Assets</b>								
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 a 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.</p> <p>Based on the above, Site is considered to result in a significant adverse impact on this sustainability objective.</p>
<b>Cultural Heritage</b>								
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>

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 neutral impact on this sustainability objective.
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	-	-	-	-	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 employment uses will result in the loss of existing open land, hedgerows and tree species. The key landscaping features on the Site are linear hedgerows with isolated tree species/copse.</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 scheme 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 adverse effect on this sustainability objective in the short and 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>

**Summary**

The Land South of Wilson's Lane (NB41&130) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

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

The location of the Site is dispersed from Nuneaton albeit the B4113 (Coventry Road) provides direct access to Bedworth Town Centre and is a bus route. Accordingly, the Site is accessible by car for services, jobs and learning activities and reasonable well served by 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.

The location of the land and its proximity to the M6 junction will increase traffic movements and travel times together with an associated increase in air pollution levels. However, given the scale of the Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas, therefore, it is considered to have a slight adverse impact on the vitality of the Town Centre areas.

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 resulting in landscape enhancements in the longer term.

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



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB42&amp;49 (COMBINED) – LAND TO THE REAR OF CROWHILL</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>NB42&amp;49 is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the provision of new and enhanced employment opportunities will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB42&amp;49 is located in the east of Whitestone in the eastern part of Nuneaton and Bedworth Borough. The Site is green field and comprises generally undeveloped agricultural land. The Site is bounded to the south and west by existing residential properties and the north and east by open land.</p> <p>The location of the Site is dispersed from the Town Centres of Nuneaton or Bedworth and with no direct access to either centre.</p> <p>Whilst the development of the Site will contribute to the overall employment 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. However, given that</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>scale of the Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, NB42&amp;49 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB42&amp;49 is an employment focussed Site and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB42&amp;49 will result in a neutral 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 regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	-	0	+	0	+	<p>NB42&amp;49 is located approximately 2.3kms to the east of Nuneaton Town Centre which is the principle local centre for services and employment opportunities in the Borough and approximately 2.8kms from Bulkington District Centre.</p> <p>NB42&amp;49 is accessed from Golf Drive which forms a junction with the Lutterworth Road (B4114) approximately 500m to the south of the Site.</p> <p>The B4114 offers a direct route to Nuneaton Town Centre and the A47/A5/A444. Accordingly, the Site is relatively accessible by car. However, access to services, jobs and learning activities will be limited for residents' dependant on public transport.</p> <p>NB42&amp;49 does not propose development associated with the provision of services or learning activities.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>However, if enhanced public transport measures and highway improvements are brought forward in tandem with any development of the Site then this effect could be mitigated resulting in a neutral or slight positive effect on this sustainability objective.</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 employment land and associated 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	0	0	0	0	<p>The development of NB42&amp;49 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</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 impact 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	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>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	+	0	+	<p>NB42&amp;49 are green field sites in agricultural use. The development of the Site for employment 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.</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 but an overall neutral effect in the medium term and positive effect in long term.</p>
<b>Population and Human Health</b>								

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
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.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for economic development will lead to loss of agricultural land productive soils to development and thus the Site will have a significant adverse effect on this Sustainability Objective that cannot be mitigated against.
<b>Water</b>								

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
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	<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>Records from the Environment Agency confirm that the Site is not located in a ground water source protection zone. Existing drains are located along the northern and eastern boundaries 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 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Air</b>								
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>NB42&amp;49 is located approximately 2.3km to the east of Nuneaton Town Centre which is the principle local centre for services and employment opportunities. The Site does not lie in 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>Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>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.</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 location of the Site is 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, NB42&amp;49 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
<b>Climatic Factors</b>								
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. However, a district heating system/energy system or similar may be incorporated as part of the overall master-plan 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 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</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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>
<b>Material Assets</b>								
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 a 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.</p> <p>Based on the above, Site is considered to result in a significant adverse impact on this sustainability objective.</p>
<b>Cultural Heritage</b>								
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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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>
<b>Landscape</b>								
<b>To maintain and enhance the quality of landscapes</b>	--	-	--	-	-	-	-	<p>The Site is located in the Nuneaton Estate Parklands Character Area where the landscape is dominated by large agricultural fields and fragmented features. 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 employment uses will result in the loss of existing agricultural fields that provide separation between existing built up areas. The key landscaping features on the Site are fragmented 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 and connect existing hedgerows/copse and woodland area as part of the wider scheme for the Site. The development will also provide the opportunity to create new green infrastructure features 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 important areas of separation between settlements,</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement	Appraisal Comments
							but an overall slight adverse effect in the medium to long term once the landscaping proposals have started to mature.

## Summary

The Land to the rear of Crowhill (NB42&49) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

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 soils, landscape (in the short term), access to services/facilities and preserving the vitality of the Town Centre. However, given the scale of the Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within the Town Centre areas. Accordingly, the Site is considered to have a slight adverse impact on the vitality of the Town Centre areas.

The Site is accessible by car for services, jobs and learning activities but is not situated on a bus route. Therefore, if enhanced public transport and highway measures were brought forward in tandem with the development then the potential impacts could be mitigated in the longer term. However, 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. The increase in traffic movements will have a significant adverse effect on air pollution levels that cannot be mitigated against.

The development of the Site for employment uses will result in the loss of existing open agricultural land and increase the level of built development in the area but also offers the opportunity to recreate and connect existing hedgerows/copse and woodland area as part of the wider scheme for the Site. The development will also provide the opportunity to create new green infrastructure features resulting in landscape enhancements in the longer term.

The Site will have a neutral effect on issues of climatic factors, design/ sense of place, cultural heritage, soils, sports/cultural facilities, waste minimisation and social factors provided that the development accords with other policies in the Borough Plan.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB42 – LAND TO THE REAR OF CROWHILL</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>NB42 is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the provision of new and enhanced employment opportunities will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB42 is located in the east of Whitestone in the eastern part of Nuneaton and Bedworth Borough. The Site is green field and comprises generally undeveloped agricultural land. The Site is bounded to the west by existing residential properties and the north, east and south by open land. The land to the south is also proposed for employment uses (NB49).</p> <p>The location of the Site is dispersed from the Town Centres of Nuneaton or Bedworth and with no direct access to either centre.</p> <p>Whilst the development of the Site will contribute to the overall employment 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. However, given that scale of the Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, NB42 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB42 is an employment focussed Site and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB42 will result in a neutral 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 regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	-	0	+	0	+	<p>NB42 is located approximately 2.3kms to the east of Nuneaton Town Centre which is the principle local centre for services and employment opportunities in the Borough and approximately 2.8kms from Bulkington District Centre.</p> <p>NB42 is accessed from Golf Drive which forms a junction with the Lutterworth Road (B4114) approximately 500m to the south of the Site.</p> <p>The B4114 offers a direct route to Nuneaton Town Centre and the A47/A5/A444. Accordingly, the Site is relatively accessible by car. However, access to services, jobs and learning activities will be limited for residents' dependant on public transport.</p> <p>NB42 does not propose development associated</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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 without mitigation.</p> <p>However, if enhanced public transport measures and highway improvements are brought forward in tandem with any development of the Site then this effect could be mitigated resulting in a neutral or slight positive effect on this sustainability objective.</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 employment land and associated 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	0	0	0	0	<p>The development of NB42 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will also not result in an increase in demand for new facilities in the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Borough.</p> <p>Based on the above, the Site will have a neutral impact 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. 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>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	+	0	+	<p>NB42 is a green field Site in agricultural use. The development of the Site for employment 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.</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 but an overall neutral effect in the medium term and positive effect in long term.</p>
<b>Population and Human Health</b>								

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
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.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for economic development will lead to loss of agricultural land productive soils to development and thus the Site will have a significant adverse effect on this Sustainability Objective that cannot be mitigated against.
<b>Water</b>								
Use natural resources, such as water efficiently, including by	-	-	-	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



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
incorporating efficiency measures into new land use and developments, redevelopment and refurbishment								<p>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>Records from the Environment Agency confirm that the Site is not located in a ground water source protection zone. Existing drains are located along the northern and eastern boundaries 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 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Air</b>								
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>NB42 is located approximately 2.3km to the east of Nuneaton Town Centre which is the principle local centre for services and employment opportunities. The Site does not lie in 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>Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>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.</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 location of the Site is 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, NB42 is considered to have a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
							<p>could be provided by micro-generation facilities and energy efficiency measure incorporated in the layout and design of the employment units. However, a district heating system/energy system or similar may be incorporated as part of the overall master-plan 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>	
<b>Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources</b>	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</p>	

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								sustainability objective.
<b>Material Assets</b>								
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 a 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.</p> <p>Based on the above, Site is considered to result in a significant adverse impact on this sustainability objective.</p>
<b>Cultural Heritage</b>								
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>
<b>Landscape</b>								

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
To maintain and enhance the quality of landscapes	--	-	--	-	-	-	-	<p>The Site is located in the Nuneaton Estate Parklands Character Area where the landscape is dominated by large agricultural fields and fragmented features. 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 employment uses will result in the loss of existing agricultural fields that provide separation between existing built up areas. The key landscaping features on the Site are fragmented 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 and connect existing hedgerows/copse and woodland area as part of the wider scheme for the Site. The development will also provide the opportunity to create new green infrastructure features 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 important areas of separation between settlements, but an overall slight adverse effect in the medium to long term once the landscaping proposals have started to mature.</p>

## Summary

The Land to the rear of Crowhill (NB42) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

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 soils, landscape (in the short term), access to services/facilities and preserving the vitality of the Town Centre. However, given the scale of the Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within the Town Centre areas. Accordingly, the Site is considered to have a slight adverse impact on the vitality of the Town Centre areas.

The Site is accessible by car for services, jobs and learning activities but is not situated on a bus route. Therefore, if enhanced public transport and highway measures were brought forward in tandem with the development then the potential impacts could be mitigated in the longer term. However, 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. The increase in traffic movements will have a significant adverse effect on air pollution levels that cannot be mitigated against.

The development of the Site for employment uses will result in the loss of existing open agricultural land and increase the level of built development in the area but also offers the opportunity to recreate and connect existing hedgerows/copse and woodland area as part of the wider scheme for the Site. The development will also provide the opportunity to create new green infrastructure features resulting in landscape enhancements in the longer term.

The Site will have a neutral effect on issues of climatic factors, design/ sense of place, cultural heritage, soils, sports/cultural facilities, waste minimisation and social factors provided that the development accords with other policies in the Borough Plan.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB43 – COURT FARM</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>NB43 is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the NB43 will result in a significant positive impact on this sustainability objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB43 is located approximately 3.2kms to the south east of Nuneaton Town Centre and approximately 1.4kms to the north west of Bedworth Town Centre. The Site comprises open land in close proximity to existing employment units. The Site is bounded to the east by the Coventry Road (B4113) and the west by the A444. The Site is bounded to the south by existing residential properties on the northern edge of Bedworth. The northern boundary is defined by Griff Lane with hotel/restaurant uses beyond.</p> <p>The location of NB43 is relatively dispersed from the Town Centres of either Nuneaton or Bedworth albeit the B4113 provided direct access to Bedworth Town Centre.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Accordingly, whilst the growth associated with the Site will contribute to the overall economic needs of the Borough it is likely that the allocation of this land 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 employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, NB43 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB43 are employment focussed potential development areas and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB43 will result in a significant adverse 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	+	0	+	<p>NB43 is located approximately 1.4km to the north west of Bedworth Town Centre which is the principle local centre for services and residential areas.</p> <p>NB43 is bounded to the east by Coventry Road which forms a junction with the A444 approximately 300m to the north of the Site. The Coventry Road is also a bus route serving Bedworth Town Centre. Accordingly the Site is relatively accessible by car and public transport.</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>The Site is an employment allocation which will increase the accessibility to jobs for local residents but does not include development associated with the provision of services, learning activities.</p> <p>Accordingly the development of the Site will result in a neutral impact on this objective in the short to medium terms but, if enhanced public transport measures are brought forward with this development, could result in a positive impact on this sustainability objective in the longer term.</p>
Reduce crime, fear of crime and antisocial behaviour	?	?	?	?	?	?	?	<p>Crime rates are currently high in the Borough, although falling, 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.</p>
Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage	0	0	0	0	0	0	0	<p>The development of NB43 and the contribution it brings to the local area in terms of new employment land and associated 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>NB43 is not located in a known area of deprivation and thus will only contribute an indirect impact on this Sustainability Objective.</p> <p>Based on the above, it is considered that the Site represents a neutral impact on this Sustainability Objective.</p>
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities	0	0	0	0	0	0	0	<p>The development of NB43 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
the Borough can offer								<p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, NB43 will have a neutral impact 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>NB43 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, NB43 will have an neutral effect on this sustainability objective.</p>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	0	0	0	<p>The Site is green field. The development of the land for employment uses will result in the loss of existing habitat including hedgerows, tree species and grassland, although none of the habitats are recorded as critical in the Local Biodiversity Action Plan. However, the development of the Site offers the opportunity to create new green infrastructure linkages and complement existing biodiversity features as part of an integrated scheme for the Site.</p> <p>Based on the above, it is considered that the development of NB43 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Population and Human Health</b>								
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.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	<p>NB43 is greenfield and the development of a Site for economic 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Water</b>								
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	<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.</p> <p>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>The Site is not located in a ground water source protection zone.</p> <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 primary flood risk at the Site is an unnamed drain that runs along the southern boundary of the Site. The southern extent of the Site is defined within Flood Zone 2 and 3a. Vulnerable development should be located outside the defined Flood 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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, it is assumed that NB43 will result in a neutral effect on this sustainability objective in the medium to long term.</p>
<b>Air</b>								
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>NB43 is located approximately 1.6kms to the north 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>NB43 is bounded to the east by Coventry Road which forms a junction with the A444 approximately 300m to the north of the Site. The Coventry Road is also a bus route serving Bedworth Town Centre. Accordingly the Site is relatively accessible by car and public transport but the dispersed location of the Site would tend to discourage modal shift away from the car</p> <p>Based on the above, NB43 is considered to result in a slight adverse impact on this sustainability objective.</p>
Ensure development is primarily focused in urban areas, and makes efficient use of existing physical infrastructure and reduces need to	--	--	--	--	--	--	--	<p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. The development of the Site will also result in the loss of an area of 'strategic gap' between the built up areas of Bedworth and Bermuda Park Industrial</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
travel, especially by private car								<p>Estate focused on the A444 junction to the north.</p> <p>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, NB43 is considered to have a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
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. However, 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
	0	0	0	0	0	0	0	
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>
<b>Material Assets</b>								
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 development of this 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>Policies to encourage waste minimisation and recycling/recovery of resources should be included in the Borough Plan in order to ensure all new development makes an appropriate contribution to meeting this objective.</p> <p>Based on the above, 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	--	-	-	--	--	--	--	<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, NB43 is considered to result in a significant adverse impact on this sustainability objective.</p>
<b>Cultural Heritage</b>								
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, NB43 is considered to result in a neutral impact on this sustainability objective.</p>
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	--	-	--	-	-	--	--	<p>The Site is located in the Nuneaton and Bedworth Urban Fringe Character Area where the landscape is dominated by flat gently undulating land with fragmented features providing separation between existing settlements. 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 employment uses will result in the loss of existing agricultural fields that provide separation between existing built up areas. The key landscaping features on the Site are fragmented linear hedgerows with isolated tree species.</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 recreate and connect existing hedgerows/copse and woodland areas as part of the wider scheme for the Site. The development will also provide the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features 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 important areas of separation between settlements, but an overall slight adverse effect in the medium to long term once the landscaping proposals have started to mature.</p>

## Summary

The land at Court Farm (NB43) has been assessed against the SA objectives.

The Site will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

The Site will result in the loss of open land located outside the existing urban areas and will have a negative effect on landscape, provision of new homes, access to services and the vitality of the Town Centres. The Site also represents a 'strategic gap' between the urban area of Bedworth to the South and the existing developments at Bermuda Park Industrial Estate to the North. However, given the scale of the Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within the Town Centre areas. Accordingly, the Site is considered to have a slight adverse impact on the vitality of the Town Centre areas.

The Site is accessible by car for services, jobs and learning activities and is situated on a bus route. 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. However, 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. The increase in traffic movements will have a significant adverse effect on air pollution levels which cannot be mitigated against.

The development of the Site for employment uses will result in the loss of existing agricultural fields that provide separation between existing built up areas.

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 hedgerows/copse and woodland areas as part of the wider scheme for the Site. The development will also provide the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features resulting in landscape enhancements in the longer term.

The Site will have a neutral effect on issues of climatic factors, design/ sense of place, cultural heritage, soils, sports/cultural facilities, waste minimisation and social factors provided that the development accords with other policies in the Borough Plan.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB44, NB45 &amp; NB110 - NEWLAND HALL FARM</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>NB44, NB45 &amp; NB110 is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the Site will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB44, NB45 &amp; NB110 is located approximately 3.5kms to the south west of Bedworth Town Centre and 8kms to the south of Nuneaton Town Centre. The Site comprises open greenfield land in agricultural use. The Site is bounded to the south by New Road with open land allocated for employment uses (ECON 3) beyond. The Site is defined to the west and east by existing residential uses and open land.</p> <p>The existing employment uses associated with Prologis Park are located approximately 180m to the south of the Site. Prologis Park forms a junction with the A444 approximately 1.5kms to the south east of the Site.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<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. Accordingly, whilst the growth associated with the Site will contribute to the overall economic needs of the Borough is likely that 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 employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, NB44, NB45 &amp; NB110 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB44, NB45 &amp; NB110 are employment focussed potential development areas and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB44, NB45 &amp; NB110 will result in a significant adverse 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 regard to ethnicity,	-	-	-	-	0	0	+	<p>NB44, NB45 &amp; NB110 is located approximately 3.5kms to the south west of Bedworth Town Centre which is the principle local centre for services and residential areas.</p> <p>The Site is relatively accessible by car but will be limited for residents' dependant on public transport,</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
gender, age, disability, faith, sexuality, background or location								<p>albeit New Road is a bus route.</p> <p>NB44, NB45 &amp; NB110 does not propose development associated with the provision of services or learning activities. Accordingly, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>However, if enhanced public transport measures were brought forward on New Road in tandem with new highway arrangements connecting the Site to the existing access road between Prologis Park and the A444, i.e. via ECON 3, then the adverse effect could be mitigated resulting in a neutral effect on this sustainability objective in the longer term.</p>
Reduce crime, fear of crime and antisocial behaviour	?	?	?	?	?	?	?	<p>Crime rates are currently high in the Borough, although falling, 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.</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 employment land and associated 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	0	0	0	0	0	0	0	<p>The development of NB44, NB45 &amp; NB110 for employment uses will not directly improve the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
recreational opportunities the Borough can offer								<p>cultural, sports and recreational opportunities in the Borough. However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a neutral impact 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>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	+	0	+	<p>The Site is green field. The development of the Site for employment uses will result in the loss of existing habitat including hedgerows, tree species and grassland.</p> <p>However, the development of the Site offers the opportunity to create green infrastructure linkages and new biodiversity features as part of the overall scheme for the Site.</p> <p>Based on the above, it is considered that the development of the 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 term and a positive effect in the long term.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Population and Human Health</b>								
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.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for economic development will lead to loss of productive soils to development and thus the Site will have an adverse effect on this Sustainability Objective.
<b>Water</b>								

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<p>Use natural resources, such as water efficiently, including by incorporating efficiency measures into new land use and developments, redevelopment and refurbishment</p>	-	-	-	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> <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>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 is not located in a ground water 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 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, it is assumed that the Site will result in a neutral effect on this sustainability objective in the longer term.</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Air</b>								
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>NB44, NB45 &amp; NB110 is located approximately 3.5kms to the south 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 existing employment uses in the south form a junction with the A444 approximately 1.6 kms to the south east of the Site, accordingly the Site is relatively accessible by car but will be limited for residents' dependant on public transport, albeit New Road is a bus route.</p> <p>The dispersed location of the Site would tend to discourage modal shift away from the car. However, if enhanced public transport measures were brought forward on New Road in tandem with new highway arrangements connecting the Site to the existing access road between Prologis Park and the A444, i.e. via ECON 3, then the adverse effect could be mitigated resulting in a neutral effect on this sustainability objective in the longer term.</p> <p>Based on the above, Site is considered to result in a slight adverse impact on this sustainability objective in the short to medium terms mitigating to a neutral effect in the long 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 location of the Site is dispersed from the Town Centres of either Nuneaton or Bedworth and is not on a direct route to either centre. Accordingly, this Site will not make efficient use of existing infrastructure, promote compact mixed use development or reduce the need to travel.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, NB44, NB45 & NB110 is considered to have a significant adverse impact on this Sustainability Objective.
<b>Climatic Factors</b>								
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. Given the scale of the Site (20Ha+) 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 greenhouse gases from transport, domestic,	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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
commercial and industrial sources								<p>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>
<b>Material Assets</b>								
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 development of this 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>Policies to encourage waste minimisation and recycling/recovery of resources should be included in the Borough Plan in order to ensure all new development makes an appropriate contribution to meeting this objective.</p> <p>Based on the above, 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	--	-	-	--	--	--	--	<p>The Site comprises a 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
developed land, 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.</p>
<b>Cultural Heritage</b>								
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>
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	-	-	-	0	+	-	-	<p>The Site is located in the Keresley Urban Fringe Character Area where the landscape is dominated by 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 employment uses will result in the loss of existing agricultural land, hedgerows and tree species. The key landscaping features on the Site are fragmented linear hedgerows with isolated tree species/copse.</p> <p>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 hedgerows/copse and woodland area as part of the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>wider master-plan for the Site. 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 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 settlements, but an overall slight adverse effect in the medium to long term once the landscaping proposals have started to mature.</p>

### Summary

The land at Newland Hall farm (NB44, NB45 & NB110) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

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 soils, landscape, access to services including new homes and the vitality of the Town Centres.

NB44, NB45 & NB110 is accessed from New Road, a bus route, but there is no direct route to either Town Centre or the strategic highway network. The dispersed location of the land will increase traffic movements and travel times together with an associated increase in air pollution levels.

The Site is relatively accessible by car but access to services, jobs and learning activities will be limited for residents' dependant on public transport. However, if enhanced public transport measures were brought forward in tandem with new highway arrangements connecting the Site to the existing access road between Prologis Park and the A444 then the adverse effect could be mitigated resulting in a neutral effect on this sustainability objective 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 linkages to existing landscape features, i.e. hedgerows/copse and woodland area, as part of the wider scheme for the Site. The development will also

provide the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features and woodland resulting in landscape enhancements in the longer term.

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB44 - NEWLAND HALL FARM</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>NB44 is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the Site will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB44 is located approximately 3.8kms to the south west of Bedworth Town Centre and 7.8kms to the south of Nuneaton Town Centre. The Site comprises open greenfield land in agricultural use. The Site is bounded to the south by New Road with open land allocated for employment uses (ECON 3) beyond. The Site is defined to the west and east by existing residential uses.</p> <p>The existing employment uses associated with Prologis Park are located approximately 180m to the south of the Site. Prologis Park forms a junction with the A444 approximately 1.6kms to the south east of the Site.</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. Accordingly, whilst the growth associated with the Site will contribute to the overall economic needs of the Borough is likely that 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 employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, NB44 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB44 are employment focussed potential development areas and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB44 will result in a significant adverse 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 regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	-	-	0	0	+	<p>NB44 is located approximately 3.8kms to the south west of Bedworth Town Centre which is the principle local centre for services and residential areas.</p> <p>The Site is relatively accessible by car but will be limited for residents' dependant on public transport, albeit New Road is a bus route.</p> <p>NB44 does not propose development associated</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>with the provision of services or learning activities. Accordingly, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>However, if enhanced public transport measures were brought forward on New Road in tandem with new highway arrangements connecting the Site to the existing access road between Prologis Park and the A444, i.e. via ECON 3, then the adverse effect could be mitigated resulting in a neutral effect on this sustainability objective in the longer term.</p>
Reduce crime, fear of crime and antisocial behaviour	?	?	?	?	?	?	?	<p>Crime rates are currently high in the Borough, although falling, 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.</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 employment land and associated 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	0	0	0	0	<p>The development of NB44 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough. However, the allocation will also not result in an increase in demand for new facilities in the Borough.</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 impact 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	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>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	+	0	+	<p>The Site is green field. The development of the Site for employment uses will result in the loss of existing habitat including hedgerows, tree species and grassland.</p> <p>However, the development of the Site offers the opportunity to create green infrastructure linkages and new biodiversity features as part of the overall scheme for the Site.</p> <p>Based on the above, it is considered that the development of the 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 term and a positive effect in the long term.</p>
<b>Population and Human Health</b>								
Improve health and reduce health inequalities by encouraging and	+	0	0	+	+	+	+	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.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
enabling healthy active lifestyles and protecting health, as well as providing equitable access to health services								<p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “getting people into employment is critically important in reducing inequalities in health” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for economic development will lead to loss of productive soils to development and thus the Site will have an adverse effect on this Sustainability Objective.
<b>Water</b>								
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	<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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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 Site is located outside the defined Flood Zone and is not located in a ground water 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 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, it is assumed that the Site will result in a neutral effect on this sustainability objective in the longer term.</p>
<b>Air</b>								
Increase use of public transport, cycling and walking as a proportion of total travel in order to reduce road traffic congestion, pollution and	-	-	-	-	0	-	-	<p>NB44 is located approximately 3.8kms to the south 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
accidents								<p>The existing employment uses in the south form a junction with the A444 approximately 1.6 kms to the south east of the Site, accordingly the Site is relatively accessible by car but will be limited for residents' dependant on public transport, albeit New Road is a bus route.</p> <p>The dispersed location of the Site would tend to discourage modal shift away from the car. However, if enhanced public transport measures were brought forward on New Road in tandem with new highway arrangements connecting the Site to the existing access road between Prologis Park and the A444, i.e. via ECON 3, then the adverse effect could be mitigated resulting in a neutral effect on this sustainability objective in the longer term.</p> <p>Based on the above, Site is considered to result in a slight adverse impact on this sustainability objective in the short to medium terms mitigating to a neutral effect in the long 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 location of the Site is dispersed from the Town Centres of either Nuneaton or Bedworth and is not on a direct route to either centre. 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, NB44 is considered to have a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	The dispersed location of the Site will limit the opportunity to reduce overall energy use or provide centralised energy facilities.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<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. However, 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>
<b>Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources</b>	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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Site will result in a neutral impact on this sustainability objective.
<b>Material Assets</b>								
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 development of this 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>Policies to encourage waste minimisation and recycling/recovery of resources should be included in the Borough Plan in order to ensure all new development makes an appropriate contribution to meeting this objective.</p> <p>Based on the above, 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 a 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
<b>Cultural Heritage</b>								
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>
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	-	-	-	0	+	-	-	<p>The Site is located in the Keresley Urban Fringe Character Area where the landscape is dominated by 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 employment uses will result in the loss of existing agricultural land, hedgerows and tree species. The key landscaping features on the Site are fragmented linear hedgerows with isolated tree species/copse.</p> <p>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 hedgerows/copse and woodland area as part of the wider master-plan for the Site. 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</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								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 settlements, but an overall slight adverse effect in the medium to long term once the landscaping proposals have started to mature.

### Summary

The land at Newland Hall farm (NB44) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

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 soils, landscape, access to services including new homes and the vitality of the Town Centres.

NB44 is accessed from New Road, a bus route, but there is no direct route to either Town Centre or the strategic highway network. The dispersed location of the land will increase traffic movements and travel times together with an associated increase in air pollution levels.

The Site is relatively accessible by car but access to services, jobs and learning activities will be limited for residents' dependant on public transport. However, if enhanced public transport measures were brought forward in tandem with new highway arrangements connecting the Site to the existing access road between Prologis Park and the A444 then the adverse effect could be mitigated resulting in a neutral effect on this sustainability objective 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 linkages to existing landscape features, i.e. hedgerows/copse and woodland area, as part of the wider scheme for the Site. The development will also provide the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features and woodland resulting in landscape enhancements in the longer term.

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB45 – LAND NORTH OF PROLOGIS PARK (ZONE1)</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>NB45 is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the Site will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB45 is located approximately 3.8kms to the south west of Bedworth Town Centre and 7.8kms to the south of Nuneaton Town Centre. The Site comprises open greenfield land in agricultural use. The Site is bounded to the south by New Road with open land allocated for employment uses (ECON 3) beyond. The Site is defined to the west and east by existing residential uses.</p> <p>The existing employment uses associated with Prologis Park are located approximately 180m to the south of the Site. Prologis Park forms a junction with the A454 approximately 1.6kms to the south east of the Site.</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. Accordingly, whilst the growth associated with the Site will contribute to the overall economic needs of the Borough is likely that 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 employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, NB45 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB45 are employment focussed potential development areas and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB45 will result in a significant adverse 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 regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	-	-	0	0	+	<p>NB45 is located approximately 3.8kms to the south west of Bedworth Town Centre which is the principle local centre for services and residential areas.</p> <p>The Site is relatively accessible by car but will be limited for residents' dependant on public transport, albeit New Road is a bus route.</p> <p>NB45 does not propose development associated</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>with the provision of services or learning activities. Accordingly, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>However, if enhanced public transport measures were brought forward on New Road in tandem with new highway arrangements connecting the Site to the existing access road between Prologis Park and the A454, i.e. via ECON 3, then the adverse effect could be mitigated resulting in a neutral effect on this sustainability objective in the longer term.</p>
Reduce crime, fear of crime and antisocial behaviour	?	?	?	?	?	?	?	<p>Crime rates are currently high in the Borough, although falling, 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.</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 employment land and associated 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	0	0	0	0	<p>The development of NB45 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough. However, the allocation will also not result in an increase in demand for new facilities in the Borough.</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 impact 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	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>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	+	0	+	<p>The Site is green field. The development of the Site for employment uses will result in the loss of existing habitat including hedgerows, tree species and grassland.</p> <p>However, the development of the Site offers the opportunity to create green infrastructure linkages and new biodiversity features as part of the overall scheme for the Site.</p> <p>Based on the above, it is considered that the development of the 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 term and a positive effect in the long term.</p>
<b>Population and Human Health</b>								
Improve health and reduce health inequalities by encouraging and	+	0	0	+	+	+	+	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.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
enabling healthy active lifestyles and protecting health, as well as providing equitable access to health services								<p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “getting people into employment is critically important in reducing inequalities in health” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for economic development will lead to loss of productive soils to development and thus the Site will have an adverse effect on this Sustainability Objective.
<b>Water</b>								
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	<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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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 Site is located outside the defined Flood Zone and is not located in a ground water 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 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, it is assumed that the Site will result in a neutral effect on this sustainability objective in the longer term.</p>
<b>Air</b>								
Increase use of public transport, cycling and walking as a proportion of total travel in order to reduce road traffic congestion, pollution and	-	-	-	-	0	-	-	<p>NB45 is located approximately 3.8kms to the south 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
accidents								<p>The existing employment uses in the south form a junction with the A444 approximately 1.6 kms to the south east of the Site, accordingly the Site is relatively accessible by car but will be limited for residents' dependant on public transport, albeit New Road is a bus route.</p> <p>The dispersed location of the Site would tend to discourage modal shift away from the car. However, if enhanced public transport measures were brought forward on New Road in tandem with new highway arrangements connecting the Site to the existing access road between Prologis Park and the A444, i.e. via ECON 3, then the adverse effect could be mitigated resulting in a neutral effect on this sustainability objective in the longer term.</p> <p>Based on the above, Site is considered to result in a slight adverse impact on this sustainability objective in the short to medium terms mitigating to a neutral effect in the long 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 location of the Site is dispersed from the Town Centres of either Nuneaton or Bedworth and is not on a direct route to either centre. 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, NB45 is considered to have a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	The dispersed location of the Site will limit the opportunity to reduce overall energy use or provide centralised energy facilities.



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<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. However, 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>
<b>Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources</b>	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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Site will result in a neutral impact on this sustainability objective.
<b>Material Assets</b>								
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 development of this 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>Policies to encourage waste minimisation and recycling/recovery of resources should be included in the Borough Plan in order to ensure all new development makes an appropriate contribution to meeting this objective.</p> <p>Based on the above, 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 a 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
<b>Cultural Heritage</b>								
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>
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	-	-	-	0	+	-	-	<p>The Site is located in the Keresley Urban Fringe Character Area where the landscape is dominated by 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 employment uses will result in the loss of existing agricultural land, hedgerows and tree species. The key landscaping features on the Site are fragmented linear hedgerows with isolated tree species/copse.</p> <p>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 hedgerows/copse and woodland area as part of the wider master-plan for the Site. 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								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 settlements, but an overall slight adverse effect in the medium to long term once the landscaping proposals have started to mature.

## Summary

The land at Newland Hall farm (NB45) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

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 soils, landscape, access to services including new homes and the vitality of the Town Centres.

NB45 is accessed from New Road, a bus route, but there is no direct route to either Town Centre or the strategic highway network. The dispersed location of the land will increase traffic movements and travel times together with an associated increase in air pollution levels.

The Site is relatively accessible by car but access to services, jobs and learning activities will be limited for residents' dependant on public transport. However, if enhanced public transport measures were brought forward in tandem with new highway arrangements connecting the Site to the existing access road between Prologis Park and the A444 then the adverse effect could be mitigated resulting in a neutral effect on this sustainability objective 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 linkages to existing landscape features, i.e. hedgerows/copse and woodland area, as part of the wider scheme for the Site. The development will also provide the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features and woodland resulting in landscape enhancements in the longer term.

The Site will have a neutral effect on issues of climatic factors, design/sense of place, water resources, cultural heritage, waste minimisation and sports/cultural facilities provided that the development accords with other development control policies in the Borough Plan.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB46 – LAND AT PROLOGIS PARK (ZONE 2)</b>								
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)	++	++	++	++	++	++	++	<p>NB46 is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the Site will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB46 is located on the south-western boundary of the Nuneaton and Bedworth administrative area approximately 4.3kms to the south west of Bedworth Town Centre and 8.3kms to the south of Nuneaton Town Centre. The Site comprises open green field land bounded with hedgerows and trees.</p> <p>The Site is bounded to the west by Winding House Lane and the north by the access route to Exhall Grange Community School. The Site is bounded to the east and south by existing open land.</p> <p>Winding House Lane forms a junction with the A444 approximately 800m to the south east of the Site.</p> <p>The location of the Site is dispersed from the Town Centres of either Nuneaton or Bedworth albeit there</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>is a direct access to either centre via the A444 situated in close proximity to the Site.</p> <p>Whilst the development of the Site will contribute to the overall employment 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 employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas. Based on the above, NB46 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB46 is an employment focussed Site and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB46 will result in a neutral 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 regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	-	-	0	0	+	<p>NB46 is located approximately 4.3kms to the south west of Bedworth Town Centre and 8.3kms 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 albeit there is a direct access to either centre via the A444 situated in close proximity to the Site.</p> <p>The Site is accessible by car and reasonable well served by public transport with Winding House Lane</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>a designated bus route.</p> <p>NB46 does not propose development associated with the provision of services or learning activities. Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>However, if enhanced public transport measures were brought forward in tandem then the adverse effect could be mitigated resulting in a neutral effect on this sustainability objective in the longer 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 employment land and associated 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	0	0	0	0	<p>The development of NB46 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a neutral impact 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>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	+	0	+	<p>NB46 comprises open grassland bounded by existing hedgerows and isolated tree species. The development of the Site for employment 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 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 but an overall neutral effect in the medium term and positive effect in long term.</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Population and Human Health</b>								
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 not result in a direct effect on the provision of enhanced health or social care facilities or healthy lifestyles.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	<p>The Site is greenfield and the development of a Site for economic development will lead to loss of productive soils and thus the Site will have an 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
<b>Water</b>								
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	<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 Site is located outside the defined Flood Zone and is not in a ground water 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>Mitigation measure will need to be installed prior to the commencement of development and will include</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								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.
<b>Air</b>								
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>NB46 is located approximately 4.3kms to the south west of Bedworth Town Centre and 8.3kms 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 albeit there is a direct access to either centre via the A444 situated in close proximity to the Site. 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 and reasonable well served by public transport with Winding House Lane a designated bus route. 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.</p> <p>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>

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 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, NB46 is considered having a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
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.</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>
<b>Material Assets</b>								
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 development of this 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>Policies to encourage waste minimisation and recycling/recovery of resources should be included in the Borough Plan in order to ensure all new development makes an appropriate contribution to meeting this objective.</p> <p>Based on the above, 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	--	-	-	--	--	--	--	<p>The Site comprises a greenfield Site and thus development will have an adverse effect on the prudent use of resources, principally, the use of</p>

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>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>
<b>Cultural Heritage</b>								
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, NB46 is considered to result in a neutral impact on this sustainability objective.</p>
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	-	-	-	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 employment uses will result in the loss of existing open land, hedgerows and tree species. The key landscaping features on the Site are linear hedgerows with isolated tree species/copse.</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 landscape features and green infrastructure linkages as part of the wider scheme 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 adverse effect on this sustainability objective in the short and medium term, due to the loss of open land that provides important area of separation between settlements, but an overall slight positive effect in the long term once the landscaping proposals have started to mature.</p>

## Summary

The Land at Prologis Park (Zone 2) (NB46) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

The development of the Site will result in the loss of open land located outside the existing urban areas and will have a negative effect on soils, access to services including the provision of new homes and the vitality of the Town Centres.

The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth albeit there is a direct access to either centre via the A444 situated in close proximity to the Site. The dispersed location of the land will increase traffic movements and travel times together with an associated increase in air pollution levels.

The Site is accessible by car for services, jobs and learning activities and reasonable well served by public transport as Winding House Lane is designated as a bus route. 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.

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 and introduce new green infrastructure linkages as part of the wider scheme for the Site resulting in landscape enhancements in the longer term.

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



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB47&amp;NB48– LAND AT POPLARS FARM (COMBINED SITE)</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>NB47&amp;NB48 are an employment focussed site and thus will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the NB47&amp;NB48 will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB47&amp;NB48 are located on the north-eastern edge of Nuneaton and Bedworth Borough. The Site is green field and comprises generally undeveloped agricultural land. The Site is bounded to the north by the A5 and the west by existing linear residential properties fronting the A47 (Hinckley Road). The eastern boundary is defined by the Harrow Brook with open fields beyond.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth albeit that is direct access to the A5 and A47.</p> <p>Accordingly, whilst the development of the Site will contribute to the overall employment needs of the Borough it is likely that 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>However, given the scale of the Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, NB47&amp;NB48 are considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB47&amp;NB48 are an employment focussed Site and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB47&amp;NB48 will result in a significant adverse 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>NB47&amp;NB48 are located approximately 2km to the north east of Nuneaton Town Centre which is the principle local centre for services and employment opportunities in the north of the Borough.</p> <p>Limited services are available locally with St Nicholas Park local centre.</p> <p>NB47&amp;NB48 are located to the west of the A47, a principal route to Nuneaton Town Centre, accordingly the Site is relatively accessible by car. However, access to services, jobs and learning activities will be limited for residents' dependant on public transport.</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 scheme for the Site.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>NB47&amp;NB48 does not propose development associated with the provision of services or learning activities.</p> <p>Accordingly, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>However, if enhanced public transport measures were brought forward on Hinckley Road in tandem with new highway arrangements then the adverse effect could be mitigated resulting in a neutral effect on this sustainability objective in the longer 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. To this end the potential environmental effect is 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 employment land and associated 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	0	0	0	0	<p>The development of NB47&amp;NB48 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								However, the allocation will also not result in an increase in demand for new facilities in the Borough. Based on the above, the Site will have a neutral impact 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	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>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	0	0	0	<p>NB47&amp;NB48 are green field sites. The development of the Site for employment uses will result in the loss of existing habitat including tree species and grassland, although none of the habitats are recorded as critical in the Local Biodiversity Action Plan.</p> <p>However, the development of the Site also offers the opportunity to create new features and provide Green Infrastructure linkages to existing biodiversity features, particularly along the Harrow Brook, 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, but an overall neutral effect in the medium to long term.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Population and Human Health</b>								
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.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	<p>The Site is greenfield and the development of a Site for economic development will lead to loss of agricultural land productive soils to development and thus the Site will have a significant adverse effect on this Sustainability Objective that cannot be mitigated against.</p>
<b>Water</b>								

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<p>Use natural resources, such as water efficiently, including by incorporating efficiency measures into new land use and developments, redevelopment and refurbishment</p>	-	-	-	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> <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>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 primary flood risk at the Site is the Harrow Brook which flows in a southerly direction along the western boundary of the Site. The Site is not located in a ground water source protection zone.</p> <p>In terms of flood risk, the eastern part of the Site is located within Flood Zone 2 and 3a. Vulnerable development should be located outside the defined Flood 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 issue, will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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>
<b>Air</b>								
<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	-	-	<p>NB47&amp;NB48 are located approximately 2kms to the north east of 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 located to the west of the A47 which forms a junction with the A5 to the north west of the Site. Access to the Site will be via a new entrance/exit onto the A47 and or the A5. Accordingly the Site is relatively accessible by car, however, access to services, jobs and learning activities will be limited for employees dependant on public transport, walking and cycling.</p> <p>The dispersed location of the Site would tend to discourage modal shift away from the car. However, if enhanced public transport measures were brought forward on Hinckley Road in tandem with new highway arrangements then this could mitigate this effect in the longer term.</p> <p>Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective in the short to medium 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 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, NB47&amp;NB48 are considered having a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
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. However, due to 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 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>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<p><b>Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources</b></p>	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>
<b>Material Assets</b>								
<p><b>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</b></p>	+	+	+	+	+	+	+	<p>The development of this 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>Policies to encourage waste minimisation and recycling/recovery of resources should be included in the Borough Plan in order to ensure all new development makes an appropriate contribution to meeting this objective.</p> <p>Based on the above, 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	--	-	-	--	--	--	--	<p>The Site comprises a 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.</p> <p>Based on the above, Site is considered to result in a significant adverse impact on this sustainability objective.</p>
<b>Cultural Heritage</b>								
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, Site is considered to result in a neutral impact on this sustainability objective.</p>
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	-	0	-	0	+	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 employment uses will result in the loss of existing agricultural land and hedgerows features and will increase the level of</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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 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 to positive effect in the medium to long term once the landscaping proposals have started to mature.</p>

## Summary

The Land at Poplars Farm (NB47&NB48) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

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 soils, landscape (in the short term), provision of new homes and the vitality of the Town Centres.

The Site is located in close proximity to the strategic highway network but the dispersed location of the land will discourage modal shift away from the car which in turn will increase traffic movements and associated air pollution levels. The development of the Site will result in an adverse effect on these factors. However, if enhanced public transport measures were brought forward on Hinckley Road in tandem with new highway arrangements then the adverse effect on access to services and facilities could be mitigated resulting in a neutral effect on this sustainability objective in the longer term.

The eastern part of the Site falls within Flood Zone 2 and 3a of the Harrow Brook so mitigation measure will need to be installed prior to the commencement of development to ensure that any development of the Site does not lead to increased risk of flooding either without or outside the Site. The provision of such measure will ensure that the development will have a neutral effect in the medium to long term.

The development of the Site for employment 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. However, the development will also provide the opportunity to provide new green infrastructure linkages with existing woodland/ hedgerow features resulting in landscape enhancements in the longer term once the landscaping proposals have started to mature.

The Site will have a neutral effect on issues of climatic factors, cultural heritage, waste minimisation and sports/cultural facilities provided that the development accords with other policies in the Borough Plan.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB47 – LAND TO THE WEST OF POPLARS FARM</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>NB47 is an employment focussed site and thus will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the NB47 will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB47 is located on the north-eastern edge of Nuneaton and Bedworth Borough. The Site is green field and comprises generally undeveloped agricultural land. The Site is bounded to the north by the A5 and the west by existing linear residential properties fronting the A47 (Hinckley Road). The eastern boundary is defined by the Harrow Brook with open fields beyond.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth albeit that is direct access to the A5 and A47</p> <p>Accordingly, whilst the development of the Site will contribute to the overall employment needs of the Borough it is likely that 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>However, given the scale of the Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, NB47 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB47 is an employment focussed Site and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB47 will result in a significant adverse 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>NB47 is located approximately 2km to the north east of Nuneaton Town Centre which is the principle local centre for services and employment opportunities in the north of the Borough.</p> <p>Limited services are available locally with St Nicholas Park local centre.</p> <p>NB47 is located to the west of the A47, a principal route to Nuneaton Town Centre, accordingly the Site is relatively accessible by car. However, access to services, jobs and learning activities will be limited for residents' dependant on public transport.</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 scheme for the Site.</p> <p>NB47 does not propose development associated</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>with the provision of services or learning activities. Accordingly, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>However, if enhanced public transport measures were brought forward on Hinckley Road in tandem with new highway arrangements then the adverse effect could be mitigated resulting in a neutral effect on this sustainability objective in the longer 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. To this end the potential environmental effect is 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 employment land and associated 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	0	0	0	0	<p>The development of NB47 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will also not result in an increase in demand for new facilities in the Borough. Based on the above, the Site will have a neutral impact on this sustainability objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
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>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	0	0	0	<p>NB47 is a green field Site. The development of the Site for employment uses will result in the loss of existing habitat including tree species and grassland, although none of the habitats are recorded as critical in the Local Biodiversity Action Plan.</p> <p>However, the development of the Site also offers the opportunity to create new features and provide Green Infrastructure linkages to existing biodiversity features, particularly along the Harrow Brook, 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, but an overall neutral effect in the medium to long term.</p>
<b>Population and Human Health</b>								
Improve health and reduce health inequalities by encouraging and	+	0	0	+	+	+	+	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.



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
enabling healthy active lifestyles and protecting health, as well as providing equitable access to health services								<p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “getting people into employment is critically important in reducing inequalities in health” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for economic development will lead to loss of agricultural land productive soils to development and thus the Site will have a significant adverse effect on this Sustainability Objective that cannot be mitigated against.
<b>Water</b>								
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	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.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<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>
<p><b>Ensure that new developments minimise water pollution levels and avoid areas which are at risk from flooding and natural flood storage areas</b></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 primary flood risk at the Site is the Harrow Brook which flows in a southerly direction along the western boundary of the Site. The Site is not located in a ground water source protection zone.</p> <p>In terms of flood risk, the eastern part of the Site is located within Flood Zone 2 and 3a. Vulnerable development should be located outside the defined Flood 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 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 may have a slight adverse effect on water resources in the short term but a neutral</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								effect on this sustainability objective in the medium to long term.
<b>Air</b>								
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>NB47 is located approximately 2kms to the north east of 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 located to the west of the A47 which forms a junction with the A5 to the north west of the Site. Access to the Site will be via a new entrance/exit onto the A47 and or the A5. Accordingly the Site is relatively accessible by car, however, access to services, jobs and learning activities will be limited for employees dependant on public transport, walking and cycling.</p> <p>The dispersed location of the Site would tend to discourage modal shift away from the car. However, if enhanced public transport measures were brought forward on Hinckley Road in tandem with new highway arrangements then this could mitigate this effect in the longer term.</p> <p>Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective in the short to 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 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, NB47 is considered having a</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								significant adverse impact on this Sustainability Objective.
<b>Climatic Factors</b>								
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. However, due to 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 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 greenhouse gases from transport, domestic, commercial and industrial	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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
sources								<p>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>
<b>Material Assets</b>								
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 development of this 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>Policies to encourage waste minimisation and recycling/recovery of resources should be included in the Borough Plan in order to ensure all new development makes an appropriate contribution to meeting this objective.</p> <p>Based on the above, 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	--	-	-	--	--	--	--	<p>The Site comprises a 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
use of land								to the cleaning up of existing contaminated land.  Based on the above, Site is considered to result in a significant adverse impact on this sustainability objective.
<b>Cultural Heritage</b>								
To protect and enhance the historic environment	0	0	0	0	0	0	0	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.  Based on the above, Site is considered to result in a neutral impact on this sustainability objective.
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	-	0	-	0	+	0	+	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'.  The development of the Site for employment 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/

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>hedgerow features 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 to positive effect in the medium to long term once the landscaping proposals have started to mature.</p>

## Summary

The Land at Poplars Farm (NB47) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

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 soils, landscape (in the short term), provision of new homes and the vitality of the Town Centres.

The Site is located in close proximity to the strategic highway network but the dispersed location of the land will discourage modal shift away from the car which in turn will increase traffic movements and associated air pollution levels. The development of the Site will result in an adverse effect on these factors. However, if enhanced public transport measures were brought forward on Hinckley Road in tandem with new highway arrangements then the adverse effect on access to services and facilities could be mitigated resulting in a neutral effect on this sustainability objective in the longer term.

The eastern part of the Site falls within Flood Zone 2 and 3a of the Harrow Brook so mitigation measure will need to be installed prior to the commencement of development to ensure that any development of the Site does not lead to increased risk of flooding either without or outside the Site. The provision of such measure will ensure that the development will have a neutral effect in the medium to long term.

The development of the Site for employment 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. However, the development will also provide the opportunity to provide new green infrastructure linkages with existing woodland/ hedgerow features resulting in landscape enhancements in the longer term once the landscaping proposals have started to mature.

The Site will have a neutral effect on issues of climatic factors, cultural heritage, waste minimisation and sports/cultural facilities provided that the development accords with other policies in the Borough Plan.



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB48 – LAND TO THE EAST OF POPLARS FARM</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>NB48 is an employment focussed site and thus will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the NB48 will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB48 is located on the north-eastern edge of Nuneaton and Bedworth Borough. The Site is green field and comprises generally undeveloped agricultural land. The Site is bounded to the north by existing linear residential properties fronting the A47 (Hinckley Road) and to the east, south and west by open land.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth albeit that is direct access to the A47.</p> <p>Accordingly, whilst the development of the Site will contribute to the overall employment needs of the Borough it is likely that 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. However, given the scale of the Site it is likely that</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, NB48 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB48 is an employment focussed Site and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB48 will result in a significant adverse 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>NB48 is located approximately 2km to the north east of Nuneaton Town Centre which is the principle local centre for services and employment opportunities in the north of the Borough.</p> <p>Limited services are available locally with St Nicholas Park local centre.</p> <p>NB48 is located to the west of the A47, a principal route to Nuneaton Town Centre, accordingly the Site is relatively accessible by car. However, access to services, jobs and learning activities will be limited for residents' dependant on public transport.</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 scheme for the Site.</p> <p>NB48 does not propose development associated with the provision of services or learning activities.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Accordingly, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>However, if enhanced public transport measures were brought forward on Hinckley Road in tandem with new highway arrangements then the adverse effect could be mitigated resulting in a neutral effect on this sustainability objective in the longer 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. To this end the potential environmental effect is 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 employment land and associated 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	0	0	0	0	<p>The development of NB48 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will also not result in an increase in demand for new facilities in the Borough. Based on the above, the Site will have a neutral impact on this sustainability objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
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>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	0	0	0	<p>NB48 is a green field Site. The development of the Site for employment uses will result in the loss of existing habitat including tree species and grassland, although none of the habitats are recorded as critical in the Local Biodiversity Action Plan.</p> <p>However, the development of the Site also offers the opportunity to create new features and provide Green Infrastructure linkages to existing biodiversity features, particularly along the Harrow Brook, 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, but an overall neutral effect in the medium to long term.</p>
<b>Population and Human Health</b>								
Improve health and reduce health inequalities by encouraging and	+	0	0	+	+	+	+	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.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
enabling healthy active lifestyles and protecting health, as well as providing equitable access to health services								<p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “getting people into employment is critically important in reducing inequalities in health” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for economic development will lead to loss of agricultural land productive soils to development and thus the Site will have a significant adverse effect on this Sustainability Objective that cannot be mitigated against.
<b>Water</b>								
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	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.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<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 Site is not located in a ground water source protection zone or Flood 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 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 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>
<b>Air</b>								
Increase use of public transport, cycling and walking as a proportion of total travel in order to	-	-	-	-	0	-	-	NB48 is located approximately 2kms to the north east of Nuneaton Town Centre which is the principle local centre for services and employment

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
reduce road traffic congestion, pollution and accidents								<p>opportunities. The Site does not lie within an Air Quality Management Area.</p> <p>The Site is located to the west of the A47 which forms a junction with the A5 to the north east of the Site. Access to the Site will be via a new entrance/exit onto the A47. Accordingly the Site is relatively accessible by car, however, access to services, jobs and learning activities will be limited for employees dependant on public transport, walking and cycling.</p> <p>The dispersed location of the Site would tend to discourage modal shift away from the car. However, if enhanced public transport measures were brought forward on Hinckley Road in tandem with new highway arrangements then this could mitigate this effect in the longer term.</p> <p>Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective in the short to 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 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, NB48 is considered having a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	The dispersed location of the Site will limit the opportunity to reduce overall energy use or provide centralised energy facilities.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<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. However, due to 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 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>
<b>Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources</b>	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.
<b>Material Assets</b>								
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 development of this 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>Policies to encourage waste minimisation and recycling/recovery of resources should be included in the Borough Plan in order to ensure all new development makes an appropriate contribution to meeting this objective.</p> <p>Based on the above, 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 a 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.</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
<b>Cultural Heritage</b>								
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, Site is considered to result in a neutral impact on this sustainability objective.</p>
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	-	0	-	0	+	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 employment 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 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								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 to positive effect in the medium to long term once the landscaping proposals have started to mature.

## Summary

The Land to the East of Poplars Farm (NB48) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

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 soils, landscape (in the short term), provision of new homes and the vitality of the Town Centres.

The Site is located in close proximity to the strategic highway network but the dispersed location of the land will discourage modal shift away from the car which in turn will increase traffic movements and associated air pollution levels. The development of the Site will result in an adverse effect on these factors. However, if enhanced public transport measures were brought forward on Hinckley Road in tandem with new highway arrangements then the adverse effect on access to services and facilities could be mitigated resulting in a neutral effect on this sustainability objective in the longer term.

The development of the Site for employment 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. However, the development will also provide the opportunity to provide new green infrastructure linkages with existing woodland/ hedgerow features resulting in landscape enhancements in the longer term once the landscaping proposals have started to mature.

The Site will have a neutral effect on issues of climatic factors, cultural heritage, waste minimisation and sports/cultural facilities provided that the development accords with other policies in the Borough Plan.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB49 – LAND TO THE REAR OF CROWHILL</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>NB49 is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the provision of new and enhanced employment opportunities will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB49 is located in the east of Whitestone in the eastern part of Nuneaton and Bedworth Borough. The Site is green field and comprises generally undeveloped agricultural land. The Site is bounded to the south and west by existing residential properties and the north and east by open land. The land to the North is also proposed for employment uses (NB42).</p> <p>The location of the Site is dispersed from the Town Centres of Nuneaton or Bedworth and with no direct access to either centre.</p> <p>Whilst the development of the Site will contribute to the overall employment 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. However, given that scale of the Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, NB49 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB49 is an employment focussed Site and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB49 will result in a neutral 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 regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	-	0	+	0	+	<p>NB49 is located approximately 2.3kms to the east of Nuneaton Town Centre which is the principle local centre for services and employment opportunities in the Borough and approximately 2.8kms from Bulkington District Centre.</p> <p>NB49 is accessed from Golf Drive which forms a junction with the Lutterworth Road (B4114) approximately 500m to the south of the Site.</p> <p>The B4114 offers a direct route to Nuneaton Town Centre and the A47/A5/A444. Accordingly, the Site is relatively accessible by car. However, access to services, jobs and learning activities will be limited for residents' dependant on public transport.</p> <p>NB49 does not propose development associated</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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 without mitigation.</p> <p>However, if enhanced public transport measures and highway improvements are brought forward in tandem with any development of the Site then this effect could be mitigated resulting in a neutral or slight positive effect on this sustainability objective.</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 employment land and associated 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	0	0	0	0	<p>The development of NB49 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a neutral impact 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>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	+	0	+	<p>NB49 is a green field Site in agricultural use. The development of the Site for employment 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.</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 but an overall neutral effect in the medium term and positive effect in long term.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Population and Human Health</b>								
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.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	<p>The Site is greenfield and the development of a Site for economic development will lead to loss of agricultural land productive soils to development and 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
<b>Water</b>								
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	<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>Records from the Environment Agency confirm that the Site is not located in a ground water source protection zone. Existing drains are located along the northern and eastern boundaries 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 and will include SuDS features. Based on the above, the development may have a slight adverse effect on</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								water resources in the short term but a neutral effect on this sustainability objective in the medium to long term.
<b>Air</b>								
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>NB49 is located approximately 2.3km to the east of Nuneaton Town Centre which is the principle local centre for services and employment opportunities. The Site does not lie in 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>Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>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.</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 location of the Site is 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, NB49 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
<b>Climatic Factors</b>								
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. However, a district heating system/energy system or similar may be incorporated as part of the overall master-plan 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 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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>
<b>Material Assets</b>								
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 a 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.</p> <p>Based on the above, Site is considered to result in a significant adverse impact on this sustainability objective.</p>
<b>Cultural Heritage</b>								
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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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>
<b>Landscape</b>								
<b>To maintain and enhance the quality of landscapes</b>	--	-	--	-	-	-	-	<p>The Site is located in the Nuneaton Estate Parklands Character Area where the landscape is dominated by large agricultural fields and fragmented features. 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 employment uses will result in the loss of existing agricultural fields that provide separation between existing built up areas. The key landscaping features on the Site are fragmented 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 and connect existing hedgerows/copse and woodland area as part of the wider scheme for the Site. The development will also provide the opportunity to create new green infrastructure features 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 important areas of separation between settlements,</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement	Appraisal Comments
							but an overall slight adverse effect in the medium to long term once the landscaping proposals have started to mature.

## Summary

The Land to the rear of Crowhill (NB49) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

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 soils, landscape (in the short term), access to services/facilities and preserving the vitality of the Town Centre. However, given the scale of the Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within the Town Centre areas. Accordingly, the Site is considered to have a slight adverse impact on the vitality of the Town Centre areas.

The Site is accessible by car for services, jobs and learning activities but is not situated on a bus route. Therefore, if enhanced public transport and highway measures were brought forward in tandem with the development then the potential impacts could be mitigated in the longer term. However, 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. The increase in traffic movements will have a significant adverse effect on air pollution levels that cannot be mitigated against.

The development of the Site for employment uses will result in the loss of existing open agricultural land and increase the level of built development in the area but also offers the opportunity to recreate and connect existing hedgerows/copse and woodland area as part of the wider scheme for the Site. The development will also provide the opportunity to create new green infrastructure features resulting in landscape enhancements in the longer term.

The Site will have a neutral effect on issues of climatic factors, design/ sense of place, cultural heritage, soils, sports/cultural facilities, waste minimisation and social factors provided that the development accords with other policies in the Borough Plan.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB67 – LAND AT BERMUDA ROAD INDUSTRIAL ESTATE</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>NB67 is an employment focussed potential development site and thus the development of this site will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the Site will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	0	0	0	0	0	0	0	<p>NB67 is located approximately 1.9kms to the south of Nuneaton Town Centre and approximately 2kms to the north-west of Bedworth Town Centre. The Site is bounded by open land to the west and existing residential properties to the north and south. The Site comprises an existing industrial use associated with Bermuda Road Industrial Estate. Further industrial units are located to the east of the Site.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Whilst the development of the Site will contribute to the overall economic 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								However, given that the Site is already in employment use and thus currently not resulting in an effect on the vitality of the town centres, NB67 is considered to have a neutral impact on this Sustainability Objective.
<b>Social Factors</b>								
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>NB67 are employment focussed potential development areas and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB67 will result in an adverse 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 regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	-	-	0	-	0	<p>NB67 is located approximately 1.9km to the south of Nuneaton Town Centre which is the principle local centre for services and residential areas.</p> <p>The Site is located to the south of the B4112 which forms a junction with the A444 approximately 1km to the north east of the Site. The A444 is a principal route to Nuneaton Town Centre.</p> <p>The Site is relatively accessible by car but access to services, jobs and learning activities will be limited for residents' dependant on public transport.</p> <p>NB67 does not propose development associated with the provision of services or learning activities. Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Reduce crime, fear of crime and antisocial behaviour	?	?	?	?	?	?	?	<p>Crime rates are currently high in the Borough although falling 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.</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 employment land and associated 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>The Site is located within the Hill Top ward which is defined as falling within the Top 10% most disadvantaged wards in England.</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	0	0	0	0	<p>The development of this Site for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a neutral impact on this sustainability objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
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 effect on this sustainability objective.</p>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	0	0	0	<p>The Site is previously developed land in employment use. The development of the Site for additional employment uses will result in the loss of existing boundary habitat including tree species and grassland.</p> <p>However, the development of the Site offers the opportunity to creation of new features as an integrated part of the overall 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 short terms, due the loss of existing habitats, but an overall neutral effect in the medium to long term.</p>
<b>Population and Human Health</b>								
Improve health and reduce health inequalities by encouraging and enabling healthy active lifestyles and protecting	+	0	0	+	+	+	+	<p>The development of the land at Bermuda Industrial Estate will not result in a direct effect on the provision of enhanced health or social care facilities or healthy lifestyles.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
health, as well as providing equitable access to health services								<p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “getting people into employment is critically important in reducing inequalities in health” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of land at Bermuda Industrial Estate for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	0	0	0	0	0	0	0	The Site is previously developed land and therefore will not lead to loss of productive soils to development and thus the Site will have a neutral effect on this Sustainability Objective.
<b>Water</b>								
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	+	<p>The Site will result in increased water demand, posing increased pressure on water resources. This might 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 should be</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>mandatory on the allocation of this Site.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect in the short to medium term but a positive effect in the 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>Records from the Environment Agency confirm that the Site is not located in a ground water source protection area or Flood Risk area.</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 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 integrated SuDS features.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect in the short to medium term but a positive effect in the longer term.</p>
<b>Air</b>								
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>NB67 is located approximately 1.9kms to the south west of 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>The Site is located to the south of the B4112 which forms a junction with the A444 approximately 1km to the north east of the Site. The A444 is a principal route to Nuneaton Town Centre.</p> <p>Accordingly the Site is relatively accessible by car, however, access to services, jobs and learning activities will be limited for employees dependant on public transport, walking and cycling.</p> <p>The dispersed location of the Site would tend to discourage modal shift away from the car but access to services, jobs and learning activities will be limited for residents' dependant on public transport.</p> <p>Based on the above, Site is considered to result in a slight adverse impact on this sustainability objective that cannot be mitigated.</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 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, NB67 is considered to have a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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 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>
<p><b>Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources</b></p>	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 reduce the opportunity for the Site to contribute to a low carbon economy in the Borough.</p> <p>However, the development industry offers a significant opportunity to cut carbon dioxide emissions via sustainable construction e.g. energy efficiency, sustainable design, demolition and construction.</p> <p>Based on the above, Site is considered to result in a neutral impact on this sustainability objective.</p>
<b>Material Assets</b>								

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
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 neutral 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 previously developed land and thus development will have a significant positive effect on the prudent use of resources, principally, the use of previously developed land.</p> <p>Based on the above, Site is considered to result in a significant positive impact on this sustainability objective.</p>
<b>Cultural Heritage</b>								
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, Site is considered to result in a neutral impact on this sustainability objective.</p>
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	0	+	0	+	+	+	+	<p>The Site falls within the existing built-up area and does not form part of the Landscape Character areas defined in the Landscape Study.</p> <p>The development of the Site for employment uses will result in the replacement of an existing employment building/use with associated landscape features. The key landscaping features on the Site are boundary hedgerows with isolated tree species.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement	Appraisal Comments
							<p>The development will provide the opportunity to retain these existing features and create new linkages with existing woodland/ hedgerow features resulting in landscape enhancements in the medium to long term.</p> <p>Based on the above, it is considered that the development of Site will have a neutral effect on this sustainability objective in the short terms but an overall slight positive effect in the medium to long term.</p>

### Summary

The land at Bermuda Road Industrial Estate (NB67) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses on previously developed land and thus represents a significant positive effect on economic factors, water resource, the efficient use of land and resources and landscape. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

The Site will have a negative effect on access to services and the vitality of the Town Centres. The Site is relatively accessible by car, however, access to services, jobs and learning activities will be limited for employees dependant on public transport, walking and cycling. The dispersed location of the Site would tend to discourage modal shift away from the car which in turn will increase traffic movements. The development of the Site will result in an adverse effect on these factors which cannot be mitigated against.

The Site will have a neutral effect on issues of climatic factors, cultural heritage and sports/cultural facilities provided that the development accords with other policies in the Borough Plan.

The development of the Site for replacement employment uses will result in biodiversity opportunities and provide landscape enhancements in the longer term.

The Site will have a neutral effect on issues of climatic factors, design/ sense of place, cultural heritage, soils, sports/cultural facilities, waste minimisation and social factors provided that the development accords with other policies in the Borough Plan.



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB72 – Wood Barn Farm, Ansley</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>NB72 is an employment focussed potential development site and thus will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the NB72 will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	--	--	--	--	--	--	--	<p>NB72 is located on the north-western edge of Nuneaton and Bedworth Borough. The Site is previously developed with an existing access onto the Coleshill Road (B4114). The Site is screened by existing woodland (Thornyfield Wood) located on the western, southern and eastern boundaries with open fields beyond.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, whilst the development of the Site will contribute to the overall employment needs of the Borough it is likely that 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Given the small scale of the Site it is possible that the proposed employment uses could be accommodated within Town Centre areas, therefore, NB72 is considered to have a significant adverse impact on this Sustainability Objective.</p> <p>Based on the above, NB72 is considered, notwithstanding the previously developed nature of the land, to have a significant adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB72 is an employment focussed Site and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB72 will result in a significant adverse 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	--	--	--	--	--	--	--	<p>NB72 is located approximately 6km to the north east of Nuneaton Town Centre which is the principle local centre for services and employment opportunities in the north of the Borough. NB72 has an existing access onto the Coleshill Road (B4114), a direct route to Nuneaton Town Centre. The nearest bus top is located 650m to the north west of the Site. Accordingly the Site is relatively accessible by car but access to services, jobs and learning activities will be more limited for residents' dependant on public transport.</p> <p>NB72 does not propose development associated with the provision of services or learning activities. Based on the above, the Site is considered to represent a significant adverse impact on this sustainability objective that cannot be mitigated.</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 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. To this end the potential environmental effect is either uncertain or neutral.
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 employment land and associated 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	0	0	0	0	<p>The development of NB72 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a neutral impact 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	0	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.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
of place								Based on the above, the Site will have a neutral impact on this sustainability objective.
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	0	0	0	+	+	+	+	<p>NB72 is a previously developed and will not result in the loss of existing habitat.</p> <p>However, the development of the Site offers the opportunity to create new features and provide linkages to existing biodiversity features, particularly the adjacent woodland, 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 neutral effect on this sustainability objective in the short term but an overall positive effect in the medium to long term.</p>
<b>Population and Human Health</b>								
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 land at Wood Barn Farm will not result in a direct effect on the provision of enhanced health or social care facilities or healthy lifestyles.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of land at Wood Barn Farm for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	0	0	0	0	0	0	0	NB72 is a previously developed and will not result in the loss of soil resources and thus the Site will have a neutral effect on this Sustainability Objective that cannot be mitigated against.
<b>Water</b>								
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 land at Wood Barn Farm has the capacity to increase water demand, posing increased pressure on water resources, unless adequate mitigation is also brought forward.</p> <p>The development of the Site, if unmitigated, might also result in increased ground water abstraction and related pollution effects.</p> <p>However, as the Site is previously developed the incorporation of upgraded water efficiency measures and SuDS within the any detailed scheme, mandatory at the planning application stage, represents positive effect on this matter.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								slight positive effect on this sustainability objective in the longer term.
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	+	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.</p> <p>The Site represents previously developed land albeit 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.</p> <p>However, as the Site comprises previously development land the introduction of additional surface water management facilities will result in a neutral to positive effect on this sustainability objective in the medium to longer term.</p>
<b>Air</b>								
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>NB72 is located approximately 6kms to the north west of Nuneaton Town Centre which is the principle local centre for services and employment opportunities.</p> <p>The Site is relatively accessed by car from the Colehill Road but access to services, jobs and</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>learning activities will be limited for employees dependant on public transport, walking and cycling.</p> <p>It is assumed that the majority of vehicles accessing the Site will be travelling westwards from Nuneaton along Coleshill Road and Midland Road beyond. The dispersed location of the Site would tend to discourage a significant modal shift away from the car.</p> <p>The Site does not lie within an Air Quality Management Area. However, the southern section of Midland Road is allocated as an AQMA, thus traffic generated by the development of this Site will be routed through the AQMA.</p> <p>Based on the above, the development of land at Wood Barn Farm is considered to result in a significant adverse impact on this sustainability objective.</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 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, NB72 is considered to have a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	<p>The dispersed location of the Site will reduce the opportunity to reduce overall energy use or provide centralised energy facilities.</p> <p>However, a proportion of on-site energy usage</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>could be provided by micro-generation facilities and energy efficiency measure incorporated in the layout and design of the employment uses.</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>
<b>Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources</b>	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>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Material Assets</b>								
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>Policies to encourage waste minimisation and recycling/recovery of resources should be included in the Borough Plan in order to ensure all new development makes an appropriate contribution to meeting this 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 previously developed land and thus development of the Site will have a positive effect on the prudent use of resources. However, the remote location of the Site will result in the use of increased resources associated with accessing the Site.</p> <p>Based on the above, the development of the Site is considered to result in a slight positive impact on this sustainability objective.</p>
<b>Cultural Heritage</b>								
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. Based on the above, Site is considered to 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
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	+	+	0	+	+	+	+	<p>The Site is located in the Galley Common Hills and Valleys Landscape Character Area where the landscape is dominated by large arable fields bounded by hedgerows, woodland blocks and small streams. The area has a strong rural character with rolling landform, woodland and wooded streams. Built development consists of individual buildings and small clusters of properties. The character of the area is considered to have 'strong' character and is in a 'moderate' condition and so the focus for action is to 'Conserve and Enhance' an integrated landscape.</p> <p>The key landscaping feature is the undulating landform and woodland on high ground and any new built development should be positioned just below the higher ground to reduce the prominence of development. New buildings would need to reflect the infrequent cluster of buildings and farm properties.</p> <p>NB72 is previously developed and will not result in the loss of existing landscape features. The Site is well screened by existing woodland (Thornyfield Wood). The development of the Site for employment uses offers the opportunity to enhance important landscape features and provide landscape enhancements in the longer term.</p> <p>Based on the above, it is considered that the development of Site will have a neutral effect on this sustainability objective in the short terms but an overall slight positive adverse effect in the medium to long term once the landscaping proposals have started to mature.</p>

## Summary

The Land at Wood Barn Farm (NB72) has been assessed against the SA objectives.

The development of the land at Wood barn Farm will bring forward new employment uses on previously disturbed land and thus represents a significant positive effect on economic factors and the prudent use of resources e.g. land. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

The Site is accessible by car for services, jobs and learning activities and is limited for 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. The location of the Site will also result in a significant adverse effect on the vitality of the Town Centres and the efficient use of physical infrastructure. The increase in traffic movements will also have a significant adverse effect on air pollution levels generally and within the Midland Road AQMA which cannot be mitigated against.

The development of the Site for employment uses will result in the loss of existing open disturbed land but offers the opportunity to provide landscape enhancements in the longer term.

The Site will have a neutral effect on issues of climatic factors, design/ sense of place, cultural heritage, soils, sports/cultural facilities, waste minimisation and social factors provided that the development accords with other policies in the Borough Plan.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB74 – THE CROFT, PARK LANE</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>NB74 is an employment focussed site that will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the NB74 will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	--	--	--	--	--	--	--	<p>NB74 is located on the north-western edge of Nuneaton and Bedworth Borough. The Site is a part wooded green field and comprises generally undeveloped agricultural land.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth.</p> <p>Whilst the development of the Site will contribute to the overall employment 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>Moreover, given the small (under 0.5 Ha) size of the Site it is possible that the proposed employment uses could be accommodated within Town Centre areas, therefore, NB74 is considered to have a</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								significant adverse impact on this Sustainability Objective.
<b>Social Factors</b>								
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	--	--	--	--	--	--	--	NB74 is an employment focussed Site and, thus, the development of this land will not contribute to the provision of new homes for existing and future residents of the Borough.  Based on the above, NB74 will result in a Significant adverse effect on this Sustainability Objective.
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	NB74 is located approximately 5km to the west of Nuneaton Town Centre which is the principle local centre for services and employment opportunities in the north of the Borough.  NB74 is located off Park Lane that form a junction with the Ansley Road (B4112) a direct route to Nuneaton Town Centre and a bus route. Accordingly the Site is relatively accessible by car but access to services, jobs and learning activities will be limited for residents' dependant on public transport.  NB74 does not propose development associated with the provision of services or learning activities.  Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective. 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.

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 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. To this end the potential environmental effect is uncertain.
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 employment land and associated 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	0	0	0	0	<p>The development of NB74 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough. Moreover, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a neutral impact 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, NB74 will have a neutral impact on this sustainability objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	-	0	0	0	<p>NB74 is a part wooded green field Site. The development of the Site for employment uses will result in the loss of existing habitat including woodland and tree species.</p> <p>However, the development of the Site offers the opportunity to create new features and provide linkages to existing biodiversity features 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 short and medium terms, due the loss of existing habitats, but an overall neutral effect in the medium to long term.</p>
<b>Population and Human Health</b>								
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.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that "<i>getting people into employment is critically important in reducing inequalities in health</i>" and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it 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 employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is a part wooded greenfield and the development of a Site for economic development will lead to loss of agricultural land productive soils to development and thus the Site will have a significant adverse effect on this Sustainability Objective that cannot be mitigated against.
<b>Water</b>								
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	<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	-	-	-	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 confirmed that the Site is located outside the defined Flood Zone. The Site is not located in a



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
areas								<p>ground water source protection zone or flood risk 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 any surface water flooding issues 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.</p> <p>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>
<b>Air</b>								
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>NB74 is located approximately 5kms to the east of 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>Access to the Site will be via a new entrance/exit on Park Lane which forms a junction with Ansley Road (B4112) a direct route to Nuneaton Town Centre and a bus route. Accordingly the Site is relatively accessible by car, however, access to services, jobs and learning activities will be limited for employees dependant on public transport, walking and cycling.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>The dispersed location of the Site would tend to discourage modal shift away from the car. 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 slight effect on this sustainability objective in the longer term.</p> <p>Based on the above, the Site is considered to result in a significant adverse impact on this sustainability objective in the short to medium terms reducing to a slight adverse effect in the long 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 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>Moreover, given the small (under 0.5 Ha) size of the Site it is possible that the proposed employment uses could be accommodated within Town Centre areas, therefore, NB74 is considered to have a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
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.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<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>
<p><b>Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources</b></p>	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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Material Assets</b>								
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 development of this 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>Policies to encourage waste minimisation and recycling/recovery of resources should be included in the Borough Plan in order to ensure all new development makes an appropriate contribution to meeting this objective.</p> <p>Based on the above, 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 a 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.</p> <p>Based on the above, Site is considered to result in a significant adverse impact on this sustainability objective.</p>
<b>Cultural Heritage</b>								
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>

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 neutral impact on this sustainability objective.
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	--	-	--	--	-	-	-	<p>The Site located in the Galley Common Hill and Robinson's End Valley Landscape Character Area described a 'rural fringe' and dominated by the incised valley associated with the Galley Common Brook, large arable fields with hedgerows and dense woodland. Built development is, generally, well screened in the landscape. The landscape is considered to have a moderate strength of character and is in a moderate condition, thus, the focus for action is to 'enhance' an integrated landscape.</p> <p>The development of the Site for employment uses will result in the loss of existing open land with associated woodland features and tree species. The key landscaping features on the Site are woodland and hedgerows. New development should avoid becoming prominent in the landscape and the removal of existing woodland may exacerbate this effect. However, the provision of integrated landscaping around the employment use as part of the wider development for the Site may result in landscape enhancement in the longer term.</p> <p>Based on the character of the local landscape, it is considered that the development of Site will have a significant adverse effect on this sustainability objective in the short and medium terms, due the loss of existing habitats, reducing to an overall slight adverse effect in the long term once the landscaping proposals have started to mature.</p>

## Summary

The Land at The Croft (NB74) has been assessed against the SA objectives.

The development of the land at The Croft will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

The development of the Site will result in the loss of part wooded land located outside the existing urban areas and will have a negative effect on soils, landscape (even after mitigation), access to services, efficient use of land and the vitality of the Town Centres.

The Site is accessible by car for services, jobs and learning activities and is situated on a bus route. 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. However, 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. The increase in traffic movements will have a significant adverse effect on air pollution levels which cannot be mitigated against.

The Site will have a neutral effect on issues of water resources (after mitigation), climatic factors, cultural heritage, waste minimisation and sports/cultural facilities provided that the development accords with other policies in the Borough Plan.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB90 – JUDKINS QUARRY</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>The land at Judkins Quarry is an employment focussed Site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the provision of new and enhanced employment opportunities will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>Judkins Quarry is located approximately 1.2kms to the north west of Nuneaton Town Centre and approximately 5.5kms to the north west of Bedworth Town Centre.</p> <p>The Site comprises open land that has formally been used for mining and waste management operations. The Site is bounded to the south by Midland Road (B4114) and the west, north and east by extant mining/waste management operations.</p> <p>The land at Judkins Quarry is situated outside the Town Centres of either Nuneaton or Bedworth. Accordingly, whilst the growth associated with the proposed site will contribute to the overall economic needs of the Borough it is likely that the allocation of</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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>Given that large scale employment uses are unlikely to be accommodated within Town Centre areas, NB90 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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 Judkins Quarry is an employment focussed Site and, thus, the development of this land will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, the land will result in a significant adverse 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>Judkins Quarry is located approximately 1.2kms to the north west of Nuneaton Town Centre which is the principle local centre for services and residential areas.</p> <p>The land at Judkins Quarry is an employment allocation which will increase the accessibility to jobs for local residents. The Site fronts Midland Road (B4114) and, accordingly, is relatively accessible by car but will be limited for residents' dependant on public transport, albeit Midland Road is a bus route.</p> <p>NB90 does not propose development associated with the provision of services or learning activities. Based on the above, the Site is considered to result</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>in a slight adverse impact on this sustainability objective without mitigation.</p> <p>However, if enhanced public transport measures were brought forward then the adverse effect could be mitigated resulting in a neutral effect on this sustainability objective in the longer term.</p>
<b>Reduce crime, fear of crime and antisocial behaviour</b>	?	?	?	?	?	?	?	<p>The Site is situated on the northern edge of the Warwickshire Police Priority Policy Area (PPA) for Nuneaton.</p> <p>Crime rates are currently high within the Borough and may, if not mitigated, increase in line with the 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.</p>
<b>Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage</b>	+	+	+	?	?	0	0	<p>The development of land at Judkins Quarry for employment uses will contribute to the local area in terms of job creation and in turn 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 land at Judkins quarry falls within the Camp Hill ward, one of the top 10% most deprived areas of England, and any new employment uses will contribute a positive, indirect but unknown effect impact on this Sustainability Objective.</p> <p>Based on the above, it is considered that the proposed development of the site represents a positive impact on this Sustainability Objective in the short term albeit the medium to long term effects are uncertain.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	0	0	0	<p>The development of land at Judkins Quarry for employment uses will not protect or improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation is unlikely to result in an increase the demand for new facilities in the Borough.</p> <p>Based on the above, the land at Judkins Quarry will overall have a neutral 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 land at Judkins Quarry 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, NB90 will have a neutral impact on this sustainability objective.</p>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	+	0	0	<p>The land at Judkins Quarry is a brownfield Site part of which is designated as a Local Geological Site. The development of the site for employment uses may result in the loss of existing habitat including hedgerows, tree species and grassland, although none of the habitats are recorded as critical in the Local Biodiversity Action Plan.</p> <p>Care should be taken to ensure that the designated geological site is protected as part of the redevelopment of the Site. However, the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>development of the site offers the opportunity to creation of new features as an integrated part of the overall design of the employment scheme.</p> <p>Based on the above, it is considered that the development of the 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 to positive effect in the medium to long term providing mitigation is incorporated to preserve and enhance biodiversity areas including the designated Local Geological Site.</p>
<b>Population and Human Health</b>								
<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	+	+	+	+	<p>The development of the land at Judkins Quarry will not result in a direct effect on the provision of enhanced health or social care facilities or healthy lifestyles.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that <i>“getting people into employment is critically important in reducing inequalities in health”</i> and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of land at Judkins Quarry for employment uses represents a neutral impact in the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.
<b>Soil</b>								
To protect and improve soil quality	0	0	0	0	0	0	0	The Site at Judkins Quarry represents previously developed land and thus the development of a Site for economic development will not lead to the loss of productive soils. Based on the above, the development of the site for employment use represents a neutral impact on this Sustainability Objective.
<b>Water</b>								
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	<p>The development of land at Judkins Quarry has the capacity to increase water demand, posing increased pressure on water resources, unless adequate mitigation is also brought forward.</p> <p>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.</p>
Ensure that new developments minimise water pollution levels and avoid areas which are at risk from flooding and natural flood storage	-	-	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 confirmed that the Site is located outside the defined Flood Zone.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
areas								<p>The Site represents previously developed land albeit 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.</p> <p>However, as the Site comprises previously development land the introduction of additional surface water management facilities will result in a neutral to positive effect on this sustainability objective in the medium to longer term.</p>
<b>Air</b>								
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>Judkins Quarry is located approximately 1.2kms to the north west of Nuneaton Town Centre and approximately 5.5kms to the north west of Bedworth Town Centre which are the principle local centres for services and employment opportunities.</p> <p>The Site is accessed from the Midland Road/Tuttle Hill and is relatively accessible by car. However, the majority of vehicles accessing the Site will be travelling southwards along Midlands Road and thus all traffic to the Site access to services, jobs and learning activities will be limited for employees dependant on public transport, walking and cycling.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>The Site does not lie within an Air Quality Management Area. However, the southern section of Midland Road is allocated as an AQMA, thus traffic generated by the development of this Site will be routed through the AQMA.</p> <p>The dispersed location of the Site would tend to discourage a significant modal shift away from the car. However, by incorporating cycling facilities to the Site and within the development some improvements in congestion and pollution levels may occur but these are unlikely to fully mitigate the increase in traffic associated with the development of the Site.</p> <p>Based on the above, the development of land at Judkins Quarry is considered to result in a significant adverse impact on this sustainability objective.</p>
<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>	-	-	-	-	-	-	-	<p>The Site is located close (1.2kms) to Nuneaton Town Centre but will not make efficient use of existing infrastructure, promote compact mixed use development or reduce the need to travel.</p> <p>However, given that scale of the Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, the Site is considered to have a slight adverse impact on this Sustainability Objective.</p>
<p><b>Climatic Factors</b></p>								

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
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. However, a district heating system/energy system or similar may be incorporated as part of the overall development of 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 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 reduce the opportunity for the Site to contribute to a low carbon economy in the Borough.</p> <p>However, the development of the Site offers a significant opportunity to cut carbon dioxide emissions via sustainable construction. e.g. energy efficiency, sustainable design, demolition and</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>construction.</p> <p>Based on the above, NB90 is considered to result in a neutral impact on this sustainability objective.</p>
<b>Material Assets</b>								
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 development of this 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>Policies to encourage waste minimisation and recycling/recovery of resources should be included in the Borough Plan in order to ensure all new development makes an appropriate contribution to meeting this objective.</p> <p>Based on the above, 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 previously developed land and thus development of the Site will have a positive effect on the prudent use of resources and the cleaning up of existing contaminated land.</p> <p>Based on the above, the development of the Site is considered to result in a positive effect on this sustainability objective.</p>
<b>Cultural Heritage</b>								
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 development of the Site is</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								considered to result in a neutral impact on this sustainability objective.
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	-	-	-	0	0	-	0	<p>The Site is located in the Hartshill Uplands Landscape Character Area where the landscape is dominated by a prominent wooded escarpment ridge and features associated with extensive quarrying of the area. The area is heavily influenced by past industrial activity but also includes open arable farmland sloping northwards to the Coventry Canal. The character of the area is considered to have 'moderate' strength of character but is in a 'poor' condition and so the focus for action is to 'enhance and restore' an integrated landscape.</p> <p>The Site comprises former mineral extraction and waste management operations that are being restored to open land with biodiversity benefits. The key landscaping feature is the existing ridgeline and any new built development should seek to maintain and enhance this feature via carefully siting of buildings (below the ridgeline) and associated landscaping.</p> <p>The development of the Site for employment uses will result in the loss of existing open disturbed land but also biodiversity opportunities associated with the restoration of the land in the short term. However, the development offers the opportunity to restore important landscape features and provide landscape enhancements in the longer term.</p> <p>Based on the above, it is considered that the development of the Site will have an adverse effect</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								on this sustainability objective in the short term, due the loss of existing and potential habitats, but an overall neutral leading to a positive effect in the medium to long term.

## Summary

The land at Judkins Quarry (NB90) has been assessed against the SA objectives.

The development of the land at Judkins Quarry will bring forward new employment uses on previously disturbed land and thus represents a significant positive effect on economic factors and the prudent use of resources e.g. land. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

Part of the Site is designated as a local geological feature and any development will need to ensure that the designated feature is preserved within the overall scheme for any employment uses. The development of the Site will involve the loss of existing open disturbed land that is being restored to create features of biodiversity interest resulting in an adverse effect in the short to medium term.

The Site is located close to, but outside, the urban area of Nuneaton resulting in a negative effect on access to leisure and recreational facilities, addressing climate change and preserving the vitality of the Town Centre. However, given the scale of the Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within the Town Centre areas. Accordingly, the Site is considered to have a slight adverse impact on the vitality of the Town Centre areas.

The Site is accessible by car for services, jobs and learning activities and is situated on a bus route. 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. However, 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. The increase in traffic movements will have a significant adverse effect on air pollution levels within the Midland Road AQMA which cannot be mitigated against.

The development of the Site for employment uses will result in the loss of existing open disturbed land but also biodiversity opportunities associated with the restoration of the land in the short term. However, the development offers the opportunity to restore important landscape features and provide landscape enhancements in the longer term.

The Site will have a neutral effect on issues of climatic factors, design/ sense of place, cultural heritage, soils, sports/cultural facilities, waste minimisation and social factors provided that the development accords with other policies in the Borough Plan.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB92 – LAND EAST OF WOODFORD CLOSE</b>								
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)	++	++	++	++	++	++	++	<p>NB92 is an employment focussed potential development site. The development of this site will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough.</p> <p>The provision of additional employment allocations will contribute to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the NB92 will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB92 is located in the south-west of the Nuneaton and Bedworth administrative area approximately 3kms to the south west of Bedworth Town Centre and 8kms to the south of Nuneaton Town Centre. The Site comprises green field open land bounded with hedgerows and trees associated with Barretts Farm.</p> <p>The Site is bounded to the east by the A444 and the west by Wheelwright Lane. The northern and southern boundaries are defined by residential properties and existing open land.</p> <p>Wheelwright Lane forms a junction with the A444 approximately 700m to the south east of the Site.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth albeit there is a direct access to either centre via the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>A444 situated in close proximity to the Site.</p> <p>Whilst the development of the Site will contribute to the overall employment 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. However, given the scale of the Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, NB92 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB92 is an employment focussed Site and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB92 will result in a neutral 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 regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	-	-	0	0	+	<p>NB92 is located approximately 3kms to the south west of Bedworth Town Centre and 8kms 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 albeit there is a direct access to either centre via the A444 situated in close proximity to the Site. Accordingly, the Site is accessible by car for services, jobs and learning activities and reasonable well served by public transport with</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Wheelwright Lane a designated bus route.</p> <p>NB92 does not propose development associated with the provision of services or learning activities. Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>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>
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 employment land and associated 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	0	0	0	0	0	0	0	<p>The development of NB92 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
the Borough can offer								<p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a neutral impact 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>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	+	0	+	<p>NB92 comprises open grassland bounded by existing hedgerows and isolated tree species. The development of the Site for employment 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 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 but an overall neutral effect in the medium term and positive effect in long term.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Population and Human Health</b>								
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.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	<p>The Site is greenfield and the development of a Site for economic development will lead to loss of productive soils and thus the Site will have an 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
<b>Water</b>								
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	<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 Site is located outside the defined Flood Zone. However, a number of existing land drains cross 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 and will include</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								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.
<b>Air</b>								
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>NB92 is located approximately 3kms to the south west of Bedworth Town Centre and 8kms 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 albeit there is a direct access to either centre via the A444 situated in close proximity to the Site. 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 and reasonable well served by public transport with Winding House Lane a designated bus route. 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.</p> <p>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>

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 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, NB92 is considered having a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
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.</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>
<b>Material Assets</b>								
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 development of this 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>Policies to encourage waste minimisation and recycling/recovery of resources should be included in the Borough Plan in order to ensure all new development makes an appropriate contribution to meeting this objective.</p> <p>Based on the above, 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	--	-	-	--	--	--	--	<p>The Site comprises a greenfield Site and thus development will have an adverse effect on the prudent use of resources, principally, the use of</p>

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>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, Site is considered to result in a significant adverse impact on this sustainability objective.</p>
<b>Cultural Heritage</b>								
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>
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	0	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 employment uses will result in the loss of existing open land, hedgerows and tree species. The key landscaping features on the Site are linear hedgerows with isolated tree species/copse.</p> <p>The development of the Site will increase the level</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>of built development in the area but also offers the opportunity to recreate landscape features as part of the wider scheme 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 neutral effect on this sustainability objective in the short and medium term, due the loss of open land that provides important areas of separation between settlements, but an overall slight positive effect in the long term once the landscaping proposals have started to mature.</p>

## Summary

The Land to the east of Woodford Close (NB92) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

The development of the Site will result in the loss of open land located outside the existing urban areas and will have a negative effect on soils, provision of new homes and the vitality of the Town Centres.

The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth albeit there is a direct access to either centre via the A444 situated in close proximity to the Site. The dispersed location of the land will increase traffic movements and travel times together with an associated increase in air pollution levels.

The Site is accessible by car for services, jobs and learning activities and reasonable well served by public transport as Wheelwright Lane is designated as a bus route. 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.

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 and Green Infrastructure linkages as part of the wider scheme for the Site resulting in landscape enhancements in the longer term.

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB93 – LAND EAST OF COVENTRY WELSH RFC</b>								
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)	++	++	++	++	++	++	++	<p>NB93 is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the Site will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	--	--	--	--	--	--	--	<p>NB93 is located in the south-west of the Nuneaton and Bedworth administrative area approximately 3kms to the south west of Bedworth Town Centre and 8kms to the south of Nuneaton Town Centre. The Site comprises green field open land bounded with hedgerows and trees.</p> <p>The Site is triangular in shape and bounded to the east by the A444 and the west by Coventry Welsh RFC. Existing open land is situated to the north of the Site.</p> <p>Access to the Site is via the adjacent Coventry Welsh RFC site that fronts Burgages Lane.</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>albeit there is a direct access to either centre via the A444 situated in close proximity to the Site.</p> <p>Whilst the development of the Site will contribute to the overall employment 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>Moreover, given the small (under 0.5 Ha) size of the Site it is possible that the proposed employment uses could be accommodated within Town Centre areas, therefore, NB93 is considered to have a significant adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB93 is an employment focussed Site and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB93 will result in a Significant adverse 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 regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	-	-	0	0	+	<p>NB93 is located approximately 3kms to the south west of Bedworth Town Centre and 8kms 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 albeit there is a direct access to either centre via the A444 situated in close proximity to the Site.</p> <p>The Site is accessible by car for services, jobs and</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>learning activities and reasonable well served by public transport with Wheelwright Lane and Winding House Lane designated bus routes.</p> <p>NB93 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 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>
<b>Reduce crime, fear of crime and antisocial behaviour</b>	?	?	?	?	?	?	?	<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>
<b>Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage</b>	+	+	+	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new employment land and associated 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	0	0	0	<p>The development of NB93 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a neutral impact 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>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	+	0	+	<p>NB93 comprises open grassland bounded by existing hedgerows and isolated tree species. The development of the Site for employment uses will result in the loss of the 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 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								on this sustainability objective in the short term, due the loss of existing habitats but an overall neutral effect in the medium term and positive effect in long term.
<b>Population and Human Health</b>								
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.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for economic development will lead to loss of productive soils and thus the Site will have an adverse effect on this Sustainability Objective that cannot be mitigated against.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Water</b>								
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	<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 Site is located outside the defined Flood Zone and the Site is not located in a ground water 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>Mitigation measure will need to be installed prior to the commencement of development and will include</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								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.
<b>Air</b>								
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>NB93 is located approximately 3kms to the south west of Bedworth Town Centre and 8kms 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 albeit there is a direct access to either centre via the A444 situated in close proximity to the Site. 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 and reasonable well served by public transport with Winding House Lane a designated bus route.</p> <p>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>

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 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, NB93is considered having a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
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.</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>
<b>Material Assets</b>								
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 a 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, 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
<b>Cultural Heritage</b>								
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, Site is considered to result in a neutral impact on this sustainability objective.</p>
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	0	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 employment uses will result in the loss of existing open land, hedgerows and tree species. The key landscaping features on the Site are linear hedgerows with isolated tree species/copse.</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 scheme 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 neutral effect on this sustainability objective in the short and medium</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								term, due the loss of open land that provides important areas of separation between settlements, but an overall slight positive effect in the long term once the landscaping proposals have started to mature.

## Summary

The Land to the east of Coventry Welsh RFC (NB93) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

The development of the Site will result in the loss of open land located outside the existing urban areas and will have a negative effect on soils, and the prudent use of resources (land), the provision of new homes and access to existing services/infrastructure.

The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth albeit there is a direct access to either centre via the A444 situated in close proximity to the Site. The dispersed location of the land will increase traffic movements and travel times together with an associated increase in air pollution levels. In addition, given that small scale of the proposed Site it is possible that the proposed employment uses would not represent a 'strategic' allocation and thus could be accommodated within Town Centre areas, therefore, it is considered to have a significant adverse impact on vitality of the Town Centre areas.

The Site is accessible by car for services, jobs and learning activities and reasonable well served by public transport as Wheelwright Lane is designated as a bus route. 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.

The development of the Site will increase the level of built development in the area but also offers the opportunity to create Green Infrastructure linkages and connect existing landscape features as part of the wider scheme for the Site resulting in landscape enhancements in the longer term.

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB94, NB41 &amp;NB130 – LAND SOUTH OF WILSONS LANE, EXHALL</b>								
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)	++	++	++	++	++	++	++	<p>NB94, NB41 &amp;NB130 are employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the sites will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB94, NB41 &amp;NB130 are located in the south of the Nuneaton and Bedworth administrative area approximately 2.5kms to the south west of Bedworth Town Centre and 7kms to the south of Nuneaton Town Centre. The Site comprises open land in agricultural use bounded with hedgerows and trees. The Site is crossed by an existing High voltage power line.</p> <p>The Site is triangular in shape and bounded to the south by the M6 Motorway, east by Coventry Road (B4113) and north by Wilson Lane.</p> <p>The location of the Site is dispersed from Nuneaton albeit the Coventry Road B4113 provides direct access to Bedworth Town Centre and is a bus route.</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 employment needs of the Borough, the allocation of this Site is likely to undermine the vitality and viability of the existing town centres, including any regeneration opportunities. However, given the scale of the Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above NB94, NB41 &amp;NB130 is considered to have a significant adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB94, NB41 &amp;NB130 is an employment focussed Site and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB94, NB41 &amp;NB130 will result in a significant adverse 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 regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	-	-	0	0	+	<p>NB94, NB41 &amp;NB130 is located approximately 2.5kms to the south west of Bedworth Town Centre and 7kms to the south of Nuneaton Town Centre.</p> <p>The location of the Site is relatively dispersed from Nuneaton albeit the B4113 provides direct access to Bedworth Town Centre and is a bus route. The Site is accessible by car for services, jobs and learning activities and reasonable well served by public transport.</p> <p>NB94, NB41 &amp;NB130 does not propose</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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 without mitigation.</p> <p>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>
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 employment land and associated 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	0	0	0	0	<p>The development of NB94, NB41 &amp; NB130 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a neutral impact 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>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	+	0	+	<p>NB94, NB41 &amp;NB130 comprises open land bounded by existing hedgerows and isolated tree species. The development of the Site for employment uses will result in the loss of existing habitat. 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.</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 but an overall neutral effect in the medium term and positive effect in long term.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Population and Human Health</b>								
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.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	<p>The Site is greenfield and the development of a Site for economic development will lead to loss of productive soils and thus the Site will have an 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
<b>Water</b>								
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	<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 Site is located outside the defined Flood Zone. An existing surface water pond is situated in the east 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 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</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								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.
<b>Air</b>								
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>NB94, NB41 &amp;NB130 is located approximately 2.5kms to the south west of Bedworth Town Centre and 7kms to the south of Nuneaton Town Centre.</p> <p>The location of the Site is relatively dispersed from Nuneaton albeit the B4113 provides direct access to Bedworth Town Centre and is a bus route. The Site does not lie within an Air Quality Management Area. The Site is accessible by car for services, jobs and learning activities and reasonable 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>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>
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 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, NB94, NB41 &amp;NB130 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
<b>Climatic Factors</b>								
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.</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 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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>
<b>Material Assets</b>								
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 a 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.</p> <p>Based on the above, Site is considered to result in a significant adverse impact on this sustainability objective.</p>
<b>Cultural Heritage</b>								
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>

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 neutral impact on this sustainability objective.
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	-	-	-	-	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 employment uses will result in the loss of existing open land, hedgerows and tree species. The key landscaping features on the Site are linear hedgerows with isolated tree species/copse.</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 scheme 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 adverse effect on this sustainability objective in the short and 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>

**Summary**

The Land South of Wilson's Lane (NB94, NB41 & NB130) have been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

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

The location of the Site is dispersed from Nuneaton albeit the B4113 (Coventry Road) provides direct access to Bedworth Town Centre and is a bus route. Accordingly, the Site is accessible by car for services, jobs and learning activities and reasonable well served by 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.

The location of the land and its proximity to the M6 junction will increase traffic movements and travel times together with an associated increase in air pollution levels. However, given the scale of the Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas, therefore, it is considered to have a slight adverse impact on the vitality of the Town Centre areas.

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 resulting in landscape enhancements in the longer term.

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB94 – LAND SOUTH OF WILSONS LANE, EXHALL</b>								
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)	++	++	++	++	++	++	++	<p>NB94 are employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the sites will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB94 are located in the south of the Nuneaton and Bedworth administrative area approximately 2.5kms to the south west of Bedworth Town Centre and 7kms to the south of Nuneaton Town Centre. The Site comprises open land in agricultural use bounded with hedgerows and trees. The Site is crossed by an existing High voltage power line.</p> <p>The Site is triangular in shape and bounded to the south by the M6 Motorway, east by Coventry Road (B4113) and north by Wilson Lane. The open land to the north of the site is also nominated for employment uses (NB41/NB130).</p> <p>The location of the Site is dispersed from Nuneaton albeit the Coventry Road B4113 provides direct access to Bedworth Town Centre and is a bus</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>route.</p> <p>Whilst the development of the Site will contribute to the overall employment needs of the Borough, the allocation of this Site is likely to undermine the vitality and viability of the existing town centres, including any regeneration opportunities. However, given the scale of the Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above NB94 is considered to have a significant adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB94 is an employment focussed Site and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB94 will result in a significant adverse 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 regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	-	-	0	0	+	<p>NB94 is located approximately 2.5kms to the south west of Bedworth Town Centre and 7kms to the south of Nuneaton Town Centre.</p> <p>The location of the Site is relatively dispersed from Nuneaton albeit the B4113 provides direct access to Bedworth Town Centre and is a bus route. The Site is accessible by car for services, jobs and learning activities and reasonable well served by public transport.</p> <p>NB94 does not propose development associated</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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 without mitigation.</p> <p>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>
<b>Reduce crime, fear of crime and antisocial behaviour</b>	?	?	?	?	?	?	?	<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>
<b>Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage</b>	+	+	+	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new employment land and associated 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>
<b>Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer</b>	0	0	0	0	0	0	0	<p>The development of NB94 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will also not result in an</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a neutral impact 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>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	+	0	+	<p>NB94 comprises open land bounded by existing hedgerows and isolated tree species. The development of the Site for employment 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 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 but an overall neutral effect in the medium term and positive effect in long term.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Population and Human Health</b>								
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.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	<p>The Site is greenfield and the development of a Site for economic development will lead to loss of productive soils and thus the Site will have an 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
<b>Water</b>								
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	<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 Site is located outside the defined Flood Zone. An existing surface water pond is situated in the east 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 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								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.
<b>Air</b>								
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>NB94 is located approximately 2.5kms to the south west of Bedworth Town Centre and 7kms to the south of Nuneaton Town Centre.</p> <p>The location of the Site is relatively dispersed from Nuneaton albeit the B4113 provides direct access to Bedworth Town Centre and is a bus route. The Site does not lie within an Air Quality Management Area. The Site is accessible by car for services, jobs and learning activities and reasonable 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>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>
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 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, NB94 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
<b>Climatic Factors</b>								
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.</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 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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>
<b>Material Assets</b>								
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 a 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.</p> <p>Based on the above, Site is considered to result in a significant adverse impact on this sustainability objective.</p>
<b>Cultural Heritage</b>								
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>

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 neutral impact on this sustainability objective.
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	-	-	-	-	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 employment uses will result in the loss of existing open land, hedgerows and tree species. The key landscaping features on the Site are linear hedgerows with isolated tree species/copse.</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 scheme 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 adverse effect on this sustainability objective in the short and 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>

**Summary**

The Land South of Wilson's Lane (NB94) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

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

The location of the Site is dispersed from Nuneaton albeit the B4113 (Coventry Road) provides direct access to Bedworth Town Centre and is a bus route. Accordingly, the Site is accessible by car for services, jobs and learning activities and reasonable well served by 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.

The location of the land and its proximity to the M6 junction will increase traffic movements and travel times together with an associated increase in air pollution levels. However, given the scale of the Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas, therefore, it is considered to have a slight adverse impact on the vitality of the Town Centre areas.

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 resulting in landscape enhancements in the longer term.

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



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB95 &amp; NB97 – LAND AT MCDONNELL DRIVE</b>								
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)	++	++	++	++	++	++	++	<p>NB95 &amp; NB97 is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the Site will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB95 &amp; NB97 is located in the south-west of the Nuneaton and Bedworth administrative area approximately 3kms to the south west of Bedworth Town Centre and 7kms to the south of Nuneaton Town Centre. The Site comprises open land bounded with hedgerows and trees and is currently used for stabling and training horses.</p> <p>The Site is triangular in shape and bounded to the north by the M6 Motorway and south by McDonnell Drive and to the west by an existing Care Home (Chasewood Care Home).</p> <p>Access to the Site is McDonnell Drive and the B4113 that forms a junction with the A444 and M6 approximately 400m to the south west of the Site. The location of the Site is dispersed from the Town</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Centres of either Nuneaton or Bedworth albeit there is a direct access to either centre via the A444 situated in close proximity to the Site.</p> <p>Whilst the development of the Site will contribute to the overall employment 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. However, given the scale of the Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, NB95 &amp; NB97 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB95 &amp; NB97 is an employment focussed Site and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB95 &amp; NB97 will result in a neutral 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 regard to ethnicity, gender, age, disability, faith, sexuality,	-	-	-	-	0	0	+	<p>NB95 &amp; NB97 is located approximately 3kms to the south west of Bedworth Town Centre and 7kms 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 albeit there is a direct access to either centre via the A444 situated in close proximity to the Site.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
background or location								<p>The Site is accessible by car for services, jobs and learning activities. The Site is accessed from McDowell Drive which is not a bus route. The nearest existing bus stop is located on Bedworth Road approximately 400m to the south east of the Site.</p> <p>NB95 &amp; NB97 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 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>
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 employment land and associated 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	-	-	-	-	-	-	-	<p>The development of NB95 &amp; NB97 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will result in the loss of land currently used for informal horse riding and stabling.</p> <p>Based on the above, the Site will have a slight impact 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>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	-	0	0	+	<p>NB95 &amp; NB97 comprises open land bounded by existing hedgerows and isolated tree species. The development of the Site for employment uses will result in the loss of existing boundary 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 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 and</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								medium, due the loss of existing habitats but an overall neutral effect in the long term.
<b>Population and Human Health</b>								
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.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles. The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for economic development will lead to loss of productive soils and thus the Site will have a significant adverse effect on this Sustainability Objective that cannot be mitigated against.
<b>Water</b>								

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<p>Use natural resources, such as water efficiently, including by incorporating efficiency measures into new land use and developments, redevelopment and refurbishment</p>	-	-	-	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> <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>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. However an existing drain crosses the west of the Site in a north to south direction.</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 drain, 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								water resources in the short term but a neutral effect on this sustainability objective in the medium to long term.
<b>Air</b>								
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>NB95 &amp; NB97 is located approximately 3kms to the south west of Bedworth Town Centre and 7kms 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 albeit there is a direct access to either centre via the A444 situated in close proximity to the Site. 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 and but is not well served by public transport. The nearest existing bus stop is located on Bedworth Road approximately 300m to the south east of the Site.</p> <p>The dispersed location of the Site and its proximity close to Junction 3 of the M6 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>

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 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, NB95 &amp; NB97is considered having a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
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.</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>
<b>Material Assets</b>								
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 a 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, 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
<b>Cultural Heritage</b>								
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, Site is considered to result in a neutral impact on this sustainability objective.</p>
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	-	-	-	-	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 employment uses will result in the loss of existing open land, hedgerows and tree species. The key landscaping features on the Site are linear hedgerows with isolated tree species/copse.</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 scheme for the Site resulting in landscape enhancements in the longer term. 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 and</p>

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

## Summary

The Land at McDonnell Drive (NB95 & NB97) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

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

The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth albeit there is a direct access to either centre via the A444 situated in close proximity to the Site. The dispersed location of the land and its proximity to the M6 junction will increase traffic movements and travel times together with an associated increase in air pollution levels. However, given the scale of the combined Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas, therefore, it is considered to have a slight adverse impact on vitality of the Town Centre areas.

The Site is accessible by car for services, jobs and learning activities but reasonable well served by 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.

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 resulting in landscape enhancements in the longer term.

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB95 – LAND AT MCDONNELL DRIVE</b>								
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)	++	++	++	++	++	++	++	<p>NB95 is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the Site will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	--	--	--	--	--	--	--	<p>NB95 is located in the south-west of the Nuneaton and Bedworth administrative area approximately 3kms to the south west of Bedworth Town Centre and 7kms to the south of Nuneaton Town Centre. The Site comprises open land bounded with hedgerows and trees and is currently used for stabling horses.</p> <p>The Site is bounded to the north by the M6 Motorway and south by McDonnell Drive. To the west of the Site is an existing Care Home (Chasewood Care Home) and the open land to the east is used for leisure uses including horse riding.</p> <p>Access to the Site is McDonnell Drive and the B4113 that forms a junction with the A444 and M6 approximately 400m to the south west of the Site.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>The location of the Site is dispersed from the Town Centres of either Nuneaton or Bedworth albeit there is a direct access to either centre via the A444 situated in close proximity to the Site.</p> <p>Whilst the development of the Site will contribute to the overall employment 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. Moreover, given that small scale of the Site it is possible that the proposed employment uses could be accommodated within Town Centre areas.</p> <p>Based on the above, NB95 is considered to have a significant adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB95 is an employment focussed Site and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB95 will result in a neutral 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 regard to ethnicity, gender, age, disability, faith, sexuality,	-	-	-	-	0	0	+	<p>NB95 is located approximately 3kms to the south west of Bedworth Town Centre and 7kms 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 albeit there is a direct access to either centre via the A444 situated in close proximity to the Site.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
background or location								<p>The Site is accessible by car for services, jobs and learning activities. The Site is accessed from McDowell Drive which is not a bus route. The nearest existing bus stop is located on Bedworth Road approximately 400m to the south east of the Site.</p> <p>NB95 does not propose development associated with the provision of services or learning activities. Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>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>
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 employment land and associated 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	-	-	-	-	-	-	-	<p>The development of NB95 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will result in the loss of land currently used for informal stabling of horses associated with the neighbouring riding area (NB97).</p> <p>Based on the above, the Site will have a slight impact 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>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	-	0	0	+	<p>NB95 comprises open land bounded by existing hedgerows and isolated tree species. The development of the Site for employment uses will result in the loss of existing boundary 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 as part of an integrated scheme for the Site.</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 slight adverse effect on this sustainability objective in the short and medium, due the loss of existing habitats but an overall neutral effect in the long term.
<b>Population and Human Health</b>								
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.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles. The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for economic development will lead to loss of productive soils and thus the Site will have a significant adverse effect on this Sustainability Objective that cannot be mitigated against.



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Water</b>								
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	<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 Site is located outside the defined Flood Zone. However an existing drain crosses the Site in a north to south direction.</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 drain, 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								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.
<b>Air</b>								
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>NB95 is located approximately 3kms to the south west of Bedworth Town Centre and 7kms 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 albeit there is a direct access to either centre via the A444 situated in close proximity to the Site. 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 and but is not well served by public transport. The nearest existing bus stop is located on Bedworth Road approximately 400m to the south east of the Site.</p> <p>The dispersed location of the Site and its proximity close to Junction 3 of the M6 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.</p> <p>However, if enhanced public transport or cycling measures were brought forward in tandem with any</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								development of the Site then this effect could be mitigated resulting in a neutral effect on this sustainability objective in the longer term.
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 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, NB95is considered having a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
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.</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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
	0	0	0	0	0	0	0	
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>
<b>Material Assets</b>								
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 a 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.</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.
<b>Cultural Heritage</b>								
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, Site is considered to result in a neutral impact on this sustainability objective.</p>
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	-	-	-	-	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 employment uses will result in the loss of existing open land, hedgerows and tree species. The key landscaping features on the Site are linear hedgerows with isolated tree species/copse.</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 scheme for the Site resulting in landscape enhancements in the longer 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 slight adverse effect on this sustainability objective in the short and 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.

## Summary

The Land at McDonnell Drive (NB95) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

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

The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth albeit there is a direct access to either centre via the A444 situated in close proximity to the Site. The dispersed location of the land and its proximity to the M6 junction will increase traffic movements and travel times together with an associated increase in air pollution levels. In addition, given the small scale of the proposed Site it is possible that the proposed employment uses would not represent a 'strategic' allocation (unless combined with NB97) and thus could be accommodated within Town Centre areas, therefore, it is considered to have a significant adverse impact on vitality of the Town Centre areas.

The Site is accessible by car for services, jobs and learning activities but reasonable well served by 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.

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 resulting in landscape enhancements in the longer term.

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB97 – LAND AT MCDONNELL DRIVE</b>								
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)	++	++	++	++	++	++	++	<p>NB97 is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the Site will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	--	--	--	--	--	--	--	<p>NB97 is located in the south-west of the Nuneaton and Bedworth administrative area approximately 3kms to the south west of Bedworth Town Centre and 7kms to the south of Nuneaton Town Centre. The Site comprises open land bounded with hedgerows and trees and is currently used for stabling horses.</p> <p>The Site is triangular in shape and bounded to the north by the M6 Motorway and south by McDonnell Drive. To the east the site is bounded by open land used for stabling horses (NB95).</p> <p>Access to the Site is McDonnell Drive and the B4113 that forms a junction with the A444 and M6 approximately 400m to the south west of the Site. The location of the Site is dispersed from the Town</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Centres of either Nuneaton or Bedworth albeit there is a direct access to either centre via the A444 situated in close proximity to the Site.</p> <p>Whilst the development of the Site will contribute to the overall employment 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. Moreover, given that small scale of the Site it is possible that the proposed employment uses could be accommodated within Town Centre areas.</p> <p>Based on the above, NB97 is considered to have a significant adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB97 is an employment focussed Site and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB97 will result in a neutral 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 regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	-	-	0	0	+	<p>NB97 is located approximately 3kms to the south west of Bedworth Town Centre and 7kms 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 albeit there is a direct access to either centre via the A444 situated in close proximity to the Site.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>The Site is accessible by car for services, jobs and learning activities. The Site is accessed from McDowell Drive which is not a bus route. The nearest existing bus stop is located on Bedworth Road approximately 300m to the south east of the Site.</p> <p>NB97 does not propose development associated with the provision of services or learning activities. Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>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>
<b>Reduce crime, fear of crime and antisocial behaviour</b>	?	?	?	?	?	?	?	<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>
<b>Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage</b>	+	+	+	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new employment land and associated 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	-	-	-	-	-	-	-	<p>The development of NB97 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will result in the loss of land currently used for informal horse riding associated with the neighbouring stabling area (NB95).</p> <p>Based on the above, the Site will have a slight impact 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>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	-	0	0	+	<p>NB97 comprises open land bounded by existing hedgerows and isolated tree species. The development of the Site for employment uses will result in the loss of existing boundary 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 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								on this sustainability objective in the short and medium, due the loss of existing habitats but an overall neutral effect in the long term.
<b>Population and Human Health</b>								
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.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles. The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for economic development will lead to loss of productive soils and thus the Site will have a significant adverse effect on this Sustainability Objective that cannot be mitigated against.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Water</b>								
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	<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 Site is located outside the defined Flood 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 drain, 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								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.
<b>Air</b>								
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>NB97 is located approximately 3kms to the south west of Bedworth Town Centre and 7kms 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 albeit there is a direct access to either centre via the A444 situated in close proximity to the Site. 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 and but is not well served by public transport. The nearest existing bus stop is located on Bedworth Road approximately 300m to the south east of the Site.</p> <p>The dispersed location of the Site and its proximity close to Junction 3 of the M6 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.</p> <p>However, if enhanced public transport or cycling measures 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 neutral effect on this sustainability objective in the longer term.
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 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, NB97is considered having a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
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.</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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
	0	0	0	0	0	0	0	
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>
<b>Material Assets</b>								
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 a 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.</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.
<b>Cultural Heritage</b>								
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, Site is considered to result in a neutral impact on this sustainability objective.</p>
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	-	-	-	-	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 employment uses will result in the loss of existing open land, hedgerows and tree species. The key landscaping features on the Site are linear hedgerows with isolated tree species/copse.</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 scheme for the Site resulting in landscape enhancements in the longer 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 slight adverse effect on this sustainability objective in the short and 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.

## Summary

The Land at McDonnell Drive (NB97) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

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

The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth albeit there is a direct access to either centre via the A444 situated in close proximity to the Site. The dispersed location of the land and its proximity to the M6 junction will increase traffic movements and travel times together with an associated increase in air pollution levels. In addition, given the small scale of the proposed Site it is possible that the proposed employment uses would not represent a 'strategic' allocation (unless combined with NB95) and thus could be accommodated within Town Centre areas, therefore, it is considered to have a significant adverse impact on vitality of the Town Centre areas.

The Site is accessible by car for services, jobs and learning activities but reasonable well served by 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.

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 resulting in landscape enhancements in the longer term.

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB108/109&amp;111/109&amp;111 (CUMULATIVE) – LAND AT WHITESTONE FARM, BULKINGTON</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>NB108/109&amp;111 are employment focussed sites and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the sites will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB108/109&amp;111 is located in the east of Whitestone in the eastern part of Nuneaton and Bedworth Borough. The sites are green field and comprise undeveloped agricultural land. The sites are bounded to the north by Nuneaton Golf Course and the east and south by the Ashby de la Zouch Canal. The western boundary is defined by the existing residential properties in the south east of Whitestone. A tributary of the River Anker flow south to north in the east of the Sites.</p> <p>The sites are accessed from the Nuneaton Road (B4112) and Lutterworth Road (B4114). The B4112 and B4114 offers direct access to Nuneaton Town Centre and the A47/A5/A444 but the latter route is the subject of high congestion levels during peak times.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>The Sites are relatively accessible by car. However, access to services, jobs and learning activities will be limited for residents' dependant on public transport albeit the B4114 and the B4112 are bus routes.</p> <p>Whilst the development of the sites will contribute to the overall employment needs of the Borough the allocation of the sites will not directly enhance the vitality and viability of the town centres, thus, potentially undermining the town centre's role and regeneration opportunities. However, given the scale of the sites it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, NB108/109&amp;111 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB108/109&amp;111 are employment focussed sites and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB108/109&amp;111 will result in a Significant adverse 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	+	<p>NB108/109&amp;111 is located approximately 4.4km to the south east of Nuneaton Town Centre which is the principle local centre for services and employment opportunities in the Borough and approximately 2.8kms from Bulkington District Centre.</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>The sites are accessed from the Nuneaton Road (B4112) and Lutterworth Road (B4114). The B4112 and B4114 offers direct access to Nuneaton Town Centre and the A47/A5/A444 but the latter route is the subject of high congestion levels during peak times.</p> <p>The sites are relatively accessible by car. However, access to services, jobs and learning activities will be limited for residents' dependant on public transport albeit the B4114 and the B4112 are bus routes.</p> <p>NB108/109&amp;111 does not propose development associated with the provision of services or learning activities.</p> <p>Based on the above, the sites are considered to result in a slight adverse impact on this sustainability objective without mitigation. However, if enhanced public transport measures and highway improvements were brought forward in tandem with any development of the sites then this effect could be mitigated resulting in a neutral effect on this sustainability objective.</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 sites and crime or fear of crime.</p> <p>To this end the potential environmental effect is considered to be uncertain.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage	+	+	+	+	+	+	+	<p>The development of the sites and the contribution it brings to the local area in terms of new employment land and associated 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 sites 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	0	0	0	0	<p>The development of NB108/109&amp;111 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the sites will have a neutral impact 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 sites 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 sites will have a neutral impact on this sustainability objective.</p>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland	-	-	-	0	+	0	+	<p>NB108/109&amp;111 are green field sites in agricultural use. The development of the sites for employment uses will result in the loss of existing habitat</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
waters								<p>including hedgerows and tree species.</p> <p>However, the development of the sites offers the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features, namely the Ashly de la Zouch Canal and the tributary of the River Anker, as part of an integrated scheme for the sites.</p> <p>Based on the above, it is considered that the development of sites will have a slight adverse effect on this sustainability objective in the short term, due the loss of existing habitats but an overall neutral effect in the medium term and positive effect in long term.</p>
<b>Population and Human Health</b>								
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 sites will not result in a direct effect on the provision of enhanced health or social care facilities or healthy lifestyles.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the sites for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it 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 sites for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The sites are greenfield and the development of a Site for economic development will lead to loss of agricultural land productive soils to development and thus the Site will have an adverse effect on this Sustainability Objective that cannot be mitigated.
<b>Water</b>								
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	<p>The development of the sites has the capacity to increase water demand, posing increased pressure on water resources, unless adequate mitigation is also brought forward. The development of the sites, 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 sites 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	-	-	-	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 confirmed that the eastern part of the sites is defined as Flood Zone 2 and 3a associated with the

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
areas								<p>tributary of the River Anker. A number of existing drains cross the sites. Any development of the sites will need to be designed to direct less vulnerable uses to the flood zones areas and ensure that the wider development of the sites mitigates fully any potential on-site and off-site flooding instances.</p> <p>The creation of addition hard-standing areas on the sites 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>
<b>Air</b>								
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>NB108/109&amp;111 is located approximately 4.4km to the south east of Nuneaton Town Centre which is the principle local centre for services and employment opportunities in the Borough and approximately 2.8kms from Bulkington District Centre.</p> <p>The sites are accessed from the Nuneaton Road (B4112) and Lutterworth Road (B4114). The B4112 and B4114 offers direct access to Nuneaton Town Centre and the A47/A5/A444 but the latter route is</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>the subject of high congestion levels during peak times.</p> <p>The sites do not lie within an Air Quality Management Area.</p> <p>The sites are relatively accessible by car, however, the dispersed location of the sites would tend to discourage modal shift away from the car usage.</p> <p>Based on the above, the sites 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 sites then this effect could 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 and reduces need to travel, especially by private car	--	--	--	--	--	--	--	<p>The locations of the sites are relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, the sites 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, NB108/109&amp;111is considered having a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	<p>The dispersed location of the sites 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>energy efficiency measure incorporated in the layout and design of the employment units. However, given the scale of the sites a district heating system/energy system or similar may be incorporated as part of the overall scheme for the sites.</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>
<b>Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources</b>	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 sites 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 sites. 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								sites will result in a neutral impact on this sustainability objective.
<b>Material Assets</b>								
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 sites 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, sites are 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 sites comprises a 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 sites will also not contribute to the cleaning up of existing contaminated land.</p> <p>Based on the above, the sites are considered to result in a significant adverse impact on this sustainability objective.</p>
<b>Cultural Heritage</b>								
To protect and enhance the historic environment	0	0	0	0	0	0	0	<p>No parts of the sites are designated as a known heritage asset at either a county or national level. An assessment of the sites will be undertaken at the planning application stage to ensure that features of historic interest are not present on the sites.</p> <p>Based on the above, the sites are considered to 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
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	--	-	--	-	-	-	-	<p>The sites are located in the Nuneaton Estate Parklands Character Area where the landscape is dominated by large agricultural fields and fragmented features. 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 sites for employment uses will result in the loss of existing agricultural fields that provide separation between existing built up areas. The key landscaping features on the sites are fragmented linear hedgerows with isolated tree species.</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 woodland area as part of the wider scheme for the sites. The development will also provide the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features, namely the Ashly de la Zouch Canal and the tributary of the River Anker 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 to long term once the landscaping proposals have started to mature and the linkages become</p>

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

## Summary

The Land at Whitestone Farm (NB108/109&111) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

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

The sites are accessed from the Nuneaton Road (B4112) and Lutterworth Road (B4114). The B4112 and B4114 offers direct access to Nuneaton Town Centre and the A47/A5/A444 but the latter route is the subject of high congestion levels during peak times.

The dispersed location of the land will increase traffic movements and travel times together with an associated increase in air pollution levels.

The sites are relatively accessible by car. However, access to services, jobs and learning activities will be limited for residents' dependant on public transport albeit the B4114 and the B4112 are bus routes. Accordingly, if enhanced public transport measures and highway improvements were brought forward in tandem with any development of the sites then this effect could be mitigated resulting in a neutral or effect in the longer term.

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 landscape features, i.e. hedgerows/copse and woodland area, as part of the wider scheme for the sites. The development will also provide the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features, namely the Ashly de la Zouch Canal and the tributary of the River Anker, resulting in landscape enhancements in the longer term.

The sites will have a neutral effect on issues of climatic factors, design/sense of place, cultural heritage, water resources, waste minimisation and sports/cultural facilities provided that the development accords with other policies in the Borough Plan.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB108 – LAND AT WHITESTONE FARM, BULKINGTON</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>NB108 is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the Site will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB108 is located in the east of Whitestone in the eastern part of Nuneaton and Bedworth Borough. The Site is green field and comprises undeveloped agricultural land. The Site is bounded to the north and west by Nuneaton Golf Course and the east by the Ashby de la Zouch Canal and south by the Lutterworth Road (B4114). A tributary of the River Anker flow south to north in the east of the Site.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth albeit the B4114 provides a direct access to Nuneaton and is a bus route.</p> <p>Whilst the development of the Site will contribute to the overall employment 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. However, given the scale of the Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, NB108 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB108 is an employment focussed Site and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB108 will result in a Significant adverse 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 regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	-	-	-	0	+	<p>NB108 is located approximately 4.4km to the south east of Nuneaton Town Centre which is the principle local centre for services and employment opportunities in the Borough and approximately 2.8kms from Bulkington District Centre.</p> <p>NB108 is accessed from the Lutterworth Road (B4114). The B4114 offers a direct route to Nuneaton Town Centre and the A47/A5/A444 but the latter routes are the subject of high congestion levels during peak times.</p> <p>The Site is relatively accessible by car. However, access to services, jobs and learning activities will be limited for residents' dependant on public</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>transport albeit the B4114 is a bus route.</p> <p>NB108 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 without mitigation. However, if enhanced public transport measures and highway improvements 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.</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 employment land and associated 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	0	0	0	0	0	0	0	<p>The development of NB108 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
the Borough can offer								<p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a neutral impact 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>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	+	0	+	<p>NB108 is a green field Site in agricultural use. The development of the Site for employment 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 Ashly de la Zouch Canal and the tributary of the River Anker, 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 term, due the loss of existing habitats but an overall neutral effect in the medium term and positive effect in long</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								term.
<b>Population and Human Health</b>								
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.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that <i>“getting people into employment is critically important in reducing inequalities in health”</i> and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for economic development will lead to loss of agricultural land productive soils to development and thus the Site will have an adverse effect on this Sustainability Objective that cannot be mitigated.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Water</b>								
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	<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 eastern part of the Site is defined as Flood Zone 2 and 3a associated with the tributary of the River Anker. A number of existing drains 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<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>
<b>Air</b>								
<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>NB108 is located approximately 4.4km to the south east of Nuneaton Town Centre which is the principle local centre for services and employment opportunities in the Borough and approximately 2.8kms from Bulkington District Centre.</p> <p>NB108 is accessed from the Lutterworth Road (B4114). The B4114 offers a direct route to Nuneaton Town Centre and the A47/A5/A444 but the latter routes are the subject of high congestion levels and associated air pollution levels during peak times.</p> <p>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>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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								forward in tandem with any development of 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 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, NB108is considered having a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
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. However, 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 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								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.
<b>Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources</b>	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>
<b>Material Assets</b>								
<b>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</b>	+	+	+	+	+	+	+	<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>
<b>To ensure the prudent use of resources including the optimum</b>	--	--	--	--	--	--	--	The Site comprises a greenfield Site and thus development will have an adverse effect on the prudent use of resources, principally, the use of



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>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>
<b>Cultural Heritage</b>								
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>
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	--	-	--	-	-	-	-	<p>The Site is located in the Nuneaton Estate Parklands Character Area where the landscape is dominated by large agricultural fields and fragmented features. 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 employment uses will result in the loss of existing agricultural fields that provide separation between existing built up areas. The key landscaping features on the Site are fragmented linear hedgerows with isolated tree species.</p> <p>The development of the Site will increase the level</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement	Appraisal Comments
							<p>of built development in the area but also offers the opportunity to recreate and connect existing hedgerows/copse and woodland area as part of the wider master-plan for the Site. The development will also provide the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features, namely the Ashly de la Zouch Canal and the tributary of the River Anker 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 important areas of separation between settlements, but an overall slight adverse effect in the medium to long term once the landscaping proposals have started to mature and the linkages become established.</p>

## Summary

The Land at Whitestone Farm (NB108) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

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 soils, landscape (in the short term), prudent use of resources (land), the provision of new homes and access to existing services/infrastructure and the vitality of the Town Centres.

NB108 is accessed from the Lutterworth Road (B4114) that offers a direct route to Nuneaton Town Centre and the A47/A5/A444 but the latter routes are the subject of high congestion levels during peak times.

The dispersed location of the land will increase traffic movements and travel times together with an associated increase in air pollution levels. The Site is relatively accessible by car. However, access to services, jobs and learning activities will be limited for residents' dependant on public transport albeit Lutterworth Road (B4114) that is a bus route. Accordingly, if enhanced public transport measures and highway improvements were brought forward in tandem with any development of the Site then this effect could be mitigated resulting in a neutral or effect 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, i.e. hedgerows/copse and woodland area, as part of the wider scheme for the Site. The development will also provide the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features, namely the Ashly de la Zouch Canal and the tributary of the River Anker, resulting in landscape enhancements in the longer term.

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB109 – LAND AT WHITESTONE FARM, BULKINGTON</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>NB109 is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the Site will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB109 is located in the south of Whitestone in the eastern part of Nuneaton and Bedworth Borough. The Site is green field and comprises undeveloped agricultural land. The Site is bounded to the north and west by properties on the southern edge of Whitestone and the south by the Ashby de la Zouch Canal. The eastern boundary is defined by the Lutterworth Road (B4114).</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth albeit the B4114 provides a direct access to Nuneaton and is a bus route.</p> <p>Whilst the development of the Site will contribute to the overall employment 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. However, given the scale of the Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, NB109 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB109 is an employment focussed Site and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB109 will result in a Significant adverse 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 regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	-	-	-	0	+	<p>NB109 is located approximately 4.4km to the south east of Nuneaton Town Centre which is the principle local centre for services and employment opportunities in the Borough and approximately 2.8kms from Bulkington District Centre.</p> <p>NB109 is accessed from the Lutterworth Road (B4114). The B4114 offers a direct route to Nuneaton Town Centre and the A47/A5/A444 but the latter routes are the subject of high congestion levels during peak times.</p> <p>The Site is relatively accessible by car. However, access to services, jobs and learning activities will be limited for residents' dependant on public</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>transport albeit the B4114 is a bus route.</p> <p>NB109 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 without mitigation. However, if enhanced public transport measures and highway improvements 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.</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 employment land and associated 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	0	0	0	0	0	0	0	<p>The development of NB109 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
the Borough can offer								<p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a neutral impact 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>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	+	0	+	<p>NB109 is a green field Site in agricultural use. The development of the Site for employment 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 Ashly de la Zouch Canal, 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 term, due the loss of existing habitats but an overall neutral effect in the medium term and positive effect in long term.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Population and Human Health</b>								
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.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	<p>The Site is greenfield and the development of a Site for economic development will lead to loss of agricultural land productive soils to development and thus the Site will have an adverse effect on this Sustainability Objective that cannot be mitigated.</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Water</b>								
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	<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 Site is not located in a ground water source protection zone or Flood Risk Zone. However, any development of the Site will need to be designed to ensure that the proposals mitigate 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								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.
<b>Air</b>								
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>NB109 is located approximately 4.4km to the south east of Nuneaton Town Centre which is the principle local centre for services and employment opportunities in the Borough and approximately 2.8kms from Bulkington District Centre.</p> <p>NB109 is accessed from the Lutterworth Road (B4114). The B4114 offers a direct route to Nuneaton Town Centre and the A47/A5/A444 but the latter routes are the subject of high congestion levels and associated air pollution levels during peak times.</p> <p>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. 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.</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 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, NB109 is considered having a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
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. However, 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 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
	0	0	0	0	0	0	0	
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>
<b>Material Assets</b>								
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 a 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.</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.
<b>Cultural Heritage</b>								
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>
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	--	-	--	-	-	-	-	<p>The Site is located in the Nuneaton Estate Parklands Character Area where the landscape is dominated by large agricultural fields and fragmented features. 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 employment uses will result in the loss of existing agricultural fields that provide separation between existing built up areas. The key landscaping features on the Site are fragmented 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 and connect existing hedgerows/copse and woodland area as part of the wider master-plan for the Site. The development will also provide the opportunity to create new features</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement	Appraisal Comments
							<p>and provide green infrastructure linkages to existing biodiversity features, namely the Ashly de la Zouch Canal 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 important areas of separation between settlements, but an overall slight adverse effect in the medium to long term once the landscaping proposals have started to mature and the linkages become established.</p>

## Summary

The Land at Whitestone Farm (NB109) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

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 soils, landscape (in the short term), prudent use of resources (land), the provision of new homes and access to existing services/infrastructure and the vitality of the Town Centres.

NB109 is accessed from the Lutterworth Road (B4114) that offers a direct route to Nuneaton Town Centre and the A47/A5/A444 but the latter routes are the subject of high congestion levels during peak times.

The dispersed location of the land will increase traffic movements and travel times together with an associated increase in air pollution levels. The Site is relatively accessible by car. However, access to services, jobs and learning activities will be limited for residents' dependant on public transport albeit Lutterworth Road (B4114) that is a bus route. Accordingly, if enhanced public transport measures and highway improvements were brought forward in tandem with any development of the Site then this effect could be mitigated resulting in a neutral or effect 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, i.e. hedgerows/copse and woodland area, as part of the wider scheme for the Site. The development will also provide the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features, namely the Ashly de la Zouch Canal, resulting in landscape enhancements in the longer term.

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB110, NB111 &amp; NB115 – LAND AT BARKER’S FARM, NEWLAND LANE</b>								
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)	++	++	++	++	++	++	++	<p>NB110, NB111 &amp; NB115 is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the Site will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB110, NB111 &amp; NB115 is located approximately 3.8kms to the south west of Bedworth Town Centre and 7.8kms to the south of Nuneaton Town Centre. The Site is green field and comprises undeveloped agricultural land forming part of Barker’s Farm landholding interspersed with hedgerows and isolated tree species. Breach Brook crosses the centre of the Site in west to east direction.</p> <p>The Site is bounded to the south by New Road and the north is open land with the M6 beyond. The Site is defined to the west and east by existing residential properties and thus provides separation between built urban areas.</p> <p>New Road forms a junction with Green Lane approximately 300m to the south east of the Site.</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Green Lane and New Road are bus routes.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth and with no direct access to either centre.</p> <p>Whilst the development of the Site will contribute to the overall employment 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 employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas. Based on the above, NB110, NB111 &amp; NB115 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB110, NB111 &amp; NB115 is an employment focussed Site and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB110, NB111 &amp; NB115 will result in a significant adverse 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	-	-	-	-	0	0	+	<p>NB110, NB111 &amp; NB115 is located approximately 3.8kms to the south west of Bedworth Town Centre and 7.8kms to the south of Nuneaton Town Centre. New Road forms a junction with Green Lane approximately 300m to the south east of the Site</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location								<p>but there is no direct route to either Town Centre or the strategic highway network.</p> <p>The Site is relatively accessible by car but access to services, jobs and learning activities will be limited for residents' dependant on public transport albeit Green Lane and New Road are bus routes.</p> <p>NB110, NB111 &amp; NB115 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 without mitigation. However, if enhanced public transport measures were brought forward on New Road in tandem with new highway arrangements connecting the Site to the existing access road between Prologis Park and the A444, i.e. via ECON 3, then the adverse effect could be mitigated resulting in a neutral effect on this sustainability objective in the longer 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 employment land and associated jobs creation will help improve the well-being of the local population and help reduce social exclusion and therefore provide</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								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	0	0	0	0	0	0	0	The development of NB110, NB111 & NB115 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough. However, the allocation will also not result in an increase in demand for new facilities in the Borough.  Based on the above, the Site will have a neutral impact 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	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.
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	+	0	+	NB110, NB111 & NB115 is a green field Site in agricultural use. The development of the Site for employment uses will result in the loss of existing habitat including hedgerows and isolated tree species.  However, the development of the Site offers the opportunity to create new features and provide

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>green infrastructure linkages to existing biodiversity features, namely Breach Brook, 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 but an overall neutral effect in the medium term and positive effect in the long term.</p>
<b>Population and Human Health</b>								
<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	+	+	+	+	<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.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for economic development will lead to loss of agricultural land productive soils to development and thus the Site will have an adverse effect on this Sustainability Objective that cannot be mitigated against.
<b>Water</b>								
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 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	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 eastern part of the Site is defined as Flood Zone 2 and 3a associated with Breach Brook. 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.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<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>
<b>Air</b>								
<b>Increase use of public transport, cycling and walking as a proportion of total travel in order to reduce road traffic congestion, pollution and accidents</b>	-	-	-	-	0	-	0	<p>NB110, NB111 &amp; NB115 is located approximately 3.8kms to the south west of Bedworth Town Centre and 7.8kms to the south of Nuneaton Town Centre. Newland Lane forms a junction with Green Lane approximately 300m to the south east of the Site but there is no direct route to either Town Centre or the strategic highway network.</p> <p>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 and increase traffic movement and associated air pollution levels.</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 measures were brought forward on New Road in tandem with new highway arrangements connecting the Site to the existing access road between Prologis Park and the A444, i.e. via ECON 3, then the adverse effect could be mitigated resulting in a neutral effect on this sustainability objective in the longer term.
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 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, NB110, NB111 &amp; NB115is considered having a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
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. Given the scale of the Site (20Ha+) 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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>
<p><b>Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources</b></p>	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>
<b>Material Assets</b>								
<p><b>Encourage and enable waste minimisation, reuse, recycling and recovery to divert resources away from the</b></p>	+	+	+	+	+	+	+	<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</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
waste stream, including the use of recycled materials where possible								effect on this sustainability objective.  Based on the above, Site is considered to result in a slight positive impact on this sustainability objective.
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 a greenfield Site and thus development will have an adverse effect on the prudent use of resources, principally, the use of previously developed land.  The development of the Site will also not contribute to the cleaning up of existing contaminated land. Based on the above, Site is considered to result in a significant adverse impact on this sustainability objective.
<b>Cultural Heritage</b>								
To protect and enhance the historic environment	0	0	0	0	0	0	0	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.  Based on the above, Site is considered to result in a neutral impact on this sustainability objective.
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	--	-	--	-	-	-	-	The Site is located in the Keresley Urban Fringe Character Area where the landscape is dominated by 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.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement	Appraisal Comments
							<p>The development of the Site for employment uses will result in the loss of existing agricultural land, hedgerows and tree species. The key landscaping features on the Site are fragmented linear hedgerows with isolated tree species/copse and the wooded brook.</p> <p>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 hedgerows/copse and woodland area as part of the wider master-plan for the Site. The development will also provide the opportunity to create new features and provide green infrastructure linkages with existing woodland/hedgerow features, namely Breach Brook, 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 important areas of separation between settlements, but an overall slight adverse effect in the medium to long term once the landscaping proposals have started to mature.</p>

### Summary

The Land at Barker’s Farm, Newlands Lane (NB110, NB111 & NB115) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

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 soils, prudent use of resources (land), landscape (in the short term), the provision of new homes and access to existing services/infrastructure and the vitality of the Town Centres.

NB110, NB111 & NB115 is accessed from New Road which forms a junction with Green Lane but there is no direct route to either Town Centre or the strategic highway network. The dispersed location of the land will increase traffic movements and travel times together with an associated increase in air pollution levels.

The Site is relatively accessible by car but access to services, jobs and learning activities will be limited for residents' dependant on public transport. However, if enhanced public transport measures were brought forward on New Road in tandem with new highway arrangements connecting the Site to the existing access road between Prologis Park and the A444, i.e. via ECON 3, then the adverse effect could be mitigated resulting in a neutral effect on this sustainability objective 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, i.e. hedgerows/copse and woodland area, as part of the wider scheme for the Site. The development will also provide the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features, i.e. woodland associated with Breach Brook, resulting in landscape enhancements in the longer term.

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB110 – LAND AT BARKER’S FARM, NEWLAND LANE</b>								
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)	++	++	++	++	++	++	++	<p>NB110 is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the Site will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB110 is located approximately 3.8kms to the south west of Bedworth Town Centre and 7.8kms to the south of Nuneaton Town Centre. The Site is green field and comprises undeveloped agricultural land forming part of Barker’s Farm landholding interspersed with hedgerows and isolated tree species. Breach Brook crosses the centre of the Site in west to east direction.</p> <p>The Site is bounded to the south by Newland Lane with residential properties beyond. The land to the north is open land with the M6 beyond. The Site is defined to the west by open land and east by existing residential properties and thus provides separation between built urban areas.</p> <p>Newland Lane forms a junction with Green Lane</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>approximately 170m to the south east of the Site. Green Lane is a bus route.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth and with no direct access to either centre.</p> <p>Whilst the development of the Site will contribute to the overall employment 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 employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas. Based on the above, NB110 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB110 is an employment focussed Site and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB110 will result in a significant adverse 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>NB110 is located approximately 3.8kms to the south west of Bedworth Town Centre and 7.8kms to the south of Nuneaton Town Centre. Newland Lane forms a junction with Green Lane approximately 170m to the south east of the Site but there is no direct route to either Town Centre or the strategic</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>highway network.</p> <p>The Site is relatively accessible by car but access to services, jobs and learning activities will be limited for residents' dependant on public transport albeit Green Lane is a bus route</p> <p>NB110 does not propose development associated with the provision of services or learning activities. 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 measures were brought forward in tandem with new highway arrangements then the adverse effect could be mitigated resulting in a neutral effect on this sustainability objective in the longer 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 employment land and associated 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
	0	0	0	0	0	0	0	
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	0	0	0	<p>The development of NB110 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough. However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a neutral impact 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>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	+	0	+	<p>NB110 is a green field Site in agricultural use. The development of the Site for employment uses will result in the loss of existing habitat including hedgerows and isolated 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 Breach Brook, 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,</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								due the loss of existing habitats but an overall neutral effect in the medium term and positive effect in the long term.
<b>Population and Human Health</b>								
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.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for economic development will lead to loss of agricultural land productive soils to development and thus the Site will have an adverse effect on this Sustainability Objective that cannot be mitigated against.



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Water</b>								
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 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	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 Breach Brook. 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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>
<b>Air</b>								
<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>NB110 is located approximately 3.8kms to the south west of Bedworth Town Centre and 7.8kms to the south of Nuneaton Town Centre. Newland Lane forms a junction with Green Lane approximately 170m to the south east of the Site but there is no direct route to either Town Centre or the strategic highway network.</p> <p>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 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>

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 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, NB110is considered having a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
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. However, 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
	0	0	0	0	0	0	0	
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>
<b>Material Assets</b>								
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 a 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.</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.
<b>Cultural Heritage</b>								
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, Site is considered to result in a neutral impact on this sustainability objective.</p>
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	--	-	--	-	-	-	-	<p>The Site is located in the Keresley Urban Fringe Character Area where the landscape is dominated by 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 employment uses will result in the loss of existing agricultural land, hedgerows and tree species. The key landscaping features on the Site are fragmented linear hedgerows with isolated tree species/copse and the wooded brook.</p> <p>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 hedgerows/copse and woodland area as part of the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement	Appraisal Comments
							<p>wider master-plan for the Site. The development will also provide the opportunity to create new features and provide green infrastructure linkages with existing woodland/hedgerow features, namely Breach Brook, 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 important areas of separation between settlements, but an overall slight adverse effect in the medium to long term once the landscaping proposals have started to mature.</p>

### Summary

The Land at Barker’s Farm, Newlands Lane (NB110) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

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 soils, prudent use of resources (land), landscape (in the short term), the provision of new homes and access to existing services/infrastructure and the vitality of the Town Centres.

NB110 is accessed from Newland Road which forms a junction with Green Lane but there is no direct route to either Town Centre or the strategic highway network. The dispersed location of the land will increase traffic movements and travel times together with an associated increase in air pollution levels.

The Site is relatively accessible by car but access to services, jobs and learning activities will be limited for residents’ dependant on public transport. However, if enhanced public transport measures were brought forward in tandem with new highway arrangements then the adverse effect could be mitigated resulting in a neutral effect on this sustainability objective 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, i.e. hedgerows/copse and woodland area, as part of the wider scheme for the Site. The development will also provide the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features, i.e. woodland associated with Breach Brook, resulting in landscape enhancements in the longer term.

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB111 – LAND AT WHITESTONE FARM, BULKINGTON</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>NB111 is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the Site will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB111 is located in the south of Whitestone in the eastern part of Nuneaton and Bedworth Borough. The Site is green field and comprises undeveloped agricultural land. The Site is bounded to the north by properties on the southern edge of Whitstone and the south by the Ashby de la Zouch Canal. The western boundary is defined by existing hedgerows and the eastern boundary by Nuneaton Road (B4112) which form a junction with Lutterworth Road (B4114) approximately 700m to the north of the Site.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth albeit the B4114 provides a direct access to Nuneaton and is a bus route.</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 employment 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. However, given the scale of the Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, NB111 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB111 is an employment focussed Site and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB111 will result in a Significant adverse 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 regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	-	-	-	0	+	<p>NB111 is located approximately 3.3kms to the south east of Nuneaton Town Centre which is the principle local centre for services and employment opportunities in the Borough and approximately 2.5kms from Bulkington District Centre.</p> <p>NB111 is accessed from the Nuneaton Road (B4112) and Lutterworth Road (B4114). The B4112 and B4114 offers direct access to Nuneaton Town Centre and the A47/A5/A444 but the latter route are the subject of high congestion levels during peak times.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>The Site is relatively accessible by car. However, access to services, jobs and learning activities will be limited for residents' dependant on public transport albeit the B4114 and the B4112 are bus routes.</p> <p>NB111 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 without mitigation. However, if enhanced public transport measures and highway improvements 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.</p>
<b>Reduce crime, fear of crime and antisocial behaviour</b>	?	?	?	?	?	?	?	<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>
<b>Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage</b>	+	+	+	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new employment land and associated 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
	0	0	0	0	0	0	0	
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	0	0	0	<p>The development of NB111 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough. However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a neutral impact 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>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	+	0	+	<p>NB111 is a green field Site in agricultural use. The development of the Site for employment 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 Ashly de la Zouch Canal, 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 term, due</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								the loss of existing habitats but an overall neutral effect in the medium term and positive effect in long term.
<b>Population and Human Health</b>								
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.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for economic development will lead to loss of agricultural land productive soils to development and thus the Site will have an adverse effect on this Sustainability Objective that cannot be mitigated.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Water</b>								
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	<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 Site is not located in a ground water source protection zone or Flood Risk Zone. However, any development of the Site will need to be designed to ensure that the proposals mitigate 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								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.
<b>Air</b>								
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>NB111 is located approximately 3.3km to the south east of Nuneaton Town Centre which is the principle local centre for services and employment opportunities in the Borough and approximately 2.5kms from Bulkington District Centre.</p> <p>NB111 is accessed from the Nuneaton Road (B4112) and Lutterworth Road (B4114). The B4112 and B4114 offers direct access to Nuneaton Town Centre and the A47/A5/A444 but the latter route are the subject of high congestion levels during peak times.</p> <p>The Site is relatively accessible by car. However, access to services, jobs and learning activities will be limited for residents' dependant on public transport albeit the B4114 and the B4112 are bus routes.</p> <p>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 development of 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 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, NB111 is considered having a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
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. However, 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 should be included in the Borough Plan in order to ensure all new development makes an appropriate contribution to the energy needs of the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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>
<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</p>	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>
<b>Material Assets</b>								
<p>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>	+	+	+	+	+	+	+	<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 a 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.</p> <p>Based on the above, Site is considered to result in a significant adverse impact on this sustainability objective.</p>
<b>Cultural Heritage</b>								
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>
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	--	-	--	-	-	-	-	<p>The Site is located in the Nuneaton Estate Parklands Character Area where the landscape is dominated by large agricultural fields and fragmented features. 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 employment uses will result in the loss of existing agricultural fields that provide separation between existing built up areas. The key landscaping features on the Site are fragmented linear hedgerows with isolated tree</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement	Appraisal Comments
							<p>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 and connect existing hedgerows/copse and woodland area as part of the wider master-plan for the Site. The development will also provide the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features, namely the Ashly de la Zouch Canal 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 important areas of separation between settlements, but an overall slight adverse effect in the medium to long term once the landscaping proposals have started to mature and the linkages become established.</p>

## Summary

The Land at Whitestone Farm (NB111) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

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 soils, landscape (in the short term), prudent use of resources (land), the provision of new homes and access to existing services/infrastructure and the vitality of the Town Centres.

NB111 is accessed from the Nuneaton Road (B4112) and Lutterworth Road (B4114). The B4112 and B4114 offers direct access to Nuneaton Town Centre and the A47/A5/A444 but the latter routes are the subject of high congestion levels during peak times.

The dispersed location of the land will increase traffic movements and travel times together with an associated increase in air pollution levels. The Site is relatively accessible by car. However, access to services, jobs and learning activities will be limited for residents' dependant on public transport albeit the B4114 and the B4112 are bus routes. Accordingly, if enhanced public transport measures and highway improvements were brought forward in tandem with any development of the Site then this effect could be mitigated resulting in a neutral or effect 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, i.e. hedgerows/copse and woodland area, as part of the wider scheme for the Site. The development will also provide the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features, namely the Ashly de la Zouch Canal, resulting in landscape enhancements in the longer term.

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB113 – LAND AT BARKER’S FARM</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>NB113 is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the Site will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB113 is located approximately 3.8kms to the south west of Bedworth Town Centre and 7.8kms to the south of Nuneaton Town Centre.</p> <p>The Site is triangular in shape and bounded to the west by New Road Site, east by the Haven Nursing Home and to the south by open land allocated for employment uses (ECON 3) beyond.</p> <p>The existing employment uses associated with Prologis Park are located approximately 240m to the south of the Site. Prologis Park forms a junction with the A444 approximately 1.6kms to the south east of the Site.</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. Accordingly, whilst the growth associated with the Site will contribute to the overall economic needs of the Borough is likely that 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 employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, NB113 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB113 are employment focussed potential development areas and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB113 will result in a significant adverse 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 regard to ethnicity, gender, age, disability, faith, sexuality,	-	-	-	-	0	0	+	<p>NB113 is located approximately 3.8kms to the south west of Bedworth Town Centre and 7.8kms to the south of Nuneaton Town Centre.</p> <p>The Site is relatively accessible by car but will be limited for residents' dependant on public transport, albeit New Road is a bus route.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
background or location								<p>NB113 does not propose development associated with the provision of services or learning activities. Accordingly, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>However, if enhanced public transport measures were brought forward on New Road in tandem with new highway arrangements connecting the Site to the existing access road between Prologis Park and the A444, i.e. via ECON 3, then the adverse effect could be mitigated resulting in a neutral effect on this sustainability objective in the longer term.</p>
Reduce crime, fear of crime and antisocial behaviour	?	?	?	?	?	?	?	<p>Crime rates are currently high in the Borough, although falling, 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.</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 employment land and associated 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	0	0	0	0	<p>The development of NB113 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough. However, the allocation will also not result in an increase in demand for new facilities in the Borough.</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 impact 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	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>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	+	0	+	<p>The Site is green field. The development of the Site for employment uses will result in the loss of existing habitat including hedgerows, tree species and grassland.</p> <p>However, the development of the Site offers the opportunity to create green infrastructure linkages and new biodiversity features as part of the overall scheme for the Site.</p> <p>Based on the above, it is considered that the development of the 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 term and a positive effect in the long term.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Population and Human Health</b>								
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.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	<p>The Site is greenfield and the development of a Site for economic development will lead to loss of productive soils to development and thus the Site will have an adverse effect on this Sustainability Objective.</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Water</b>								
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	<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 Site is located outside the defined Flood Zone and is not located in a ground water 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 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								SuDS features. Based on the above, it is assumed that the Site will result in a neutral effect on this sustainability objective in the longer term.
<b>Air</b>								
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>NB113 is located approximately 3.8kms to the south 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 existing employment uses in the south form a junction with the A444 approximately 1.6 kms to the south east of the Site, accordingly the Site is relatively accessible by car but will be limited for residents' dependant on public transport, albeit New Road is a bus route.</p> <p>The dispersed location of the Site would tend to discourage modal shift away from the car. However, if enhanced public transport measures were brought forward on New Road in tandem with new highway arrangements connecting the Site to the existing access road between Prologis Park and the A444, i.e. via ECON 3, then the adverse effect could be mitigated resulting in a neutral effect on this sustainability objective in the longer term.</p> <p>Based on the above, Site is considered to result in a slight adverse impact on this sustainability objective in the short to medium terms mitigating to a neutral effect in the long term.</p>
Ensure development is primarily focused in urban areas, and makes efficient use of existing physical infrastructure	--	--	--	--	--	--	--	The location of the Site is dispersed from the Town Centres of either Nuneaton or Bedworth and is not on a direct route to either centre. Accordingly, this Site will not make efficient use of existing

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
and reduces need to travel, especially by private car								<p>infrastructure, promote compact mixed use development or reduce the need to travel.</p> <p>Based on the above, NB113 is considered to have a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
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.</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 greenhouse gases from transport, domestic, commercial and industrial	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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
sources								<p>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>
<b>Material Assets</b>								
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 development of this 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>Policies to encourage waste minimisation and recycling/recovery of resources should be included in the Borough Plan in order to ensure all new development makes an appropriate contribution to meeting this objective.</p> <p>Based on the above, 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,	--	-	-	--	--	--	--	<p>The Site comprises a 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.</p>
<b>Cultural Heritage</b>								
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>
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	-	-	-	0	+	-	-	<p>The Site is located in the Keresley Urban Fringe Character Area where the landscape is dominated by 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 employment uses will result in the loss of existing agricultural land, hedgerows and tree species. The key landscaping features on the Site are fragmented linear hedgerows with isolated tree species/copse.</p> <p>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 hedgerows/copse and woodland area as part of the wider master-plan for the Site. The development will</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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 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 settlements, but an overall slight adverse effect in the medium to long term once the landscaping proposals have started to mature.</p>

## Summary

The land at Barker's Farm (NB113) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

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 soils, landscape, access to services including new homes and the vitality of the Town Centres.

NB113 is accessed from New Road, a bus route, but there is no direct route to either Town Centre or the strategic highway network. The dispersed location of the land will increase traffic movements and travel times together with an associated increase in air pollution levels.

The Site is relatively accessible by car but access to services, jobs and learning activities will be limited for residents' dependant on public transport. However, if enhanced public transport measures were brought forward in tandem with new highway arrangements connecting the Site to the existing access road between Prologis Park and the A444 then the adverse effect could be mitigated resulting in a neutral effect on this sustainability objective 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 linkages to existing landscape features, i.e. hedgerows/copse and woodland area, as part of the wider scheme for the Site. The development will also

provide the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features and woodland resulting in landscape enhancements in the longer term.

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB114 – LAND AT BURBAGES LANE</b>								
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)	++	++	++	++	++	++	++	<p>NB114 is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the Site will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB114 is located on the southern boundary of the Nuneaton and Bedworth administrative area approximately 4kms to the south west of Bedworth Town Centre and 8.5kms to the south of Nuneaton Town Centre. The northern part of the Site is generally green field comprising open undeveloped agricultural land interspersed with hedgerows and trees. The southern part of the site comprises allotments falling within the administrative boundary of Coventry City Council. (TBC)</p> <p>The Site is triangular in shape and bounded to the east by Burbages Lane and the west by Winding House Lane. The northern boundary is defined by existing residential properties in the south of Neal's Green. A new access is proposed via an existing track way onto Wheelwright Lane to the north of the</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>existing residential properties.</p> <p>Wheelwright Land forms a junction with Winding House Lane to the north west of the Site which in turn forms a junction with the A444 approximately 350m to the south east of the Site.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth albeit there is a direct access to either centre via the A444 situated in close proximity to the Site.</p> <p>Whilst the development of the Site will contribute to the overall employment 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. However, given the scale of the Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, NB114 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
<b>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</b>	--	--	--	--	--	--	--	<p>NB114 is an employment focussed Site and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB114 will result in a significant adverse effect on this Sustainability Objective.</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>NB114 is located approximately 4kms to the south west of Bedworth Town Centre and 8.5kms 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 albeit there is a direct access to either centre via the A444 situated in close proximity to the Site.</p> <p>The Site is accessible by car for services, jobs and learning activities and reasonable well served by public transport as Wheelwright Lane and Winding House Lane are designated bus routes.</p> <p>NB114 does not propose development associated with the provision of services or learning activities. Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>However, if enhanced public transport measures were brought forward in tandem with new highway arrangements then the adverse effect could be mitigated resulting in a neutral effect on this sustainability objective in the longer 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
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 employment land and associated 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	0	0	0	<p>The development of NB114 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will result in the loss of existing and occupied allotments from the local area that will need to be relocated prior to the development of the Site.</p> <p>Based on the above, with mitigation, the Site will have a neutral impact 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	+	0	+	<p>NB114 is an open site in agricultural/allotment use. The development of the Site for employment uses will result in the loss of these uses and existing habitat including hedgerows and isolated 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.</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 but an overall neutral effect in the medium term and positive effect in long term.</p>
<b>Population and Human Health</b>								
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.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for economic development will lead to loss of agricultural land and productive soils to development and thus the Site will have an adverse effect on this Sustainability Objective that cannot be mitigated against.
<b>Water</b>								
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	<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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
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 Site is located outside the defined Flood 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>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>
<b>Air</b>								
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>NB114 is located approximately 4kms to the south west of Bedworth Town Centre and 8.5kms 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 albeit there is a direct access to either centre via the A444 situated in close proximity to the Site. The Site does not lie within an Air Quality Management Area.</p> <p>The Site is accessible by car for services, jobs and</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>learning activities and reasonable well served by public transport as Wheelwright Lane and Winding House Lane are designated bus routes.</p> <p>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.</p> <p>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>
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 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, NB114is considered having a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>layout and design of the employment units.</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>
<p><b>Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources</b></p>	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>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Material Assets</b>								
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 development of this 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>Policies to encourage waste minimisation and recycling/recovery of resources should be included in the Borough Plan in order to ensure all new development makes an appropriate contribution to meeting this objective.</p> <p>Based on the above, 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 a 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.</p> <p>Based on the above, Site is considered to result in a significant adverse impact on this sustainability objective.</p>
<b>Cultural Heritage</b>								
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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>historic interest are not present on the Site.</p> <p>Based on the above, Site is considered to result in a neutral impact on this sustainability objective.</p>
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	0	0	0	0	+	0	+	<p>The Site is located in the Keresley Urban Fringe Character Area where the landscape is dominated by built up areas, 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 employment uses will result in the loss of existing open land, hedgerows and tree species. The key landscaping features on the Site are linear hedgerows with isolated tree species/copse.</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 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 to long term once the landscaping proposals have started to mature.</p>

## Summary

The Land at Burbages Lane (NB114) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

The development of the Site will result in the loss of open land located outside the existing urban areas and will have a negative effect on soils, prudent use of resources (land), landscape (in the short term), the provision of new homes and access to existing services/infrastructure and the vitality of the Town Centres. Existing allotments, an important local recreational resource, will also be lost by the development of this Site and will need to be replaced to avoid a negative effect in the medium to long term.

The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth albeit there is a direct access to either centre via the A444 situated in close proximity to the Site. The dispersed location of the land will increase traffic movements and travel times together with an associated increase in air pollution levels.

The Site is accessible by car for services, jobs and learning activities and reasonable well served by public transport as Wheelwright Lane and Winding House Lane are designated 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.

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 resulting in landscape enhancements in the longer term.

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB115 – LAND AT NEWLAND HALL FARM</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>NB115 is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the Site will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB115 is located approximately 3.8kms to the south west of Bedworth Town Centre and 7.8kms to the south of Nuneaton Town Centre. The Site comprises open greenfield land in agricultural use. The Site is bounded to the south by New Road with open land allocated for employment uses (ECON 3) beyond. The Site is defined to and east by existing residential uses and west by open land forming part of NB44.</p> <p>The existing employment uses associated with Prologis Park are located approximately 180m to the south of the Site. Prologis Park forms a junction with the A444 approximately 1.6kms to the south east of the Site.</p> <p>The location of the Site is relatively dispersed from</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>the Town Centres of either Nuneaton or Bedworth, with no direct access to either centre. Accordingly, whilst the growth associated with the Site will contribute to the overall economic needs of the Borough is likely that 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 employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, NB115 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB115 are employment focussed potential development areas and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB115 will result in a significant adverse 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 regard to ethnicity, gender, age, disability,	-	-	-	-	0	0	+	<p>NB115 is located approximately 3.8kms to the south west of Bedworth Town Centre which is the principle local centre for services and residential areas.</p> <p>The Site is relatively accessible by car but will be limited for residents' dependant on public transport, albeit New Road is a bus route.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
faith, sexuality, background or location								<p>NB115 does not propose development associated with the provision of services or learning activities. Accordingly, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>However, if enhanced public transport measures were brought forward on New Road in tandem with new highway arrangements connecting the Site to the existing access road between Prologis Park and the A444, i.e. via ECON 3, then the adverse effect could be mitigated resulting in a neutral effect on this sustainability objective in the longer term.</p>
Reduce crime, fear of crime and antisocial behaviour	?	?	?	?	?	?	?	<p>Crime rates are currently high in the Borough, although falling, 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.</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 employment land and associated 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	0	0	0	0	<p>The development of NB115 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough. However, the allocation will also not result in an increase in demand for new facilities in the Borough.</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 impact 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	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>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	+	0	+	<p>The Site is green field. The development of the Site for employment uses will result in the loss of existing habitat including hedgerows, tree species and grassland.</p> <p>However, the development of the Site offers the opportunity to create green infrastructure linkages and new biodiversity features as part of the overall scheme for the Site.</p> <p>Based on the above, it is considered that the development of the 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 term and a positive effect in the long term.</p>
<b>Population and Human Health</b>								

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
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.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for economic development will lead to loss of productive soils to development and thus the Site will have an adverse effect on this Sustainability Objective.
<b>Water</b>								
Use natural resources, such as water efficiently, including by incorporating efficiency measures into new land	-	-	-	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,



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
use and developments, redevelopment and refurbishment								<p>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 Site is located outside the defined Flood Zone and is not located in a ground water 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 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, it is assumed that the Site will result in a neutral effect on this sustainability objective in the longer term.</p>
<b>Air</b>								

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
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>NB115 is located approximately 3.8kms to the south 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 existing employment uses in the south form a junction with the A444 approximately 1.6 kms to the south east of the Site, accordingly the Site is relatively accessible by car but will be limited for residents' dependant on public transport, albeit New Road is a bus route.</p> <p>The dispersed location of the Site would tend to discourage modal shift away from the car. However, if enhanced public transport measures were brought forward on New Road in tandem with new highway arrangements connecting the Site to the existing access road between Prologis Park and the A444, i.e. via ECON 3, then the adverse effect could be mitigated resulting in a neutral effect on this sustainability objective in the longer term.</p> <p>Based on the above, Site is considered to result in a slight adverse impact on this sustainability objective in the short to medium terms mitigating to a neutral effect in the long 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 location of the Site is dispersed from the Town Centres of either Nuneaton or Bedworth and is not on a direct route to either centre. 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, NB115 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
<b>Climatic Factors</b>								
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.</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 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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>
<b>Material Assets</b>								
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 development of this 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>Policies to encourage waste minimisation and recycling/recovery of resources should be included in the Borough Plan in order to ensure all new development makes an appropriate contribution to meeting this objective.</p> <p>Based on the above, 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 a 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
<b>Cultural Heritage</b>								
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>
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	-	-	-	0	+	-	-	<p>The Site is located in the Keresley Urban Fringe Character Area where the landscape is dominated by 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 employment uses will result in the loss of existing agricultural land, hedgerows and tree species. The key landscaping features on the Site are fragmented linear hedgerows with isolated tree species/copse.</p> <p>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 hedgerows/copse and woodland area as part of the wider master-plan for the Site. 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								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 settlements, but an overall slight adverse effect in the medium to long term once the landscaping proposals have started to mature.

### Summary

The land at Newland Hall farm (NB115) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

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 soils, landscape, access to services including new homes and the vitality of the Town Centres.

NB115 is accessed from New Road, a bus route, but there is no direct route to either Town Centre or the strategic highway network. The dispersed location of the land will increase traffic movements and travel times together with an associated increase in air pollution levels.

The Site is relatively accessible by car but access to services, jobs and learning activities will be limited for residents' dependant on public transport. However, if enhanced public transport measures were brought forward in tandem with new highway arrangements connecting the Site to the existing access road between Prologis Park and the A444 then the adverse effect could be mitigated resulting in a neutral effect on this sustainability objective 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 linkages to existing landscape features, i.e. hedgerows/copse and woodland area, as part of the wider scheme for the Site. The development will also provide the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features and woodland resulting in landscape enhancements in the longer term.

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB117 – PARROTS GROVE/HAWKESBURY LANE</b>								
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)	++	++	++	++	++	++	++	<p>NB117 is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the Site will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB117 is located to the south west of Bedworth in the south-eastern part of Nuneaton and Bedworth Borough. The Site is green field and comprises undeveloped agricultural land and buildings. The Site is bounded to the north and east by land and buildings at Hawkesbury Hall - a Grade II Listed Building and to the west by an electricity sub-station. The southern boundary of the Site is defined by the Hawkesbury Lane (B4109). Residential properties fronting Hawkesbury Lane are located to the south west.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth and with no direct access to either centre. The B4109 provides direct access to Bulkington District Centre approximately 3.2kms to the north east of</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>the Site.</p> <p>Whilst the development of the Site will contribute to the overall employment 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 employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, NB117 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>NB117 is an employment focussed Site and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, NB117 will result in a neutral 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 regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	-	-	-	0	+	<p>NB117 is located approximately 2.5km to the south of Bedworth Town Centre which is the principle local centre for services and employment opportunities in the Borough and approximately 2.8kms from Bulkington District Centre.</p> <p>NB117 is accessed from the Hawkesbury Lane (B4109). The B4109, a bus route, offers a direct route to Bulkington District Centre to the north and the Bell Green area of Coventry to the south.</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>The Site is relatively accessible by car. However, access to services, jobs and learning activities will be limited for residents' dependant on public transport.</p> <p>NB117 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 without mitigation.</p> <p>However, if enhanced public transport 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.</p>
<b>Reduce crime, fear of crime and antisocial behaviour</b>	?	?	?	?	?	?	?	<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>
<b>Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage</b>	+	+	+	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new employment land and associated 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	0	0	0	<p>The development of NB117 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a neutral impact 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>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	+	0	+	<p>NB117 is a green field Site in agricultural use. The development of the Site for employment uses will result in the loss of existing habitat including hedgerows and tree copse/isolated 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.</p> <p>Based on the above, it is considered that the development of Site will have a slight adverse effect</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								on this sustainability objective in the short terms, due the loss of existing habitats but an overall neutral effect in the medium term and positive effect in long term.
<b>Population and Human Health</b>								
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.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for economic development will lead to loss of agricultural land productive soils to development and thus the Site will have an adverse effect on this Sustainability Objective that cannot be mitigated

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								against.
<b>Water</b>								
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	<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 Site is located outside a ground water source protection zone or Flood 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>Mitigation measure will need to be installed prior to the commencement of development and will include</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								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.
<b>Air</b>								
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>NB117 is located approximately 2.5km to the south east of Bedworth Town Centre which is the principle local centre for services and employment opportunities in the Borough and approximately 3.2kms from Bulkington District Centre.</p> <p>NB117 is accessed from the Hawkesbury Lane (B4109). The B4109 offers a direct route to Bulkington District Centre to the north and the Bell Green area of Coventry to the south.</p> <p>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>Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>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.</p>
Ensure development is primarily focused in urban areas, and makes	--	--	--	--	--	--	--	The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
efficient use of existing physical infrastructure and reduces need to travel, especially by private car								<p>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, NB117 is considered having have a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
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.</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 greenhouse gases from transport, domestic,	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
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>
<b>Material Assets</b>								
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 development of this 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>Policies to encourage waste minimisation and recycling/recovery of resources should be included in the Borough Plan in order to ensure all new development makes an appropriate contribution to meeting this objective.</p> <p>Based on the above, 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	--	--	--	--	--	--	--	<p>The Site comprises a greenfield Site 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
developed land, 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.</p>
<b>Cultural Heritage</b>								
To protect and enhance the historic environment	-	-	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>However, the Site is situated adjacent to Hawkesbury Hall a Grade II Listed Building. Any proposals to develop the Site will need to ensure that the setting of the listed building is preserved and where possible enhanced.</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 it is considered to result in a neutral or slight positive effect in the longer term.</p>
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	--	-	--	-	0	-	-	<p>The Site is located in the Nuneaton and Bedworth Urban Fringe Character Area where the landscape is dominated by flat gently undulating land with fragmented features providing separation between existing settlements. 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>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>The development of the Site for employment uses will result in the loss of existing agricultural land and tree copse that provide separation between existing built up areas. The key landscaping features on the Site are fragmented linear hedgerows with isolated tree species/copse.</p> <p>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 hedgerows/copse and woodland area as part of the wider scheme for the Site. 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 Site 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 neutral effect in the long term once the landscaping proposals have started to mature.</p>

## Summary

The Land at Parrots Grove/Hawkesbury Lane (NB117) has been assessed against the SA objectives.

The proposed development will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation, poverty and health.

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 soils, landscape (in the short term), prudent use of resources (land), the provision of new homes and access to existing services/infrastructure and the vitality of the Town Centres.

NB117 is accessed from the Hawkesbury Lane (B4109). The B4109, a bus route, offers a direct route to Bulkington District Centre to the north and the Bell Green area of Coventry to the south.

The dispersed location of the land will increase traffic movements and travel times together with an associated increase in air pollution levels. The Site is relatively accessible by car but access to services, jobs and learning activities will be limited for residents' dependant on public transport. However, if enhanced public transport measures were brought forward in tandem with any development of the Site then this effect could be mitigated resulting in a neutral effect 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, i.e. hedgerows/copse and woodland area, as part of the wider scheme for the Site. The development will also provide the opportunity to create new features and provide linkages to existing biodiversity features and woodland resulting in landscape enhancements in the longer term.

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 Hawkesbury Hall - a Grade II Listed Building. Any proposals to develop the Site will need to ensure that the setting of the listed building is preserved and where possible enhanced. Based on the above, the development of this Site will result in an adverse effect on cultural heritage without mitigation but with suitable mitigation it is considered to result in a neutral or slight positive effect in the longer term.

The Site will have a neutral effect on issues of climatic factors, design/sense of place, water resources, waste minimisation and sports/cultural facilities provided that the development accords with other policies in the Borough Plan.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – P3 &amp; P28</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>P3 and P28 are employment focussed potential development areas and thus the development of this area will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the PDAs will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>P3 and P28 is located approximately 1.5kms to the south west of Nuneaton Town Centre and approximately 3kms to the north west of Bedworth Town Centre. The Site comprises open land within an existing business park. The Site is bounded to the north and south by existing residential properties by the west and east by industrial units.</p> <p>The location of the PDAs is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, whilst the growth associated with the PDA will contribute to the overall economic needs of the Borough is likely that the allocation of this PDA will not directly enhance the vitality and viability of the town centres, thus, potentially undermining the town centre's role and</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>regeneration opportunities.</p> <p>Based on the above, P3 &amp; P28 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>P3 and P28 are employment focussed potential development areas and, thus, the development of this area will not contribute to the provision of a new homes for existing and future residents of the Borough.</p> <p>Based on the above, P3 &amp; P28 will result in a significant adverse 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	0	0	0	<p>P3 and P28 is located approximately 1.5km to the south west of Nuneaton Town Centre which is the principle local centre for services and residential areas.</p> <p>The PDAs are located to the west of the A444, a principal route to Nuneaton Town Centre, accordingly the PDAs are relatively accessible by car. The Site is an employment allocation which will increase the accessibility to jobs for local residents.</p> <p>The PDAs do not include development associated with the provision of services, learning activities will be limited for residents' dependant on public transport.</p> <p>Based on the above, P3 and P28 are considered to 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
	?	?	?	?	?	?	?	
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 these PDAs 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	0	0	0	0	0	0	0	<p>The development of these PDAs and the contribution it brings to the local area in terms of new employment land and associated 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>The PDAs are not located in a known area of deprivation and thus will only contribute an indirect impact on this Sustainability Objective.</p> <p>Based on the above, it is considered that P3 and P28 represent a neutral impact on this Sustainability Objective.</p>
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	0	0	0	<p>The development of these PDAs for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, P3 and P28 will have a neutral impact on this sustainability objective.</p>
Encourage land use and development that creates and sustains well-designed, high quality	?	?	?	?	?	?	?	The PDAs will not result in a direct effect on this sustainability objective. Policies to facilitate high quality design and a sense of place should be

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
built environments, that help to create and promote local distinctiveness and sense of place								<p>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, P3 and P28 will have an uncertain impact on this sustainability objective.</p>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	0	0	0	<p>The development of the PDAs for employment uses will result in the loss of existing habitat including tree species and grassland, although none of the habitats are recorded as critical in the Local Biodiversity Action Plan.</p> <p>However, the development of the PDAs offer the opportunity to creation of new features as an integrated part of the overall master-plan of the Site.</p> <p>Based on the above, it is considered that the development of P3 and P28 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>
<b>Population and Human Health</b>								
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 PDAs for economic uses offers an indirect impact on this sustainability objective.</p> <p>Based on the above, it is considered that P3 and P28 represent a neutral impact on this Sustainability Objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Soil</b>								
To protect and improve soil quality	-	-	-	-	-	-	-	The development of a Site for economic development will lead to loss of productive soils to development and thus P3 and P28 will have an adverse effect on this Sustainability Objective.
<b>Water</b>								
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 PDAs will result in increased water demand, posing increased pressure on water resources. This might 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 should be mandatory on the allocation of these PDAs.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, P3 and P28 will result in a neutral effect on this sustainability objective.</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	0	0	0	<p>Records from the Environment Agency confirm that the primary flood risk at the Sites are associated with surface water flooding and overland flows. The Sites are not located in a ground water 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 issue, 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
								Mitigation measure will need to be installed prior to the commencement of development and will include at least two SuDS features. Based on the above, it is assumed that P3 and P28 will result in a neutral effect on this sustainability objective.
<b>Air</b>								
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>P3 &amp; P28 is located approximately 1.5kms to the south west of 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 PDAs are located to the west of the A444, a principal route to Nuneaton Town Centre, accordingly the PDA is relatively accessible by car. However, access to services, jobs and learning activities will be limited for employees dependant on public transport, walking and cycling.</p> <p>The dispersed location of the PDAs would tend to discourage modal shift away from the car</p> <p>Based on the above, P3 and P28 are considered to result in a slight adverse impact on this sustainability objective.</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 location of the PDAs is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, these PDAs 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, P3 &amp; P28 are considered to have a significant adverse impact on this</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Sustainability Objective.
<b>Climatic Factors</b>								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	<p>The dispersed location of the PDAs will reduce 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 uses. In addition, it is recommended that a district heating system/energy system is incorporated as part of the overall master-plan for the PDAs.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the PDAs will result in a neutral effect on this sustainability objective in the longer term. However, the PDAs 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	-	-	-	-	-	-	-	<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 PDAs will reduce the opportunity for the Site to contribute to a low carbon economy in the Borough.</p> <p>However, the development industry offers a significant opportunity to cut carbon dioxide emissions via sustainable construction. e.g. energy efficiency, sustainable design, demolition and construction.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, P3 and P28 are considered to result in a slight adverse impact on this sustainability objective.
<b>Material Assets</b>								
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 PDAs 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, P3 and P28 are 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 PDAs 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 PDAs will also not contribute to the cleaning up of existing contaminated land.</p> <p>Based on the above, P3 and P28 are considered to result in a significant adverse impact on this sustainability objective.</p>
<b>Cultural Heritage</b>								
To protect and enhance the historic environment	0	0	0	0	0	0	0	No part of the PDAs is designated as a known heritage asset at either a county or national level. Based on the above, P3 and P28 are considered to

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								result in a neutral impact on this sustainability objective.
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	--	--	--	--	--	--	--	<p>The development of the PDAs for employment uses will result in the loss of existing open space with associated landscape features. The key landscaping features on the Site are hedgerows with isolated tree species.</p> <p>Based on the above, it is considered that the development of P3 and P28 will have a significant adverse effect on this sustainability objective in the short terms, due the loss of existing habitats, but an overall slight adverse effect in the medium to long term.</p>

### Summary

PDAs - P3 and P28 have been assessed against the SA objectives.

P3 and P28 will bring forward new employment uses and thus represents a significant positive effect on economic factors.

P3 and P28 will result in the loss of open land located outside the existing urban areas and will have a negative effect on the prudent use of resources, landscape, new homes provision and the vitality of the Town Centres. The dispersed location of the PDAs would tend to discourage modal shift away from the car which in turn will increase traffic movements. The development of the PDAs will result in an adverse effect on air quality which cannot be mitigated against.

P3 and P28 will have a neutral effect on issues of climatic factors, cultural heritage, water resources, health and sports/cultural facilities provided that the development accords with other policies in the Borough Plan.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – P4 &amp; AR13h</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>P4 and AR13h are employment focussed potential development areas and thus the development of this area will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, P4 and AR13h will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>P4 and AR13h are located approximately 2.6kms to the south east of Nuneaton Town Centre and approximately 1.6kms to the north west of Bedworth Town Centre. The Site comprises open land in close proximity to existing employment units. The Site is bounded to the south by Griff Lane which forms a junction with the A444 approximately 350m to the south east of P4 and AR13h. The Sites are bounded to the north and east by existing warehousing units.</p> <p>The location of P4 and AR13h is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, whilst the growth associated with P4 and AR13h will contribute to the overall economic needs of the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Borough is likely that the allocation of these PDAs 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, P4 and AR13h are considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>P4 and AR13h are employment focussed potential development areas and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, P4 and AR13h will result in significant adverse impacts 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	0	0	0	<p>P4 and AR13h are located approximately 1.6km to the north west of Bedworth Town Centre which is the principle local centre for services and residential areas.</p> <p>The PDAs are bounded to the south by Griff Lane which forms a junction with the A444 approximately 350m to the south east of the PDAs, accordingly the PDAs are relatively accessible by car. The PDAs are employment allocations which will increase the accessibility to jobs for local residents.</p> <p>The PDAs do not include development associated with the provision of services, learning activities will be limited for residents' dependant on public transport.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, P4 and AR13h are considered to result in a neutral impact on this sustainability objective.
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 these PDAs 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	0	0	0	0	0	0	0	<p>The development of these PDAs and the contribution it brings to the local area in terms of new employment land and associated 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>The PDAs are not located in a known area of deprivation and thus will only contribute an indirect impact on this Sustainability Objective.</p> <p>Based on the above, it is considered that P4 and AR13h represent a neutral impact on this Sustainability Objective.</p>
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	0	0	0	<p>The development of these PDAs for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, P4 and AR13h will have a neutral impact 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	?	?	?	?	?	?	?	<p>The PDAs 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.</p> <p>Based on the above, P4 and AR13h will have an uncertain impact on this sustainability objective.</p>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	0	0	0	<p>The PDAs are green field land. The development of the PDAs for employment uses will result in the loss of existing habitat including hedgerows, tree species and grassland, although none of the habitats are recorded as critical in the Local Biodiversity Action Plan.</p> <p>However, the development of the PDAs offers the opportunity to creation of new features as an integrated part of the overall master-plan of the Site.</p> <p>Based on the above, it is considered that the development of P4 and AR13h 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>
<b>Population and Human Health</b>								
Improve health and reduce health inequalities by encouraging and enabling healthy active	0	0	0	0	0	0	0	The development of the PDAs for economic uses offers an indirect impact on this sustainability objective.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
lifestyles and protecting health, as well as providing equitable access to health services								Based on the above, it is considered that P4 and AR13h represents a neutral impact on this Sustainability Objective.
<b>Soil</b>								
To protect and improve soil quality	-	-	-	-	-	-	-	The PDAs are located on greenfield land and the development of a sites for economic development will lead to loss of productive soils to development and thus P4 and AR13h will have an adverse effect on this Sustainability Objective.
<b>Water</b>								
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 PDAs will result in increased water demand, posing increased pressure on water resources. This might 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 should be mandatory on the allocation of these PDAs.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, P4 and AR13h will result in a neutral effect on this sustainability objective.</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	0	0	0	<p>Records from the Environment Agency confirm that the primary flood risk at P4 and AR13h are from an unnamed drain. The Sites are not located in a ground water source protection zone.</p> <p>In terms of flood risk, only 25% of the P4 and AR13h are located within Flood Zone 2. Vulnerable development should be located outside the defined Flood Zone.</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<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 at least two SuDS features. Based on the above, it is assumed that P4 and AR13h will result in a neutral effect on this sustainability objective.</p>
<b>Air</b>								
<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>	-	-	-	-	-	-	-	<p>P4 and AR13h are located approximately 1.6kms to the north 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 PDAs are bounded to the south by Griff Lane which forms a junction with the A444 approximately 350m to the south east of the PDAs. Accordingly the P4 and AR13h are relatively accessible by car. However, access to services, jobs and learning activities will be limited for employees dependant on public transport, walking and cycling.</p> <p>The dispersed location of the PDAs would tend to discourage modal shift away from the car Based on the above, P4 and AR13h are considered to result in a slight adverse impact on this sustainability objective.</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 PDAs is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, these PDAs 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, P4 and AR13h are considered to have a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	<p>The dispersed location of the PDAs will reduce 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 uses. In addition, it is recommended that a district heating system/energy system is incorporated as part of the overall master-plan for P4 and AR13h.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, P4 and AR13h will result in a neutral effect on this sustainability objective in the longer term. However, the PDAs 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	-	-	-	-	-	-	-	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
transport, domestic, commercial and industrial sources								<p>The dispersed location of the PDAs will reduce the opportunity for the Site to contribute to a low carbon economy in the Borough.</p> <p>However, the development industry offers a significant opportunity to cut carbon dioxide emissions via sustainable construction. e.g. energy efficiency, sustainable design, demolition and construction.</p> <p>Based on the above, P4 and AR13h are considered to result in a slight adverse impact on this sustainability objective.</p>
<b>Material Assets</b>								
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>P4 and AR13h 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, P4 and AR13h are 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 PDAs comprises a 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 PDAs 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, P4 and AR13h are considered to result in a significant adverse impact on this sustainability objective.
<b>Cultural Heritage</b>								
To protect and enhance the historic environment	0	0	0	0	0	0	0	<p>No part of the PDAs are designated as a known heritage asset at either a county or national level.</p> <p>Based on the above, P4 and AR13h are considered to result in a neutral impact on this sustainability objective.</p>
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	--	--	--	--	--	--	--	<p>The development of the PDAs for employment uses will result in the loss of existing open space with associated landscape features. The key landscaping features on the Site are hedgerows with isolated tree species.</p> <p>Based on the above, it is considered that the development of P4 and AR13h will have a significant adverse effect on this sustainability objective in the short terms, due the loss of existing habitats, but an overall slight adverse effect in the medium to long term.</p>

## **Summary**

PDA - P4 and AR13h has been assessed together against the SA objectives.

The PDAs will bring forward new employment uses and thus represents a significant positive effect on economic factors.

P4 and AR13h will result in the loss of open land located outside the existing urban areas and will have a negative effect on the prudent use of resources, landscape, new homes provision and the vitality of the Town Centres. The dispersed location of the PDAs would tend to discourage modal shift away from the car which in turn will increase traffic movements. The development of the PDAs will result in an adverse effect on air quality which cannot be mitigated against.

P4 and AR13h will have a neutral effect on issues of climatic factors, cultural heritage, water resources, health and sports/cultural facilities provided that the development accords with other policies in the Borough Plan.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – P11</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>P11 is an employment focussed potential development area and thus the development of this area will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, P11 will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>P11 is located approximately 4kms to the south west of Bedworth Town Centre and 8kms to the south of Nuneaton Town Centre. The Site comprises open greenfield land. The Site is bounded to the south by Central Boulevard. The PDA is defined to the west and south by existing employment uses. The PDA forms part of a wider area of informal open space that comprises a larger area to the north of the PDA.</p> <p>Central Boulevard forms a junction with the A444 approximately 1.3 kms to the south east of the PDA.</p> <p>The location of the PDA is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, whilst the growth associated with the PDA will contribute to the overall economic needs of the Borough is likely that the allocation of this PDA</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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, P11 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>P11 are employment focussed potential development areas and, thus, the development of this area will not contribute to the provision of a new homes for existing and future residents of the Borough.</p> <p>Based on the above, P11 will result in a significant adverse 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	0	0	0	<p>P11 is located approximately 4kms to the south west of Bedworth Town Centre which is the principle local centre for services and residential areas.</p> <p>The PDA is located 1.6 kms to the north west of the existing junction with the A444, accordingly the Site is relatively accessible by car. The Site is an employment allocation which will increase the accessibility to jobs for local residents.</p> <p>The PDA does not include development associated with the provision of services, learning activities will be limited for residents' dependant on public transport.</p> <p>Based on the above, P11 is considered to 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
	?	?				?	?	
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 PDA 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	0	0	0	0	0	0	0	<p>The development of this PDA and the contribution it brings to the local area in terms of new employment land and associated 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>The PDA is not located in a known area of deprivation and thus will only contribute an indirect impact on this Sustainability Objective.</p> <p>Based on the above, it is considered that P11 represents a neutral impact on this Sustainability Objective.</p>
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	-	-	-	-	-	-	-	<p>The development of this PDA for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>The PDA offer an area of informal open space associated with the larger area to the north. However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the loss of an area of informal open space, P11 will have a slight adverse impact on this sustainability objective.</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
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>The PDA 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.</p> <p>Based on the above, P11 will have an uncertain impact on this sustainability objective.</p>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	0	0	0	<p>The PDA is a green field Site. The development of the PDA for employment uses will result in the loss of existing habitat including hedgerows, tree species and grassland, although none of the habitats are recorded as critical in the Local Biodiversity Action Plan.</p> <p>However, the development of the PDA offers the opportunity to creation of new features as an integrated part of the overall master-plan of the Site.</p> <p>Based on the above, it is considered that the development of P11 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>
<b>Population and Human Health</b>								
Improve health and reduce health inequalities by encouraging and enabling healthy active lifestyles and protecting health, as well as	0	0	0	0	0	0	0	<p>The development of the PDA for economic uses offers an indirect impact on this sustainability objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
providing equitable access to health services								Based on the above, it is considered that the P11 represents a neutral impact on this Sustainability Objective.
<b>Soil</b>								
To protect and improve soil quality	-	-	-	-	-	-	-	The PDA is greenfield and the development of a Site for economic development will lead to loss of productive soils to development and thus the PDA will have an adverse effect on this Sustainability Objective.
<b>Water</b>								
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 PDA will result in increased water demand, posing increased pressure on water resources. This might 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 should be mandatory on the allocation of this PDA.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, P11 will result in a neutral effect on this sustainability objective.</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	0	0	0	<p>Records from the Environment Agency confirm that the primary flood risk at the Sites are associated with surface water flooding and overland flows. The Sites are not located in a ground water 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 issue, will be</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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 at least two SuDS features. Based on the above, it is assumed that the PDA will result in a neutral effect on this sustainability objective.</p>
<b>Air</b>								
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>P11 is located approximately 4kms to the south 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 PDA is located 1.6 kms to the north west of the existing junction with the A444, accordingly the Site is relatively accessible by car.</p> <p>The dispersed location of the PDA would tend to discourage modal shift away from the car</p> <p>Based on the above, P11 is considered to result in a slight adverse impact on this sustainability objective.</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 location of the PDA is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, this PDA will not make efficient use of existing infrastructure, promote compact mixed use development or reduce the need to travel.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, P11 is considered to have a significant adverse impact on this Sustainability Objective.
<b>Climatic Factors</b>								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	<p>The dispersed location of the PDA will reduce 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 uses. In addition, it is recommended that a district heating system/energy system is incorporated as part of the overall master-plan for the PDA.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the PDA will result in a neutral effect on this sustainability objective in the longer term. However, the P11 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	-	-	-	-	-	-	-	<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 PDA will reduce the opportunity for the Site to contribute to a low carbon economy in the Borough.</p> <p>However, the development industry offers a significant opportunity to cut carbon dioxide emissions via sustainable construction. e.g. energy</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>efficiency, sustainable design, demolition and construction.</p> <p>Based on the above, P11 is considered to result in a slight adverse impact on this sustainability objective.</p>
<b>Material Assets</b>								
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 PDA 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, P11 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 PDA comprises a 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 PDA will also not contribute to the cleaning up of existing contaminated land.</p> <p>Based on the above, P11 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
<b>Cultural Heritage</b>								
To protect and enhance the historic environment	0	0	0	0	0	0	0	No part of the PDA is designated as a known heritage asset at either a county or national level.  Based on the above, P11 is considered to result in a neutral impact on this sustainability objective.
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	--	--	--	--	--	--	--	The development of the PDA for employment uses will result in the loss of existing open space with associated landscape features. The key landscaping features on the Site are hedgerows with isolated tree species.  Based on the above, it is considered that the development of P11 will have a significant adverse effect on this sustainability objective in the short terms, due the loss of existing habitats, but an overall slight adverse effect in the medium to long term.

## Summary

PDA –P11 has been assessed against the SA objectives.

P11 will bring forward new employment uses and thus represents a significant positive effect on economic factors.

P11 will result in the loss of open land located outside the existing urban areas and will have a negative effect on the prudent use of resources, landscape, new homes provision and the vitality of the Town Centres. The dispersed location of the PDA would tend to discourage modal shift away from the car which in turn will increase traffic movements. The development of the PDA will result in an adverse effect on air quality which cannot be mitigated against.

The PDA will have a neutral effect on issues of climatic factors, cultural heritage, water resources, health and sports/cultural facilities provided that the development accords with other policies in the Borough Plan.



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – P27</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>P27 are employment focussed potential development areas and thus the development of this area will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, P27 will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>P27 is located approximately 1.6kms to the south of Nuneaton Town Centre and approximately 2.7kms to the north of Bedworth Town Centre. The Site comprises open land in close proximity to existing employment units. The A444 defines the western boundary of the PDA. The Site is bounded to the east and south by existing warehousing units.</p> <p>The location of the PDA is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, whilst the growth associated with the PDA will contribute to the overall economic needs of the Borough is likely that the allocation of this PDA will not directly enhance the vitality and viability of the town centres, thus, potentially undermining 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, P27 is considered to have a slight adverse impact on this Sustainability Objective.
<b>Social Factors</b>								
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>P27 are employment focussed potential development areas and, thus, the development of this area will not contribute to the provision of a new homes for existing and future residents of the Borough.</p> <p>Based on the above, P27 will result in a significant adverse 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	0	0	0	<p>P27 is located approximately 1.6km to the south of Nuneaton Town Centre which is the principle local centre for services and residential areas.</p> <p>The PDA is located to the east of the A444, a principal route to Nuneaton Town Centre, accordingly the PDA is relatively accessible by car. The Site is an employment allocation which will increase the accessibility to jobs for local residents.</p> <p>The PDA does not include development associated with the provision of services, learning activities will be limited for residents' dependant on public transport.</p> <p>Based on the above, P27 is considered to result in a neutral impact on this sustainability objective.</p>
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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								development to confirm any correlation between this PDA 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	0	0	0	0	0	0	0	<p>The development of this PDA and the contribution it brings to the local area in terms of new employment land and associated 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>The PDA is not located in a known area of deprivation and thus will only contribute an indirect impact on this Sustainability Objective.</p> <p>Based on the above, it is considered that P27 represents a neutral impact on this Sustainability Objective.</p>
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	0	0	0	<p>The development of this PDA for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the P27 will have a neutral impact 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	?	?	?	?	?	?	?	<p>The PDA 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.</p> <p>Based on the above, the P27 will have an uncertain impact on this sustainability objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	0	0	0	<p>The PDA is a green field Site. The development of the PDA for employment uses will result in the loss of existing habitat including tree species and grassland, although none of the habitats are recorded as critical in the Local Biodiversity Action Plan.</p> <p>However, the development of the PDA offers the opportunity to creation of new features as an integrated part of the overall master-plan of the Site.</p> <p>Based on the above, it is considered that the development of P27 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>
<b>Population and Human Health</b>								
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 PDA for economic uses offers an indirect impact on this sustainability objective.</p> <p>Based on the above, it is considered that P27 represents a neutral impact on this Sustainability Objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Soil</b>								
To protect and improve soil quality	-	-	-	-	-	-	-	The PDA is greenfield and the development of a Site for economic development will lead to loss of productive soils to development and thus the PDA will have an adverse effect on this Sustainability Objective.
<b>Water</b>								
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 PDA will result in increased water demand, posing increased pressure on water resources. This might 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 should be mandatory on the allocation of this PDA.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the PDA will result in a neutral effect on this sustainability objective.</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	0	0	0	<p>Records from the Environment Agency confirm that the primary flood risk at the Sites are associated with surface water flooding and overland flows. The Sites are not located in a ground water 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 issue, 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
								Mitigation measure will need to be installed prior to the commencement of development and will include at least two SuDS features. Based on the above, it is assumed that P27 will result in a neutral effect on this sustainability objective.
<b>Air</b>								
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>P27 is located approximately 1.6kms to the south west of 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 PDA is located to the east of the A444, a principal route to Nuneaton Town Centre, accordingly the PDA is relatively accessible by car. However, access to services, jobs and learning activities will be limited for employees dependant on public transport, walking and cycling.</p> <p>The dispersed location of the PDA would tend to discourage modal shift away from the car</p> <p>Based on the above, P27 is considered to result in a slight adverse impact on this sustainability objective.</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	--	--	--	--	--	--	--	The location of the PDA is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, this PDA will not make efficient use of existing infrastructure, promote compact mixed use development or reduce the need to travel.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, P27 is considered to have a significant adverse impact on this Sustainability Objective.
<b>Climatic Factors</b>								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	<p>The dispersed location of the PDA will reduce 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 uses. In addition, it is recommended that a district heating system/energy system is incorporated as part of the overall master-plan for the PDA.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the PDA will result in a neutral effect on this sustainability objective in the longer term. However, the PDA 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	-	-	-	-	-	-	-	<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 PDA will reduce the opportunity for the Site to contribute to a low carbon economy in the Borough.</p> <p>However, the development industry offers a significant opportunity to cut carbon dioxide emissions via sustainable construction. e.g. energy</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>efficiency, sustainable design, demolition and construction.</p> <p>Based on the above, P27 is considered to result in a slight adverse impact on this sustainability objective.</p>
<b>Material Assets</b>								
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 PDA 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, P27 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 PDA comprises a 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 PDA will also not contribute to the cleaning up of existing contaminated land.</p> <p>Based on the above, P27 is considered to result in a significant adverse impact on this sustainability objective.</p>
<b>Cultural Heritage</b>								
To protect and enhance the historic environment	0	0	0	0	0	0	0	No part of the PDA is designated as a known heritage asset at either a county or national level.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, P27 is considered to result in a neutral impact on this sustainability objective.
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	--	--	--	--	--	--	--	<p>The development of the PDA for employment uses will result in the loss of existing open space with associated landscape features. The key landscaping features on the Site are hedgerows with isolated tree species.</p> <p>Based on the above, it is considered that the development of PDA will have a significant adverse effect on this sustainability objective in the short terms, due the loss of existing habitats, but an overall slight adverse effect in the medium to long term.</p>

### Summary

PDA – P27 has been assessed against the SA objectives.

P27 will bring forward new employment uses and thus represents a significant positive effect on economic factors.

P27 will result in the loss of open land located outside the existing urban areas and will have a negative effect on landscape, new homes and the vitality of the Town Centres. The dispersed location of the PDA would tend to discourage modal shift away from the car which in turn will increase traffic movements. The development of the PDA will result in an adverse effect on these factors which cannot be mitigated against.

The PDA will have a neutral effect on issues of climatic factors, cultural heritage, water resources and sports/cultural facilities provided that the development accords with other policies in the Borough Plan.



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – WB03</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>WB03 are employment focussed potential development areas and thus the development of this area will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, WB03 will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>WB03 is located approximately 1.5kms to the south of Nuneaton Town Centre and approximately 2.5kms to the north of Bedworth Town Centre. The Site comprises open land to the west of the B4113. The Site is bounded to the north and east by existing residential properties. Further open land to the south is allocated as AR13J.</p> <p>The location of the PDA is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, whilst the growth associated with the PDA will contribute to the overall economic needs of the Borough is likely that the allocation of this PDA will not directly enhance the vitality and viability of the town centres, thus, potentially undermining 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, WB03 is considered to have a slight adverse impact on this Sustainability Objective.
<b>Social Factors</b>								
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	--	--	--	--	--	--	--	WB03 are employment focussed potential development areas and, thus, the development of this area will not contribute to the provision of a new homes for existing and future residents of the Borough.  Based on the above, WB03 will result in a significant adverse impact on this Sustainability Objective.
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	0	0	0	WB03 is located approximately 1.5km to the south of Nuneaton Town Centre which is the principle local centre for services and residential areas.  The PDA is located to the west of the B4113 which forms a junction with the A444 approximately 600m to the north of the PDA. The A444 is a principal route to Nuneaton Town Centre. Accordingly, the PDA is relatively accessible by car and increases the accessibility to jobs for local residents.  The PDA does not include development associated with the provision of services, learning activities will be limited for residents' dependant on public transport.  Based on the above, WB03 is considered to result in a neutral impact on this sustainability objective.

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 PDA 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	+	+	+	+	+	+	+	<p>The development of this PDA and the contribution it brings to the local area in terms of new employment land and associated 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>The PDA is located within the Hill Top ward which is defined as falling within the Top 10% most disadvantaged wards in England.</p> <p>Based on the above, it is considered that WB03 represents a neutral impact on this Sustainability Objective.</p>
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	0	0	0	<p>The development of this PDA for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, WB03 will have a neutral impact on this sustainability objective.</p>
Encourage land use and development that creates and sustains well-designed, high quality built environments, that	?	?	?	?	?	?	?	The PDA 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

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>new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>Based on the above, WB03 will have an uncertain impact on this sustainability objective.</p>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	0	0	0	<p>The PDA is a green field Site. The development of the PDA for employment uses will result in the loss of existing habitat including tree species and grassland, although none of the habitats are recorded as critical in the Local Biodiversity Action Plan.</p> <p>However, the development of the PDA offers the opportunity to creation of new features as an integrated part of the overall master-plan of the Site.</p> <p>Based on the above, it is considered that the development of WB03 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>
<b>Population and Human Health</b>								
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 PDA for economic uses offers an indirect impact on this sustainability objective.</p> <p>Based on the above, it is considered that WB03 represents a neutral impact on this Sustainability Objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Soil</b>								
To protect and improve soil quality	-	-	-	-	-	-	-	The PDA is greenfield and the development of a Site for economic development will lead to loss of productive soils to development and thus WB03 will have an adverse effect on this Sustainability Objective.
<b>Water</b>								
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 PDA will result in increased water demand, posing increased pressure on water resources. This might 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 should be mandatory on the allocation of this PDA.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, WB03 will result in a neutral effect on this sustainability objective.</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	0	0	0	<p>Records from the Environment Agency confirm that the primary flood risk at the Site is an unnamed drain which flows in an easterly direction through the Site. The Site is not located in a ground water source protection zone.</p> <p>In terms of flood risk, only 9% of the Site is located within Flood Zone 2 and 3a. Vulnerable development should be located outside the defined Flood 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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 at least two SuDS features. Based on the above, it is assumed that WB03 will result in a neutral effect on this sustainability objective.</p>
<b>Air</b>								
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>WB03 is located approximately 1.5kms to the south west of 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 PDA is located to the west of the B4113 which forms a junction with the A444 approximately 600m to the north of the PDA. Accordingly the PDA is relatively accessible by car, however, access to services, jobs and learning activities will be limited for employees dependant on public transport, walking and cycling.</p> <p>The dispersed location of the PDA would tend to discourage modal shift away from the car</p> <p>Based on the above, WB03 is considered to result in a slight adverse impact on this sustainability objective.</p>
Ensure development is primarily focused in urban areas, and makes	--	--	--	--	--	--	--	The location of the PDA is relatively dispersed from the Town Centres of either Nuneaton or Bedworth.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
efficient use of existing physical infrastructure and reduces need to travel, especially by private car								<p>Accordingly, this PDA 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, WB03 is considered to have a significant adverse impact on this Sustainability Objective</p>
<b>Climatic Factors</b>								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	<p>The dispersed location of the PDA will reduce 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 uses. In addition, it is recommended that a district heating system/energy system is incorporated as part of the overall master-plan for the PDA.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the PDA will result in a neutral effect on this sustainability objective in the longer term. However, WB03 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	-	-	-	-	-	-	-	<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 PDA will reduce the opportunity for the Site to contribute to a low carbon economy in the Borough.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>However, the development industry offers a significant opportunity to cut carbon dioxide emissions via sustainable construction. e.g. energy efficiency, sustainable design, demolition and construction.</p> <p>Based on the above, WB03 is considered to result in a slight adverse impact on this sustainability objective.</p>
<b>Material Assets</b>								
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 PDA 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, WB03 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 PDA comprises a 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 PDA will also not contribute to the cleaning up of existing contaminated land.</p> <p>Based on the above, WB03 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
<b>Cultural Heritage</b>								
To protect and enhance the historic environment	0	0	0	0	0	0	0	No part of the PDA is designated as a known heritage asset at either a county or national level.  Based on the above, WB03 is considered to result in a neutral impact on this sustainability objective.
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	--	--	--	--	--	--	--	The development of the PDA for employment uses will result in the loss of existing open space with associated landscape features. The key landscaping features on the Site are hedgerows with isolated tree species.  Based on the above, it is considered that the development of WB03 will have a significant adverse effect on this sustainability objective in the short terms, due the loss of existing habitats, but an overall slight adverse effect in the medium to long term.

### Summary

PDA - WB03 has been assessed against the SA objectives.

WB03 will bring forward new employment uses and thus represents a significant positive effect on economic factors. There will also be indirect positive effects in terms of social factors associated with deprivation and poverty.

WB03 will result in the loss of open land located outside the existing urban areas and will have a negative effect on landscape, new homes and the vitality of the Town Centres. The dispersed location of the PDA would tend to discourage modal shift away from the car which in turn will increase traffic movements. The development of WB03 will result in an adverse effect on these factors which cannot be mitigated against.

The Site will have a neutral effect on issues of climatic factors, cultural heritage, water resources and sports/cultural facilities provided that the development accords with other policies in the Borough Plan.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – WE/03/08</b>								
<b>Economic Factors</b>								
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)	++	++	++	++	++	++	++	<p>WE/03/08 are employment focussed potential development areas and thus the development of this area will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, WE/03/08 will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>WE/03/08 is located on the northern edge of Nuneaton and Bedworth Borough. The Site is green field and comprises generally undeveloped agricultural land with isolated farmsteads together with a small amenity park. The Site is bounded to the south by existing residential areas at St Nicholas Park.</p> <p>The location of WE/03/08 is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, whilst the growth associated with WE/03/08 will contribute to the overall economic needs of the Borough is likely that the allocation of this PDA will not directly enhance the vitality and viability of the town centres, thus, potentially undermining the town centre's role and</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>regeneration opportunities.</p> <p>Based on the above, WE/03/08 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
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>WE/03/08 is an employment focussed potential development area and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, WE/03/08 will result in a significant adverse impacts 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	+	+	+	<p>WE/03/08 is located approximately 2km to the north east of Nuneaton Town Centre which is the principle local centre for services and employment opportunities. Limited services are available locally with St Nicholas Park local centre and an existing area of recreational open space is located on the Site.</p> <p>The PDA is located to the east of the A444, a principal route to Nuneaton Town Centre, accordingly the PDA is relatively accessible by car.</p> <p>However, access to services, jobs and learning activities will be limited for residents' dependant on public transport.</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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								It will take a number of years to deliver the integrated services on the Site. Accordingly, the PDA is considered to result in a significant adverse effect on this sustainability objective in the short term. However, once the provision of integrated services and facilities as part of the overall development has been development to mitigate this effect, it is considered that there will be a neutral impact in the medium term and a positive effect in the longer term.
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 PDA 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	0	0	0	0	0	0	0	<p>The development of this PDA and the contribution it brings to the local area in terms of new employment land and associated 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>The PDA is not located in a known area of deprivation and thus will only contribute an indirect impact on this Sustainability Objective.</p> <p>Based on the above, it is considered that WE/03/08 represent a neutral impact on this Sustainability Objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	0	0	0	<p>The development of this PDAs for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, WE/03/08 will have a neutral impact 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	?	?	?	?	?	?	?	<p>The PDA 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.</p> <p>Based on the above, WE/03/08 will have an uncertain impact on this sustainability objective.</p>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	0	0	0	<p>The landscape character of the Site is defined as 'rural fringe' that is already influenced by existing residential development. The key landscaping features on the Site are hedgerows with isolated tree species. The PDA contains an existing public footpaths and a short section of the Change Brook.</p> <p>No part of the PDA is designated as a site of biodiversity importance at either a local, county or national level, however, Local Wildlife Sites are located in the vicinity of the Site.</p> <p>The development of the PDA for employment uses will result in the loss of existing habitat including hedgerows, although none of the habitats are</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>recorded as critical in the Local Biodiversity Action Plan.</p> <p>However, the development of the PDA offers the opportunity to incorporate existing habitat features, including the Change Brook, and the creation of new features within areas of open space and allotments as an integrated part of the overall master-plan of the Site. The PDA also offers 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 PDA 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>
<b>Population and Human Health</b>								
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 PDA for economic uses offers an indirect impact on this sustainability objective.</p> <p>Based on the above, it is considered that WE/03/08 represents a neutral impact on this Sustainability Objective.</p>
<b>Soil</b>								
To protect and improve soil quality	-	-	-	-	-	-	-	<p>The PDA is located on greenfield land and the development of the site for economic development will lead to loss of productive soils to development and thus WE/03/08 will have an adverse effect on this Sustainability Objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>Water</b>								
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 PDA will result in increased water demand, posing increased pressure on water resources. This might 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 should be mandatory on the allocation of the PDA.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, WE/03/08 will result in a neutral effect on this sustainability objective.</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	0	0	0	<p>Records from the Environment Agency confirm that the primary flood risk at the Site is from the Change Brook an unnamed drain. The Site is not located in a ground water source protection zone.</p> <p>In terms of flood risk, only 12% 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 creation of additional 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 at least two SuDS features. Based on the above, it</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								is assumed that the PDA will result in a neutral effect on this sustainability objective.
<b>Air</b>								
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>WE/03/08 is located approximately 2km to the north east of Nuneaton Town Centre which is the principle local centre for services and employment opportunities.</p> <p>The Site has been reviewed as part of a Borough wide Accessibility Assessment. The Assessment confirms that the Site has poor accessibility to existing employment, health facilities, education facilities and the town Centre. The dispersed location of the PDA would tend to discourage modal shift away from the car.</p> <p>The Site does not lie within an Air Quality Management Area. However, the PDA is located close to the A47, which is the principal access route to Nuneaton Town Centre.</p> <p>To the south of the Site, the A47 runs through the Leicester Road Gyratory designated AQMA within the Town Centre. The principal source of the designated AQMA is traffic emissions. Accordingly, the increase in traffic growth associated with this Site is likely to result in a significant adverse effect on air quality.</p> <p>No mitigation or enhancement is considered available to address this negative effect.</p> <p>Based on the above, WE/03/08 is considered to result in a significant adverse impact on this</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								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 location of the PDA is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, the PDA 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, WE/03/08 is considered to have a significant adverse impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	<p>The dispersed location of the PDA will reduce 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 uses. In addition, it is recommended that a district heating system/energy system is incorporated as part of the overall master-plan for WE/03/08.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, WE/03/08 will result in a neutral effect on this sustainability objective in the longer term. However, the PDA will result in an adverse effect on this sustainability objective in the short to medium term.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<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</p>	-	-	-	-	-	-	-	<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 PDA will reduce the opportunity for the Site to contribute to a low carbon economy in the Borough.</p> <p>However, the development industry offers a significant opportunity to cut carbon dioxide emissions via sustainable construction. e.g. energy efficiency, sustainable design, demolition and construction.</p> <p>Based on the above, WE/03/08 is considered to result in a slight adverse impact on this sustainability objective.</p>
<b>Material Assets</b>								
<p>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>	+	+	+	+	+	+	+	<p>WE/03/08 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, WE/03/08 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 PDAs comprises a 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 PDAs will also not contribute to the cleaning up of existing contaminated land.</p> <p>Based on the above, WE/03/08 is considered to result in a significant adverse impact on this sustainability objective.</p>
<b>Cultural Heritage</b>								
To protect and enhance the historic environment	0	0	0	0	0	0	0	<p>No part of the PDA is designated as a known heritage asset at either a county or national level.</p> <p>Based on the above, WE/03/08 is considered to result in a neutral impact on this sustainability objective.</p>
<b>Landscape</b>								
To maintain and enhance the quality of landscapes	--	--	--	--	--	--	--	<p>The development of the PDAs for employment uses will result in the loss of existing open space with associated landscape features. The key landscaping features on the Site are hedgerows with isolated tree species.</p> <p>Based on the above, it is considered that the development of WE/03/08 will have a significant adverse effect on this sustainability objective in the short terms, due the loss of existing habitats, but an overall slight adverse effect in the medium to long term.</p>

## **Summary**

PDA - WE/03/08 has been assessed together against the SA objectives.

The PDA will bring forward new employment uses and thus represents a significant positive effect on economic factors.

WE/03/08 will result in the loss of open land located outside the existing urban areas and will have a negative effect on the prudent use of resources, landscape, new homes provision and the vitality of the Town Centres. The dispersed location of the PDA would tend to discourage modal shift away from the car which in turn will increase traffic movements, through the designated AQMA. The development of the PDA will result in a significant adverse effect on air quality which cannot be mitigated against.

WE/03/08 will have a neutral effect on issues of climatic factors, cultural heritage, water resources, health and sports/cultural facilities provided that the development accords with other policies in the Borough Plan.