

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB40 – 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)	0	0	0	+	+	0	0	<p>NB40 is envisaged to deliver circa 400 homes, however, the opportunities for direct economic opportunities are limited to small scale ancillary development i.e. small retail, leisure uses.</p> <p>It is accepted that the contribution to a stable economy in the short term will be neutral but in the medium to longer term new residential development will indirectly contribute to the retention of economic activity in the Borough. It is therefore concluded that to result in a slight positive effect.</p> <p>Based on the above, no mitigation or enhancement is proposed.</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. The Site 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 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 Sites are accessed from Bowling Green Lane and St Giles Road, neither of which are a bus route.</p>

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								<p>Whilst the development of the Site will contribute to the overall residential needs of the Borough the allocation of this Site will not directly enhance the vitality and viability of the town centres, thus, potentially undermining the town centre's role and regeneration opportunities.</p> <p>Given that large scale residential uses are unlikely to be accommodated within Town Centre areas, 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 has the potential to bring forward circa 400 potential housing units which will include a mix of open market and associated affordable housing units.</p> <p>The Site will contribute to the provision of a decent and affordable home for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough and particularly Exhall area, thus, contributing to the aim of creating mixed and balanced communities in these areas.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p> <p>NB40 will result in a significant positive effect on this Sustainability.</p>
Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not	-	-	-	-	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 Site is relatively dispersed from</p>

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disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location								<p>the Town Centres of either Nuneaton or Bedworth albeit there is a direct access to either centre via the A444 situated adjacent to the Site.</p> <p>The Site is accessible by car for services, jobs and learning activities and reasonable well served by public transport.</p> <p>NB40 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 residential units and indirect job creation opportunities will help improve the well-being of the local population and help reduce social exclusion and therefore provide businesses with a diverse workforce. Based on the above, it is considered that the Site represents a positive effect on this Sustainability Objective.</p>

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Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	-	-	-	-	-	-	-	<p>The development of NB40 for residential uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a 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>NB40 comprises open grassland bounded by existing hedgerows and isolated tree species. The development of the Site for residential uses will result in the loss of existing habitat.</p> <p>However, the development of the Site offers the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features, for examples the River Stowe and Breach Brook, 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 terms, due the loss of existing habitats but an overall</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								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 but offers an indirect impact on this sustainability objective.</p> <p>However, the allocation will result in an increase in demand for new health care facilities in the Borough that will require mitigation via contributions towards new health related infrastructure.</p> <p>Based on the above, it is considered that the Site represents a slight adverse impact on this Sustainability Objective reducing to neutral via the implementation of policies seeking contributions towards the provision of new facilities.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for residential uses will lead to loss of productive soils and 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 will result in increased water demand, posing increased pressure on water resources. This might result in increased ground water abstraction and related pollution effects extending into the short term.</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 the any detailed scheme should be mandatory on the allocation of this Site to avoid a slight adverse effect on this sustainability objective in the medium to longer term.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in an adverse to 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	<p>Records from the Environment Agency confirm that the Site is not located in a ground water source protection zone.</p> <p>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 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 at least two 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								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>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 Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. The Site does not lie within an Air Quality Management Area.</p> <p>The Site is accessible by car for services, jobs and learning activities but is 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 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, NB40is considered to have a significant adverse impact on this Sustainability</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Objective.
<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 could be provided by micro-generation facilities and energy efficiency measure incorporated in the layout and design of the residential uses. In addition, it is recommended that a district heating system/energy system is incorporated as part of the overall master-plan for the Site.</p> <p>Based on the 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	-	-	-	-	-	-	-	<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, significant opportunities to cut carbon dioxide emissions via sustainable construction e.g. energy efficiency, sustainable design, demolition and construction. Such initiatives should be incorporated into the scheme.</p> <p>Based on the above, Site is considered to result in a slight adverse impact on this sustainability</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								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 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.</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, PDA is considered to result in a neutral impact on this sustainability objective.</p>

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<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 residential 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 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 existing settlements, but an overall slight positive effect in the 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 housing units and thus represents a significant positive effect on the provision of new homes in the Borough. There will also be indirect positive effects in terms of economic factors and social factors associated with deprivation and poverty.

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 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 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 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. However, if enhanced public transport measures were brought forward in tandem with the development then the potential impacts could be mitigated in the longer term.

The development of the Site will increase the level of built development in the area but also offers the opportunity to 'recreate' and connect existing landscape features as part of the wider master-plan for the Site and provide green infrastructure linkages to existing biodiversity features, namely the River Stowe and its tributary 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 (in the longer term), 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 – NB69 – LAND NORTH OF OBERON CLOSE, NUNEATON</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)	0	0	0	+	+	0	0	<p>NB69 is envisaged to deliver circa 285 homes, however, the opportunities for direct economic opportunities are limited to small scale ancillary development i.e. small retail, leisure uses.</p> <p>It is accepted that the contribution to a stable economy in the short term will be neutral but in the medium to longer term new residential development will indirectly contribute to the retention of economic activity in the Borough. It is therefore concluded that to result in a positive effect.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB69 is located in the Whitestone area 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 is also proposed for employment uses.</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. Accordingly, whilst the development of the Site will contribute to the overall housing needs of the Borough the allocation of this Site will not directly enhance the vitality and viability of the town centres, thus, potentially undermining the town centre's role and regeneration opportunities</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Given that large scale residential uses are unlikely to be accommodated within Town Centre areas, NB69 is considered to have a slight adverse impact on this Sustainability Objective.</p> <p>Based on the above, NB69 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>NB69 has the potential to bring forward circa 285 potential housing units which will include a mix of open market and associated affordable housing units.</p> <p>The Site will contribute to the provision of a decent and affordable home for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough and particularly Whitestone area, thus, contributing to the aim of creating mixed and balanced communities in these areas.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p> <p>NB69 will result in a significant positive effect on this Sustainability.</p>
Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not disadvantaged with regard to ethnicity, gender, age, disability,	-	-	-	-	-	-	-	<p>NB69 is located approximately 2.3km to the east of Nuneaton Town Centre which is the principle local centre for services and employment opportunities in the north of the Borough.</p> <p>NB69 is access from Golf Drive which forms a junction with the Lutterworth Road (B4114) approximately 500m to the south of the Site. The</p>

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faith, sexuality, background or location								<p>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>NB69 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 that cannot be mitigated.</p>
Reduce crime, fear of crime and antisocial behaviour	?	?	?	?	?	?	?	<p>Crime rates are currently high in the Borough but are steadily falling. Crime may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the development to confirm any correlation between this Site and crime or fear of crime.</p> <p>To this end the potential environmental effect is considered to be uncertain.</p>
Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage	+	+	+	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new affordable housing and indirect jobs creation will help improve the well-being of the local population and help reduce social exclusion and therefore provide businesses with a diverse workforce.</p> <p>Based on the above, it is considered that the Site represents a positive effect on this Sustainability Objective.</p>
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	-	-	-	-	-	-	-	<p>The development of NB69 for housing 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 result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a slight adverse 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	0	0	<p>NB69 is a green field Site in agricultural use. The development of the Site for housing uses will result in the loss of existing habitat including hedgerows and tree species.</p> <p>However, the development of the Site offers the opportunity to create new features and provide 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 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	0	0	<p>The development of the Site will not result in a direct effect on the provision of enhanced health or social care facilities or healthy lifestyles but offers</p>

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>an indirect impact on this sustainability objective.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that housing and employment are both important determinants of health and supports the provision of good quality dwellings in the Borough. The development of the Site for residential uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development of the site will not result in the direct provision of health services but will exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for residential uses represents an adverse impact in the short term but a neutral impact on this Sustainability Objective on the medium to longer term if accompanied by contributions to new or enhanced health facilities.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for residential uses will lead to loss of productive soils and 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	-	-	-	-	0	0	0	The development of 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 extending into the short term.



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
refurbishment								<p>The incorporation of water efficiency measures and SuDS within the any detailed scheme should be mandatory on the allocation of this Site to avoid a slight adverse effect on this sustainability objective in the medium to longer term.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in an adverse to 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	<p>Records from the Environment Agency confirm that the Site is not located in a ground water source protection zone or flood 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 at least two 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>								

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>NB69 is located approximately 2.3kms 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>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.</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, NB69 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 could be provided by micro-generation facilities and energy efficiency measure incorporated in the layout and design of the housing units. In addition, it is recommended that a district heating system/energy system is incorporated as part of the overall master-plan for the Site.</p>

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								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.
<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 Site will reduce the opportunity for the Site to contribute to a low carbon economy in the Borough.</p> <p>However, significant opportunities to cut carbon dioxide emissions via sustainable construction e.g. energy efficiency, sustainable design, demolition and construction. Such initiatives should be incorporated into the scheme.</p> <p>Based on the above, Site is considered to result in a slight adverse 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>

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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 residential 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement	Appraisal Comments
							<p>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 features and provide green infrastructure linkages to existing biodiversity features, namely 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 North of Oberon Close (NB69) has been assessed against the SA objectives.

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

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, access to services and the vitality of the Town Centres.

The dispersed location of the land will discourage a modal shift away from the car which in turn will increase traffic movements and travel times with an associated increase in air pollution levels. 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, design/sense of place, cultural heritage, water resources, 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 – SITE 26 – LAND AT BURBAGES LANE/WHEELWRIGHT LANE, NEALS GREEN</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)	0	0	0	+	+	0	0	<p>Site 26 is envisaged to deliver circa 75 homes, however, the opportunities for direct economic opportunities are limited to small scale ancillary development i.e. small retail, leisure uses.</p> <p>It is accepted that the contribution to a stable economy in the short term will be neutral but in the medium to longer term new residential development will indirectly contribute to the retention of economic activity in the Borough. It is therefore concluded that to result in a slight positive effect.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>Site 26 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 green field open land bounded with hedgerows and trees associated with Barretts Farm.</p> <p>The Site is bounded to the east by open land with the A444 beyond and the west by Wheelwright Lane. The northern and southern boundaries are defined by residential properties and existing open land.</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>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>Given that large scale residential uses are unlikely to be accommodated within Town Centre areas, Site 26 is considered to have a slight adverse impact on this Sustainability Objective.</p>
<b>Social Factors</b>								
<p>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>	++	++	++	++	++	++	++	<p>Site 26 has the potential to bring forward circa 75 potential housing units which will include a mix of open market and associated affordable housing units.</p> <p>The Site will contribute to the provision of a decent and affordable home for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough and particularly Exhall area, thus, contributing to the aim of creating mixed and balanced communities in these areas.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p> <p>Site 26 will result in a significant positive effect on this Sustainability.</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>Site 26 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 adjacent to the Site.</p> <p>The Site is accessible by car for services, jobs and learning activities and reasonable well served by public transport with Wheelwright Lane a designated bus route.</p> <p>Site 26 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>

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	+	+	+	+	+	+	+	The development of this Site and the contribution it brings to the local area in terms of new residential units and indirect job creation opportunities will help improve the well-being of the local population and help reduce social exclusion and therefore provide businesses with a diverse workforce. Based on the above, it is considered that the Site represents a positive effect on this Sustainability Objective.
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	-	-	-	-	-	-	-	The development of Site 26 for residential uses will not directly improve the cultural, sports and recreational opportunities in the Borough.  However, the allocation will 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	+	Site 26 comprises open grassland bounded by existing hedgerows and isolated tree species. The development of the Site for residential uses will result in the loss of existing habitat.  However, the development of the Site offers the

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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>								
<p>Improve health and reduce health inequalities by encouraging and enabling healthy active lifestyles and protecting health, as well as providing equitable access to health services</p>	-	-	-	0	0	0	0	<p>The development of the Site will not result in a direct effect on the provision of enhanced health or social care facilities or healthy lifestyles but offers an indirect impact on this sustainability objective.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that housing and employment are both important determinants of health and supports the provision of good quality dwellings in the Borough. The development of the Site for residential uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development of the site will not result in the direct provision of health services but will exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for residential uses represents an adverse impact in the short term but a neutral impact on this Sustainability Objective on the medium to longer term if accompanied by contributions to new or enhanced health facilities.</p>

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 residential uses 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>								
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 source protection 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</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. 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>	-	-	-	-	0	-	0	<p>Site 26 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. The Site does not lie within an Air Quality Management Area.</p> <p>The Site is accessible by car for services, jobs and learning activities but is 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 slight adverse impact on this sustainability objective without mitigation.</p> <p>However, if enhanced public transport or cycling</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								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.
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, Site 26 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>

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 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.</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	0	0	+	0	+	<p>The Site is located in the Keresley Urban Fringe Character Area where the landscape is dominated by built development, arable farmland and recreational land interspersed with linear woodland belts, hedgerows and streams features providing separation between existing settlements. The character of the area is considered 'weak' and in a 'poor' condition and so the focus for action is to 'restore and create' an integrated landscape.</p> <p>The development of the Site for residential uses will result in the loss of existing 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</p>



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

## Summary

The Land at Burbages Lane/Wheelwright Lane, Neals Green (Site 26) has been assessed against the SA objectives.

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

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

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

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB20 AND NB119 – LAND AT FORMER HAWKESBURY GOLF COURSE &amp; BLACKHORSE ROAD</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)	0	0	0	+	+	0	0	<p>NB20 and NB119 are envisaged to deliver circa 490 homes, however, the opportunities for direct economic opportunities are limited to small scale ancillary development i.e. small retail, leisure uses.</p> <p>It is accepted that the contribution to a stable economy in the short term will be neutral but in the medium to longer term new residential development will indirectly contribute to the retention of economic activity in the Borough. It is therefore concluded that to result in a positive effect.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB20 and NB119 are located in the south-eastern part of Nuneaton and Bedworth Borough. The Site comprises open undeveloped land (former golf course). The Site is bounded to the west by the Coventry to Leicester railway line with industrial uses beyond and to the east by the Coventry Canal. The southern boundary is defined by properties fronting Sinclair Drive and Black Horse Road. The Site is bounded to the north by open land.</p> <p>The location of the Site is dispersed from the Town Centres of either Nuneaton or Bedworth and there is no direct route to either centre. Accordingly, whilst the development of the Site will contribute to the overall housing needs of the Borough the allocation of this Site will not directly enhance the vitality and viability of the town centres, thus, potentially undermining the town centre's role and</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>regeneration opportunities</p> <p>However, given the scale of the Site it is likely that NB20 and NB119 would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, NB20 and NB119 are 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>NB20 and NB119 have the potential to bring forward circa 490 potential housing units which will include a mix of open market and associated affordable housing units.</p> <p>The Site will contribute to the provision of a decent and affordable home for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough, thus, contributing to the aim of creating mixed and balanced communities in these areas.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p> <p>NB20 and NB119 will result in a significant positive effect on this Sustainability.</p>
Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not disadvantaged with regard to ethnicity,	-	-	-	0	0	0	0	<p>NB20 AND NB119 is located approximately 1.5kms to the south of Bedworth Town Centre which is the principle local centre for services and employment opportunities in the south of the Borough.</p> <p>NB20 and NB119 will no direct access to the strategic highway network but Blackhorse Road forms a junction with the B4113 approximately</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>700m to the west of the Site. The B4113 offers a direct route to Bedworth Town Centre. Accordingly the Site is relatively accessible by car although limited for residents' dependant on public transport albeit Blackhorse Road is 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.</p> <p>NB20 and NB119 do not propose development associated with the provision of services or learning activities.</p> <p>Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective in the short term but a neutral effect in the medium to long term.</p>
Reduce crime, fear of crime and antisocial behaviour	?	?	?	?	?	?	?	<p>Crime rates are currently high in the Borough but are steadily falling. Crime may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the development to confirm any correlation between this Site and crime or fear of crime.</p> <p>To this end the potential environmental effect is considered to be uncertain.</p>
Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage	+	+	+	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new affordable housing and indirect jobs creation will help improve the well-being of the local population and help reduce social exclusion and therefore provide businesses with a diverse workforce.</p> <p>Based on the above, it is considered that the Site represents a positive effect on this Sustainability Objective.</p>

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 NB20 and NB119 for housing uses will not directly improve the cultural, sports and recreational opportunities in the Borough. Moreover, the allocation will result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site 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	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>NB20 and NB119 is an open land formally used as a golf course. The development of the Site for housing uses will result in the loss of existing habitat including water bodies, hedgerows and tree species.</p> <p>However, the development of the Site offers the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features, namely the Coventry Canal, as part of an integrated scheme for the Site.</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 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	<p>The development of the Site will not result in a direct effect on the provision of enhanced health or social care facilities or healthy lifestyles but offers an indirect impact on this sustainability objective.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that housing and employment are both important determinants of health and supports the provision of good quality dwellings in the Borough. The development of the Site for residential uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development of the site will not result in the direct provision of health services but will exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for residential uses represents an adverse impact in the short term but a neutral impact on this Sustainability Objective on the medium to longer term if accompanied by contributions to new or enhanced health facilities.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is undeveloped and the development of a Site for housing will lead to loss of open land and productive soils, 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	<p>The development of the Site has the capacity to increase water demand, posing increased pressure on water resources, unless adequate mitigation is also brought forward. The development of the Site, if unmitigated, might also result in increased ground water abstraction and related pollution effects.</p> <p>The incorporation of water efficiency measures and SuDS within any detailed scheme will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the medium to longer term.</p>
Ensure that new developments minimise water pollution levels and avoid areas which are at risk from flooding and natural flood storage areas	-	-	-	-	0	0	0	<p>A Level 2 Strategic Flood Risk Assessment of the Nuneaton and Bedworth Administrative areas has been undertaken by JBA Consulting. The SFRA has confirmed that the Site is located outside the defined Flood Zone and source protection zone,</p> <p>The creation of addition hard-standing areas on the Site may result in surface water flooding. The detailed assessment of flood risk, including the production of a Surface Water Management Plan to address the surface water flooding in the existing drains, will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>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 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>NB20 and NB119 is located approximately 1.5kms to the east of Bedworth Town Centre which is the principle local centre for services and employment opportunities. The Site does not lie within an Air Quality Management Area.</p> <p>The Site is relatively accessible by car, however, the dispersed location of the Site would tend to discourage modal shift away from the car usage. However, Blackhorse Road is a bus route.</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 residential development on 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 relatively dispersed from the Town Centres of either Nuneaton or Bedworth.</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, NB20 and NB119 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 an open 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, the Site is considered to result in a neutral impact on this sustainability objective.</p>
<b>Landscape</b>								
<p>To maintain and enhance the quality of landscapes</p>	--	-	--	-	0	-	-	<p>The Sites are 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 sites for residential uses will result in the loss of existing undeveloped land and tree copse that provide separation between existing built up areas. The key landscaping features on the sites are fragmented linear hedgerows with isolated tree species/copse and water bodies.</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 Site. The development will also provide the opportunity to create new features and provide linkages with existing woodland/hedgerow features, namely the Coventry Canal, 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 sites will have a significant adverse effect on this sustainability objective in the short terms, due the loss of open land that provides important areas of separation between settlements, but an overall slight adverse effect in the medium term and a neutral effect in the long term once the landscaping proposals have started to mature.

## Summary

The Land at former Hawkesbury Golf Course and Blackhorse Road, Bedworth (NB20 and NB119) has been assessed against the SA objectives.

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

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

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

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB31 – LAND AT ATTLEBOROUGH, NUNEATON</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)	0	0	0	+	+	0	0	<p>NB31 is envisaged to deliver circa 280 homes, however, the opportunities for direct economic opportunities are limited to small scale ancillary development i.e. small retail, leisure uses.</p> <p>It is accepted that the contribution to a stable economy in the short term will be neutral but in the medium to longer term new residential development will indirectly contribute to the retention of economic activity in the Borough. It is therefore concluded that to result in a positive effect.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB31 is located in the Whitestone area 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 by existing residential properties and the north by Nuneaton Crematorium. The River Anker flows in a north to south direction adjacent to the north-eastern boundary of the Site with open land beyond. The western boundary is defined by the A4254 (Eastboro Way) with the existing Attleborough Fields Industrial Estate beyond.</p> <p>The location of the Site is dispersed from the Town Centres of either Nuneaton or Bedworth and with no direct access to either centre albeit the A4254 forms a junction with the B4114 approximately 650m to the south west of the Site. Accordingly, whilst the development of the Site will contribute to the overall</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>housing needs of the Borough the allocation of this Site will not directly enhance the vitality and viability of the town centres, thus, potentially undermining the town centre's role and regeneration opportunities</p> <p>Given that large scale residential uses are unlikely to be accommodated within Town Centre areas, NB31 is considered to have a slight adverse impact on this Sustainability Objective.</p> <p>Based on the above, NB31 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>NB31 has the potential to bring forward circa 280 potential housing units which will include a mix of open market and associated affordable housing units.</p> <p>The Site will contribute to the provision of a decent and affordable home for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough and particularly Whitestone area, thus, contributing to the aim of creating mixed and balanced communities in these areas.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p> <p>NB31 will result in a significant positive effect on this Sustainability.</p>
Ensure easy and equitable access to services, facilities and	-	-	-	0	0	0	0	<p>NB31 is located approximately 1.5km to the east of Nuneaton Town Centre which is the principle local</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<p>opportunities, including jobs and learning, and that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location</p>								<p>centre for services and employment opportunities in the north of the Borough.  NB31 is access from the A4254 (Eastboro Way) which forms a junction with the B4114 approximately 650m to the south west of the Site. 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>The nearest bus stop is located on Eastboro Way approximately 250m to the south of the Site. Therefore, if enhanced public transport measures were brought forward in tandem with the development then the potential impacts could be mitigated in the longer term.</p> <p>NB31 does not propose development associated with the provision of services or learning activities.</p> <p>Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective in the short term but a neutral effect in the medium to long term.</p>
<p>Reduce crime, fear of crime and antisocial behaviour</p>	?	?	?	?	?	?	?	<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 affordable housing and indirect jobs creation will help improve the well-being of the local population and help reduce social exclusion and therefore provide businesses with a diverse workforce.</p> <p>Based on the above, it is considered that the Site represents a positive effect on this Sustainability Objective.</p>
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	-	-	-	-	-	-	-	<p>The development of NB31 for housing uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a slight adverse 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	0	0	<p>NB31 is a green field Site in agricultural use. The development of the Site for housing uses will result in the loss of existing habitat including hedgerows and tree species.</p> <p>However, the development of the Site offers the</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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 to 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	0	0	<p>The development of the Site will not result in a direct effect on the provision of enhanced health or social care facilities or healthy lifestyles but offers an indirect impact on this sustainability objective.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that housing and employment are both important determinants of health and supports the provision of good quality dwellings in the Borough. The development of the Site for residential uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development of the site will not result in the direct provision of health services but will exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for residential uses represents an adverse impact in the short term but a neutral impact on this Sustainability Objective on the medium to longer term if accompanied by contributions to new or enhanced health facilities.</p>

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 residential uses 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>								
Use natural resources, such as water efficiently, including by incorporating efficiency measures into new land use and developments, redevelopment and refurbishment	-	-	-	-	0	0	0	<p>The development of the Site has the capacity to increase water demand, posing increased pressure on water resources, unless adequate mitigation is also brought forward. The development of the Site, if unmitigated, might also result in increased ground water abstraction and related pollution effects.</p> <p>The incorporation of water efficiency measures and SuDS within any detailed scheme will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the medium to longer term.</p>
Ensure that new developments minimise water pollution levels and avoid areas which are at risk from flooding and natural flood storage areas	-	-	-	-	0	0	0	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 north eastern boundary is defined as Flood Zone 2, 3a and 3b associated with the River Anker. Any development of this site 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.

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>								
<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>NB31 is located approximately 1.5kms 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>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 forward in tandem with any residential development on the site then this effect could be mitigated resulting in a neutral effect on this sustainability objective.</p>

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, NB31 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	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.</p> <p>Based on the above, Site is considered to result in 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>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 residential 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 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 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 Attleborough, Nuneaton (NB31) has been assessed against the SA objectives.

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

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

The Site is accessible by car for services, jobs and learning activities and is situated within 250m of a bus stop. The dispersed location of the land will discourage a modal shift away from the car which in turn will increase traffic movements and travel times with an associated increase in air pollution levels. However, if enhanced public transport measures were brought forward in tandem with the development then the potential impacts could be mitigated in the longer term.

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





Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB34 – LAND R/O 222 THE LONG SHOOT, NUNEATON</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)	0	0	0	+	+	0	0	<p>NB34 is envisaged to deliver circa 130 homes, however, the opportunities for direct economic opportunities are limited to small scale ancillary development i.e. small retail, leisure uses.</p> <p>It is accepted that the contribution to a stable economy in the short term will be neutral but in the medium to longer term new residential development will indirectly contribute to the retention of economic activity in the Borough. It is therefore concluded that to result in a positive effect.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB34 is located in the northern part of Nuneaton and Bedworth Borough. The Site is green field and comprises generally undeveloped agricultural land. The Site is bounded to the north by properties fronting the A5 and east by properties fronting The Long Shoot (A47). The Site is bounded to the west and south by open land.</p> <p>The location of the Site is dispersed from the Town Centres of either Nuneaton or Bedworth albeit the A47, a bus route, provides a direct route into Nuneaton. Accordingly, whilst the development of the Site will contribute to the overall housing needs of the Borough the allocation of this Site will not 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 NB34 would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, NB34 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>NB34 has the potential to bring forward circa 130 potential housing units which will include a mix of open market and associated affordable housing units.</p> <p>The Site will contribute to the provision of a decent and affordable home for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough, thus, contributing to the aim of creating mixed and balanced communities in these areas.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p> <p>NB34 will result in a significant positive effect on this Sustainability.</p>
Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not disadvantaged with regard to ethnicity, gender, age, disability,	-	-	-	0	0	0	0	<p>NB34 is located approximately 3kms 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>NB34 will have direct access from the A47 (The Long Shoot). The Long Shoot offers a direct route to Nuneaton Town Centre. Accordingly the Site is relatively accessible by car although more limited for residents' dependant on public transport albeit The</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
faith, sexuality, background or location								<p>Long Shoot is 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.</p> <p>NB34 does not propose development associated with the provision of services or learning activities.</p> <p>Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective in the short term but a neutral effect in the medium to long term.</p>
Reduce crime, fear of crime and antisocial behaviour	?	?	?	?	?	?	?	<p>Crime rates are currently high in the Borough but are steadily falling. Crime may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the development to confirm any correlation between this Site and crime or fear of crime.</p> <p>To this end the potential environmental effect is considered to be uncertain.</p>
Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage	+	+	+	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new affordable housing and indirect jobs creation will help improve the well-being of the local population and help reduce social exclusion and therefore provide businesses with a diverse workforce.</p> <p>Based on the above, it is considered that the Site represents a positive effect on this Sustainability Objective.</p>
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	-	-	-	-	-	-	-	<p>The development of NB34 for housing uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>Moreover, the allocation will result in an increase in demand for new facilities in the Borough.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, the Site will have a slight adverse 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>NB34 is a green field Site in agricultural use. The development of the Site for housing uses will result in the loss of existing habitat including hedgerows and tree species.</p> <p>However, the development of the Site offers the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features as part of an integrated scheme for the Site.</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	0	0	The development of the Site will not result in a direct effect on the provision of enhanced health or social

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>care facilities or healthy lifestyles but offers an indirect impact on this sustainability objective.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that housing and employment are both important determinants of health and supports the provision of good quality dwellings in the Borough. The development of the Site for residential uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development of the site will not result in the direct provision of health services but will exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for residential uses represents an adverse impact in the short term but a neutral impact on this Sustainability Objective on the medium to longer term if accompanied by contributions to new or enhanced health facilities.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for housing 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	-	-	-	-	0	0	0	The development of the Site has the capacity to increase water demand, posing increased pressure on water resources, unless adequate mitigation is also brought forward. The development of the Site, if

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
measures into new land use and developments, redevelopment and refurbishment								<p>unmitigated, might also result in increased ground water abstraction and related pollution effects.</p> <p>The incorporation of water efficiency measures and SuDS within any detailed scheme will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the medium to longer term.</p>
Ensure that new developments minimise water pollution levels and avoid areas which are at risk from flooding and natural flood storage areas	-	-	-	-	0	0	0	<p>A Level 2 Strategic Flood Risk Assessment of the Nuneaton and Bedworth Administrative areas has been undertaken by JBA Consulting. The SFRA has confirmed that the Site is located outside the defined Flood Zone and source protection zone,.</p> <p>The creation of addition hard-standing areas on the Site may result in surface water flooding. The detailed assessment of flood risk, including the production of a Surface Water Management Plan to address the surface water flooding in the existing drains, will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>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>								

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>NB34 is located approximately 3kms 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>The Site is relatively accessible by car, however, the dispersed location of the Site would tend to discourage modal shift away from the car usage. However, The Long Shoot is a bus route.</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 residential development on 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 relatively dispersed from the Town Centres of either Nuneaton or Bedworth, albeit on a main route into Nuneaton.</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, NB34 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.</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>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>

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 Site is located in the Anker Valley Estate Farmlands Landscape Character Area where the landscape is dominated by undulating arable farmland interspersed with linear woodland belts and hedgerows reinforcing a rural character to the urban edge of existing settlements. The character of the area is considered 'moderate' and in a 'moderate' condition and so the focus for action is to 'enhance an integrated landscape.</p> <p>The development of the Site for residential uses will result in the loss of existing agricultural land and hedgerows features and will increase the level of built development in the area but also offers the opportunity to enhance and create new hedgerows/copse and woodland area as part of the wider scheme for the Site. The development will also provide the opportunity to provide new green infrastructure linkages with existing woodland/hedgerow features 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 r/o 222 The Long Shoot, Nuneaton (NB34) has been assessed against the SA objectives.

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

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

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

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – NB54 – LAND R/O 28-58 BURBAGES LANE, ASH GREEN</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)	0	0	0	+	+	0	0	<p>NB54 is envisaged to deliver circa 35 homes, however, the opportunities for direct economic opportunities are limited to small scale ancillary development i.e. small retail, leisure uses.</p> <p>It is accepted that the contribution to a stable economy in the short term will be neutral but in the medium to longer term new residential development will indirectly contribute to the retention of economic activity in the Borough. It is therefore concluded that to result in a positive effect.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB54 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 green field open land bounded with hedgerows and trees associated with Barretts Farm. The Site is bounded to the west by residential properties fronting Burbages Lane and the east by the A444.</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>Accordingly, whilst the development of the Site will contribute to the overall housing needs of the Borough the allocation of this Site will not directly</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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 NB54 would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, NB54 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>NB54 has the potential to bring forward circa 35 potential housing units which will include a mix of open market and associated affordable housing units.</p> <p>The Site will contribute to the provision of a decent and affordable home for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough and particularly the Exhall area, thus, contributing to the aim of creating mixed and balanced communities in these areas.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p> <p>NB54 will result in a significant positive effect on this Sustainability.</p>
Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and	-	-	-	0	0	0	0	<p>NB54 is located approximately 3kms to the south west of Bedworth Town Centre which is the principle local centre for services and employment opportunities in the north of the Borough.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location								<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 adjacent to the Site.</p> <p>The Site is accessible by car for services, jobs and learning activities and reasonable well served by public transport with Wheelwright Lane a designated 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.</p> <p>NB54 does not propose development associated with the provision of services or learning activities.</p> <p>Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective in the short term but a neutral effect in the medium to long term.</p>
Reduce crime, fear of crime and antisocial behaviour	?	?	?	?	?	?	?	<p>Crime rates are currently high in the Borough but are steadily falling. Crime may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the development to confirm any correlation between this Site and crime or fear of crime.</p> <p>To this end the potential environmental effect is considered to be uncertain.</p>
Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage	+	+	+	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new affordable housing and indirect jobs creation will help improve the well-being of the local population and help reduce social exclusion and therefore provide businesses with a diverse workforce.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								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	-	-	-	-	-	-	-	<p>The development of NB54 for housing uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>Moreover, the allocation will result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a slight adverse 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	0	0	<p>NB54 is a green field Site in agricultural use. The development of the Site for housing uses will result in the loss of existing habitat including hedgerows and tree species.</p> <p>However, the development of the Site offers the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features as part of an integrated scheme for the Site.</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 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	<p>The development of the Site will not result in a direct effect on the provision of enhanced health or social care facilities or healthy lifestyles but offers an indirect impact on this sustainability objective.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that housing and employment are both important determinants of health and supports the provision of good quality dwellings in the Borough. The development of the Site for residential uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development of the site will not result in the direct provision of health services but will exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for residential uses represents an adverse impact in the short term but a neutral impact on this Sustainability Objective on the medium to longer term if accompanied by contributions to new or enhanced health facilities.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for housing 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	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								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	<p>The development of the Site has the capacity to increase water demand, posing increased pressure on water resources, unless adequate mitigation is also brought forward. The development of the Site, if unmitigated, might also result in increased ground water abstraction and related pollution effects.</p> <p>The incorporation of water efficiency measures and SuDS within any detailed scheme will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the medium to longer term.</p>
Ensure that new developments minimise water pollution levels and avoid areas which are at risk from flooding and natural flood storage areas	-	-	-	-	0	0	0	<p>A Level 2 Strategic Flood Risk Assessment of the Nuneaton and Bedworth Administrative areas has been undertaken by JBA Consulting. The SFRA has confirmed that the Site is located outside the defined Flood Zone and source protection zone.</p> <p>The creation of addition hard-standing areas on the Site may result in surface water flooding. The detailed assessment of flood risk, including the production of a Surface Water Management Plan to address the surface water flooding in the existing drains, will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p>

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	-	-	<p>NB54 is located approximately 3kms to the south west of Bedworth Town Centre which is the principle local centre for services and employment opportunities in the north of the Borough. The Site does not lie within an Air Quality Management Area.</p> <p>The Site is relatively accessible by car, however, the dispersed location of the Site would tend to discourage modal shift away from the car usage. However, Wheelwright Lane is a designated bus route.</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 residential development on 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 relatively dispersed from the Town Centres of either Nuneaton or Bedworth albeit there is a direct access to either centre via the A444 situated adjacent to the Site.</p> <p>Accordingly, this Site will not make efficient use of existing infrastructure, promote compact mixed use</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								development or reduce the need to travel.  Based on the above, NB54 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.</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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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> <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, 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 built development, arable farmland and recreational land interspersed with linear woodland belts, hedgerows and streams features providing separation between existing settlements. The character of the area is considered 'weak' and in a 'poor' condition and so the focus for action is to 'restore and create' an integrated landscape.</p> <p>The development of the Site for residential uses will result in the loss of existing 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</p>

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

## Summary

The Land r/o 28-48 Burbages Lane, Ash Green (NB54) has been assessed against the SA objectives.

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

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

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

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – SITE NB70 – LAND AT EXHALL ROAD, KERESLEY</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)	0	0	0	+	+	0	0	<p>NB70 is envisaged to deliver circa 115 homes, however, the opportunities for direct economic opportunities are limited to small scale ancillary development i.e. small retail, leisure uses.</p> <p>It is accepted that the contribution to a stable economy in the short term will be neutral but in the medium to longer term new residential development will indirectly contribute to the retention of economic activity in the Borough. It is therefore concluded that to result in a positive effect.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>NB70 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 by existing residential uses and the east by open land.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth, with no direct access to either centre. Accordingly, whilst the development of the Site will contribute to the overall housing needs of the Borough the allocation of this Site will not directly enhance the vitality and viability of the town centres, thus, potentially undermining the town centre's role and regeneration opportunities</p>

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 NB70 would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, NB70 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>NB70 has the potential to bring forward circa 115 potential housing units which will include a mix of open market and associated affordable housing units.</p> <p>The Site will contribute to the provision of a decent and affordable home for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough, thus, contributing to the aim of creating mixed and balanced communities in these areas.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p> <p>NB70 will result in a significant positive effect on this Sustainability.</p>
Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality,	-	-	-	0	0	0	0	<p>NB70 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> <p>NB70 does not propose development associated</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
background or location								<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 the development then the adverse effects could be mitigated resulting in a neutral effect on this sustainability objective in the longer term.</p> <p>NB70 does not propose development associated with the provision of services or learning activities.</p> <p>Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective in the short term but a neutral effect in the medium to long term.</p>
Reduce crime, fear of crime and antisocial behaviour	?	?	?	?	?	?	?	<p>Crime rates are currently high in the Borough but are steadily falling. Crime may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the development to confirm any correlation between this Site and crime or fear of crime.</p> <p>To this end the potential environmental effect is considered to be uncertain.</p>
Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage	+	+	+	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new affordable housing and indirect jobs creation will help improve the well-being of the local population and help reduce social exclusion and therefore provide businesses with a diverse workforce.</p> <p>Based on the above, it is considered that the Site represents a positive effect on this Sustainability Objective.</p>

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 NB70 for housing uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>Moreover, the allocation will result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a slight adverse 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	0	0	<p>NB70 is a green field Site in agricultural use. The development of the Site for housing uses will result in the loss of existing habitat including hedgerows and tree species.</p> <p>However, the development of the Site offers the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features as part of an integrated scheme for the Site.</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 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	<p>The development of the Site will not result in a direct effect on the provision of enhanced health or social care facilities or healthy lifestyles but offers an indirect impact on this sustainability objective.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that housing and employment are both important determinants of health and supports the provision of good quality dwellings in the Borough. The development of the Site for residential uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development of the site will not result in the direct provision of health services but will exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for residential uses represents an adverse impact in the short term but a neutral impact on this Sustainability Objective on the medium to longer term if accompanied by contributions to new or enhanced health facilities.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for housing 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	<p>The development of the Site has the capacity to increase water demand, posing increased pressure on water resources, unless adequate mitigation is also brought forward. The development of the Site, if unmitigated, might also result in increased ground water abstraction and related pollution effects.</p> <p>The incorporation of water efficiency measures and SuDS within any detailed scheme will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the medium to longer term.</p>
Ensure that new developments minimise water pollution levels and avoid areas which are at risk from flooding and natural flood storage areas	-	-	-	-	0	0	0	<p>A Level 2 Strategic Flood Risk Assessment of the Nuneaton and Bedworth Administrative areas has been undertaken by JBA Consulting. The SFRA has confirmed that the Site is located outside the defined Flood Zone and source protection zone.</p> <p>The creation of addition hard-standing areas on the Site may result in surface water flooding. The detailed assessment of flood risk, including the production of a Surface Water Management Plan to address the surface water flooding in the existing drains, will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>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 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>NB70 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 Site is relatively accessible by car but 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 the development 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, NB70 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</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, 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 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 residential 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 development of Site will have a significant adverse effect on this sustainability objective in the short</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								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 Exhall Road, Keresley (NB70) has been assessed against the SA objectives.

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

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

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

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – SITE 5 - LAND AT BLACKBERRY 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)	0	0	0	+	+	0	0	<p>Site 5 is envisaged to deliver circa 320 homes, however, the opportunities for direct economic opportunities are limited to small scale ancillary development i.e. small retail, leisure uses.</p> <p>It is accepted that the contribution to a stable economy in the short term will be neutral but in the medium to longer term new residential development will indirectly contribute to the retention of economic activity in the Borough. It is therefore concluded that to result in a positive effect.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>Site 5 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 is green field and comprises generally undeveloped agricultural land. The Site is bounded to the north and east by properties fronting New Road and Ash Green Lane. The Site is bounded to the west and south by woodland and open land.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth with no direct access to either centre. The Site is accessed from New Road which is a bus route.</p> <p>Accordingly, whilst the development of the Site will contribute to the overall housing needs of the Borough the allocation of this Site will not directly</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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 Site 5 would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, Site 5 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>Site 5 has the potential to bring forward circa 320 potential housing units which will include a mix of open market and associated affordable housing units.</p> <p>The Site will contribute to the provision of a decent and affordable home for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough, thus, contributing to the aim of creating mixed and balanced communities in these areas.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p> <p>Site 5 will result in a significant positive effect on this Sustainability objective.</p>
Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not	-	-	-	0	0	0	0	<p>Site 5 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 with no direct access to either centre.</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>Accordingly the Site is relatively accessible by car although more limited for residents' dependant on public transport albeit New Road is 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.</p> <p>Site 5 does not propose development associated with the provision of services or learning activities.</p> <p>Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective in the short term but a neutral effect in the medium to long term.</p>
Reduce crime, fear of crime and antisocial behaviour	?	?	?	?	?	?	?	<p>Crime rates are currently high in the Borough but are steadily falling. Crime may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the development to confirm any correlation between this Site and crime or fear of crime.</p> <p>To this end the potential environmental effect is considered to be uncertain.</p>
Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage	+	+	+	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new affordable housing and indirect jobs creation will help improve the well-being of the local population and help reduce social exclusion and therefore provide businesses with a diverse workforce.</p> <p>Based on the above, it is considered that the Site represents a positive effect on this Sustainability Objective.</p>

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 Site 5 for housing uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>Moreover, the allocation will result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a slight adverse 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	0	0	<p>Site is a green field Site in agricultural use. The development of the Site for housing uses will result in the loss of existing habitat including hedgerows and tree species.</p> <p>However, the development of the Site offers the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features as part of an integrated scheme for the Site. Based on the above, it is considered that the development of Site will have a slight adverse effect on this sustainability objective in the short terms, due the loss of existing habitats, but an overall neutral effect in the medium to long term.</p>

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	<p>The development of the Site will not result in a direct effect on the provision of enhanced health or social care facilities or healthy lifestyles but offers an indirect impact on this sustainability objective.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that housing and employment are both important determinants of health and supports the provision of good quality dwellings in the Borough. The development of the Site for residential uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development of the site will not result in the direct provision of health services but will exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for residential uses represents an adverse impact in the short term but a neutral impact on this Sustainability Objective on the medium to longer term if accompanied by contributions to new or enhanced health facilities.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	<p>The Site is greenfield and the development of a Site for housing 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.</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	<p>The development of the Site has the capacity to increase water demand, posing increased pressure on water resources, unless adequate mitigation is also brought forward. The development of the Site, if unmitigated, might also result in increased ground water abstraction and related pollution effects.</p> <p>The incorporation of water efficiency measures and SuDS within any detailed scheme will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the medium to longer term.</p>
Ensure that new developments minimise water pollution levels and avoid areas which are at risk from flooding and natural flood storage areas	-	-	-	-	0	0	0	<p>A Level 2 Strategic Flood Risk Assessment of the Nuneaton and Bedworth Administrative areas has been undertaken by JBA Consulting. The SFRA has confirmed that the Site is located outside the defined Flood Zone and source protection zone.</p> <p>The creation of addition hard-standing areas on the Site may result in surface water flooding. The detailed assessment of flood risk, including the production of a Surface Water Management Plan to address the surface water flooding in the existing drains, will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>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 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>Site 5 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 with no direct access to either centre. The Site does not lie within an Air Quality Management Area.</p> <p>The Site is relatively accessible by car, however, the dispersed location of the Site would tend to discourage modal shift away from the car usage. However, New Road is a bus route.</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 residential development on 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 relatively dispersed from the Town Centres of either Nuneaton or Bedworth.</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, Site 5 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</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, the Site is considered to result in a neutral impact on this sustainability objective.</p>
<b>Landscape</b>								
<p>To maintain and enhance the quality of landscapes</p>	--	-	--	-	0	-	-	<p>The Site is located in the Keresley Urban Fringe Character Area where the landscape is dominated by built development, arable farmland and recreational land interspersed with linear woodland belts, hedgerows and streams features providing separation between existing settlements. The character of the area is considered 'weak' and in a 'poor' condition and so the focus for action is to 'restore and create' an integrated landscape.</p> <p>The development of the Site for residential uses will result in the loss of existing open land, hedgerows and tree species. The key landscaping features on the Site are linear hedgerows with isolated tree species/copse. 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 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 existing settlements, but an overall neutral effect in the long term once the landscaping proposals have started to mature.</p>

## Summary

The Land at Blackberry Lane (Site 5) has been assessed against the SA objectives.

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

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

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

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – SITE 12 – LAND AT BURBAGES LANE, NEALS GREEN</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)	0	0	0	+	+	0	0	<p>Site 12 is envisaged to deliver circa 65 homes, however, the opportunities for direct economic opportunities are limited to small scale ancillary development i.e. small retail, leisure uses.</p> <p>It is accepted that the contribution to a stable economy in the short term will be neutral but in the medium to longer term new residential development will indirectly contribute to the retention of economic activity in the Borough. It is therefore concluded that to result in a positive effect.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>Site 12 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 Site is generally green field comprising open undeveloped agricultural land interspersed with hedgerows and trees.</p> <p>The Site is 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 with open land to the South.</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>Whilst the development of the Site will contribute to the overall housing needs of the Borough the allocation of this Site will not directly enhance the vitality and viability of the town centres, thus, potentially undermining the town centre's role and regeneration opportunities</p> <p>However, given the scale of the Site it is likely that Site 12 would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, Site12 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>Site 12 has the potential to bring forward circa 65 potential housing units which will include a mix of open market and associated affordable housing units.</p> <p>The Site will contribute to the provision of a decent and affordable home for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough, thus, contributing to the aim of creating mixed and balanced communities in these areas.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p> <p>Site 12 will result in a significant positive effect on this Sustainability.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	-	0	0	0	0	<p>Site 12 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>Accordingly the Site is relatively accessible by car although more limited for residents' dependant on public transport, albeit Winding House Lane is 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.</p> <p>Site 12 does not propose development associated with the provision of services or learning activities.</p> <p>Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective in the short term but a neutral effect in the medium to long term.</p>
Reduce crime, fear of crime and antisocial behaviour	?	?	?	?	?	?	?	<p>Crime rates are currently high in the Borough but are steadily falling. Crime may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the development to confirm any correlation between this Site and crime or fear of crime.</p> <p>To this end the potential environmental effect is considered to be uncertain.</p>
Address poverty and disadvantage taking into account the particular	+	+	+	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new affordable housing and indirect jobs creation will help improve</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
difficulties of those facing multiple disadvantage								<p>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	-	-	-	-	-	-	-	<p>The development of Site 12 for housing uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>Moreover, the allocation will result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a slight adverse 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	0	0	<p>Site 12 is a green field Site in agricultural use. The development of the Site for housing uses will result in the loss of existing habitat including woodland, hedgerows and tree species.</p> <p>However, the development of the Site offers the opportunity to create new features and provide</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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 to 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	0	0	<p>The development of the Site will not result in a direct effect on the provision of enhanced health or social care facilities or healthy lifestyles but offers an indirect impact on this sustainability objective.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that housing and employment are both important determinants of health and supports the provision of good quality dwellings in the Borough. The development of the Site for residential uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development of the site will not result in the direct provision of health services but will exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for residential uses represents an adverse impact in the short term but a neutral impact on this Sustainability Objective on the medium to longer term if accompanied by contributions to new or enhanced health facilities.</p>

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 housing 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	<p>The development of the Site has the capacity to increase water demand, posing increased pressure on water resources, unless adequate mitigation is also brought forward. The development of the Site, if unmitigated, might also result in increased ground water abstraction and related pollution effects.</p> <p>The incorporation of water efficiency measures and SuDS within any detailed scheme will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the medium to longer term.</p>
Ensure that new developments minimise water pollution levels and avoid areas which are at risk from flooding and natural flood storage areas	-	-	-	-	0	0	0	<p>A Level 2 Strategic Flood Risk Assessment of the Nuneaton and Bedworth Administrative areas has been undertaken by JBA Consulting. The SFRA has confirmed that the Site is located outside the defined Flood Zone and source protection zone.</p> <p>The creation of addition hard-standing areas on the Site may result in surface water flooding. The detailed assessment of flood risk, including the</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. 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	-	-	<p>Site 12 is located approximately 4kms to the south east of Bedworth Town Centre which is the principle local centre for services and employment opportunities. The Site does not lie within an Air Quality Management Area.</p> <p>The Site is relatively accessible by car, however, the dispersed location of the Site would tend to discourage modal shift away from the car usage. However, Winding House Lane is a bus route.</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 residential development on 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>albeit there is a direct access to either centre via the A444 situated in close proximity to the Site.</p> <p>Nevertheless, 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, Site 12 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	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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources								<p>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	--	-	--	-	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 residential 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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 Burbages Lane, Neals Green (Site 12) has been assessed against the SA objectives.

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

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

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

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – 13,14 &amp;37 – LAND R/O COVENTRY ROAD, HOME FARM AND BEDWORTH ROAD, 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)	0	0	0	+	+	0	0	<p>The sites are envisaged to deliver circa 390 homes, however, the opportunities for direct economic opportunities are limited to small scale ancillary development i.e. small retail, leisure uses.</p> <p>It is accepted that the contribution to a stable economy in the short term will be neutral but in the medium to longer term new residential development will indirectly contribute to the retention of economic activity in the Borough. It is therefore concluded that to result in a positive effect.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>The sites are located in the eastern part of Nuneaton and Bedworth Borough to the south west of Bulkington. The sites comprises open agricultural land bounded to the west by the railway line with open fields beyond. The northern, eastern and southern boundaries are defined by Bedworth Road, Leyland Road and Coventry Road respectively.</p> <p>The location of the site is dispersed from the Town Centres of Nuneaton or Bedworth although the B4029 Bedworth Road provides a direct route to The Town Centre. Furthermore the sites are situated in close proximity to Bulkington Local Centre.</p> <p>Accordingly, whilst the development of the Site will contribute to the overall housing needs of the</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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 sites would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, the sites are 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>The sites have the potential to bring forward circa 490 potential housing units which will include a mix of open market and associated affordable housing units.</p> <p>The Site will contribute to the provision of a decent and affordable home for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough, thus, contributing to the aim of creating mixed and balanced communities in these areas.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p> <p>The sites will result in a significant positive effect on this Sustainability.</p>
Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and	-	-	-	0	0	0	0	<p>The sites is located approximately 2kms to the east of Bedworth Town Centre which is the principle local centre for services and employment opportunities in the south of the Borough, albeit the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location								<p>sites are situated on the western edge of Bulkington local centre.</p> <p>The sites will have direct access onto the B4029 Bedworth Road which is a bus route and offers a direct route to Bedworth Town Centre. Accordingly the Site is relatively accessible by car although limited for residents' dependant on public transport. 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.</p> <p>The sites do 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 in the short term but a neutral effect in the medium to long term.</p>
Reduce crime, fear of crime and antisocial behaviour	?	?	?	?	?	?	?	<p>Crime rates are currently high in the Borough but are steadily falling. Crime may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the development to confirm any correlation between the sites 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 the sites and the contribution it brings to the local area in terms of new affordable housing and indirect jobs creation will help improve the well-being of the local population and help reduce social exclusion and therefore provide businesses with a diverse workforce.</p> <p>Based on the above, it is considered that the sites</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								represents a positive effect on this Sustainability Objective.
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	-	-	-	-	-	-	-	<p>The development of the sites for housing uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>Moreover, the allocation will result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the sites 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	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	0	0	<p>The sites comprise open land in agricultural use. The development of the sites for housing uses will result in the loss of existing habitat 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, as part of an integrated scheme for the land.</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 sites 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	<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 but offers an indirect impact on this sustainability objective.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that housing and employment are both important determinants of health and supports the provision of good quality dwellings in the Borough. The development of the Site for residential uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development of the sites will not result in the direct provision of health services but will exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the sites for residential uses represents an adverse impact in the short term but a neutral impact on this Sustainability Objective on the medium to longer term if accompanied by contributions to new or enhanced health facilities.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The sites are undeveloped and the development of a Site for housing will lead to loss of open agricultural land and productive soils.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, the sites 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	<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 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 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	<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 sites are located outside the defined Flood Zone and source protection zone. A number of drains cross the sites.</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>

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	-	-	<p>The sites are located approximately 2kms to the east of Bedworth Town Centre which is the principle local centre for services and employment opportunities. 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. However, Bedworth Road is a bus route.</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 or cycling measures were brought forward in tandem with any residential development on the site then this effect could be mitigated resulting in a neutral effect on this sustainability objective.</p>
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 relatively dispersed from the Town Centres of either Nuneaton or Bedworth albeit they are situated in close proximity to Bulkington Local Centre.</p> <p>Accordingly, the sites will not make efficient use of existing infrastructure, promote compact mixed use</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								development or reduce the need to travel.  Based on the above, the sites 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 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.</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 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.</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 sites will not make efficient use of existing infrastructure, promote compact mixed use development or reduce the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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 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 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, the 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 an open agricultural 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>



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 sites is 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, the sites are 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 Sites are located in the Bulkington Village farmlands Character Area where the landscape is dominated by flat irregular agricultural fields and linear trees providing enclosed views. 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 sites for residential uses will result in the loss of existing undeveloped land agricultural and linear woodland and hedgerow features that provide an enclosed nature to the land.</p> <p>The development of the sites will increase the level of built development in the area but also potentially opening up views to the existing built up area. Care will need to be taken to recreate and enhance existing hedgerows/copse and woodland area, to minimise the visual impacts of the development, as part of the wider scheme for the Site.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Nevertheless, the development will provide the opportunity to create new features and provide linkages with existing woodland/hedgerow features resulting in landscape enhancements in the longer term.</p> <p>Based on the above, it is considered that the development of sites will have a significant adverse effect on this sustainability objective in the 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 Coventry Road, Home Farm and Bedworth Road, Bulkington (Site 13, 14 & 37) has been assessed against the SA objectives.

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

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

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

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – PDA 1</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)	0	0	0	+	+	0	0	<p>PDA 1 is envisaged to deliver circa 1750 homes, however, the opportunities for direct economic opportunities are limited to small scale ancillary development i.e. small retail, leisure uses.</p> <p>It is accepted that the contribution to a stable economy in the short term will be neutral but in the medium to longer term new residential development will indirectly contribute to the retention of economic activity in the Borough. It is therefore concluded that to result in a positive effect.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>PDA 1 is located on the north-eastern 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 and west by existing residential areas at St Nicholas Park.</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 housing needs of the Borough it 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
								<p>Based on the above, PDA 1 is considered to have a slight adverse impact on this Sustainability Objective in the short, medium and longer term.</p> <p>No mitigation or enhancement is considered available to address this negative effect.</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>PDA has the potential to bring forward circa 1750 potential housing units which will include a mix of open market and associated affordable housing units.</p> <p>The PDA will contribute to the provision of a decent and affordable home for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough and particularly the Weddington, St Nicolas Park and Whitstone areas, thus, contributing to the aim of creating mixed and balanced communities in these areas.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p> <p>PDA 1 will result in a significant positive effect on this Sustainability Objective in the short, medium and longer term.</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,	--	--	--	-	+	+	+	<p>PDA 1 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 and an existing area of</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>recreational open space is located on the Site.</p> <p>The PDA is located to the west of the A47, 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 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> <p>It will be important to protect the existing area of recreational opens space and to identify land for the provision of facilities, education provision, leisure facilities, retail services etc. to complement the proposed residential use.</p> <p>Based on the above, PDA is considered to result in a significant adverse effect on this sustainability objective in the short term. However, the provision of integrated services and facilities (education/leisure/retail) as part of the overall development could mitigate this effect to a slight adverse impact in the medium term and a positive effect 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 this PDA and crime or fear of crime. To this end the potential environmental effect is 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 PDA and the contribution it will bring to the local area in terms of new housing provision and affordable housing will help improve the well being of the local population and help reduce social exclusion, help provide housing for key workers and therefore provide businesses with a diverse workforce.</p> <p>The critical issue of child poverty can be tackled through the provision of child care facilities, quality open spaces, leisure and educational facilities.</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	0	0	0	0	+	+	+	<p>The PDA is located within close proximity to the open countryside which will provide increased access for residents to the countryside thereby offering leisure and recreation activities.</p> <p>A number of existing recreational (Pingles and Etone Leisure Centres) and education facilities are located in close proximity to the Site. Existing school facilities have the opportunity to be used for the wider community out of school hours. However, current capacity levels at local schools and leisure centres means that mitigation associated with the increase in demand for local facilities will be required in the short to medium term.</p> <p>The nature of the PDA offers the opportunity to integrate Green Infrastructure, sport and recreation facilities and children and youth play space within</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>the overall master-plan for the Site. In addition, the development of the PDA, with associated mitigation towards new sports and recreational facilities, is likely to contribute to the viability and upgrading of existing recreational facilities in the local area. This will result in a positive effect on this sustainability objective in the longer term.</p> <p>The Nuneaton Museum is situated approximately 2kms to the south of the Site. The development of the PDA is likely to result in neutral effect on the operation of the museum in the short time but will have a positive effect in the medium to longer as it will increase the potential footfall for the facility.</p> <p>Based on the above, the PDA will have a neutral impact on this sustainability objective in the short to medium term but by bringing forward integrated recreational facilities and associated mitigation, in the form of contributions to enhance existing facilities, the overall development will result in a positive effect on this objective in the longer term.</p>
Encourage land use and development that creates and sustains well-designed, high quality built environments, that help to create and promote local distinctiveness and sense of place	?	?	?	+	+	+	+	<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 are included in the Borough Plan in order to ensure all new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>Policies in the Borough plan also seek to support sustainable construction design.</p> <p>Based on the adoption of these policy objectives in the development of this PDA above, PDA will have a positive effect on this sustainability objective in the medium to long term. However, the effect in the short term is uncertain.</p>



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 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 residential 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 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>

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 PDA for residential uses offer an indirect impact on this sustainability objective.</p> <p>The location of the PDA on the edge of the existing urban area will increase distances between health care facilities, local services and jobs thereby increasing car dependence and reducing opportunities for walking and cycling to access facilities resulting in an adverse effect on this Sustainability Objective.</p> <p>However, the PDA has the opportunity to improve the Borough's walking and cycling network as well as linking with areas of deprivation and the Green Infrastructure network. The provision of a safe attractive walking and cycling environment as part of the overall development will contribute to healthy living and well being. In addition, if the new health care facilities are incorporated within the overall master plan for the PDA then a positive effect would be recorded.</p> <p>Based on the above, it is considered that the PDA represents a neutral impact on this Sustainability Objective.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	The PDA represented high quality agricultural land (ALC – Grade 2 and 3a). Accordingly, the development of this Site for residential development will lead to loss of productive soils to development and thus the PDA will have a significant adverse

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>effect on this Sustainability Objective.</p> <p>No mitigation or enhancement is considered available to address this negative effect.</p>
<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 from the Change Brook which flows in a south easterly direction through the northern section of the Site. The Site is not located in a ground water source protection zone.</p> <p>In terms of flood risk, only 3% 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</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 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>PDA 1 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 to the west of 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 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>No mitigation or enhancement is considered available to address this negative effect.</p> <p>Based on the above, PDA 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 Site is green field and 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, PDA 1 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	-	-	+	+	+	+	+	<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 residential areas. In addition, it is recommended that a suitable low carbon or renewable 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 positive effect on this sustainability objective in the short to longer term.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
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 result in an increase in traffic movements which will increase emission of greenhouse gases. No mitigation or enhancement is considered available to address this negative effect.</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, Code for Sustainable Homes. This is set out in Policy CLIM 1.</p> <p>Based on the above, on balance, the PDA is considered to result in an overall effect of 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, PDA 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 PDA comprises greenfield development and thus will have an adverse effect on the prudent use of resources, principally, the use of previously</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>developed land.</p> <p>No mitigation or enhancement is considered available to address this negative effect.</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, PDA 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, PDA 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 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.</p> <p>The resulting landscape and visual qualities means that the Site is capable of accommodating new residential development. Moreover, there is scope to improve the existing urban edge by reinforcing hedgerows, hedgerow tree planting and woodland.</p> <p>In addition, the development of the PDA offers opportunity to increase access, focussed on the public right of way, to existing green spaces and the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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 term, due the loss of existing habitats, but an overall positive effect in the medium to long term.</p>

### Summary

PDA 1 has been assessed against the SA objectives.

The PDA will bring forward circa 1750 homes and thus represents a significant positive effect on social factors associated with access to decent and affordable housing for all. There will also be indirect positive effects in terms of economic factors in the medium to longer term.

The PDA will result in the loss of high quality agricultural land which 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 which in turn will increase traffic movements through the designated AQMA. 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 biodiversity, water resources and tackling multiple deprivation and a positive long term effect on Landscape character, climate change, energy use, recycling 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 – PDA -2</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)	0	0	0	+	+	0	0	<p>PDA 2 is a housing focussed is envisaged to deliver circa 3700 homes, however, the opportunities for direct economic opportunities is limited to small scale ancillary development i.e. small retail, leisure uses.</p> <p>It is accepted that the contribution to a stable economy in the short term will be neutral but in the medium to longer term new residential development will indirectly contribute to the retention of economic activity in the Borough. It is therefore concluded that to result in a positive effect.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>PDA 2 is located on the northern edge of Nuneaton and Bedworth Borough. The northern part of the Site is green field comprising generally undeveloped agricultural land located either side of the Coventry Canal and existing railway line. The southern part of the Site includes previously developed land. The Site is bounded to the south by Judkins Quarry and existing industrial units and to the west by existing residential areas of Weddington and St Nicholas Park.</p> <p>The PDA is quite linear in nature but relatively dispersed from the Town Centres of either Nuneaton or Bedworth at the northern most point. Accordingly, whilst the growth associated with the PDA will contribute to the overall housing needs of</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>the Borough is likely that the allocation of the whole 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, PDA 2 is considered to have a slight adverse impact on this Sustainability Objective in the short, medium and longer term.</p> <p>No mitigation or enhancement is considered available to address this negative effect.</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>PDA has the potential to bring forward circa 3700 potential housing units which will include a mix of open market and associated affordable housing units.</p> <p>The PDA will contribute to the provision of a decent and affordable home for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough and particularly the Weddington, St Nicolas Park and Whitstone areas, thus, contributing to the aim of creating mixed and balanced communities in these areas.</p> <p>Based on the above, no mitigation or enhancement is proposed. PDA 2 will result in a significant positive impact on this Sustainability Objective in the short, medium or longer term.</p>
Ensure easy and equitable access to services, facilities and opportunities, including	-	-	-	0	0	0	0	<p>At its closest point PDA 2 is located approximately 1km to the north west of Nuneaton Town Centre which is the principle local centre for services and</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<p>jobs and learning, and that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location</p>								<p>employment opportunities. Limited services are available locally.</p> <p>The A444 runs through the northern part of the PDA, and the land extends to form a boundary with the B4114 Tuttle Hill to the west. Both these roads are principal routes to Nuneaton Town Centre, accordingly the PDA is relatively accessible by car.</p> <p>The Accessibility Assessment considers that the Site has poor accessibility in term of public transport and walking. This is due to there being no public transport services within 400m that could serve the Site. Accordingly, the development of PDA 2 will lead to increased traffic movements.</p> <p>Consideration should also be given to the identification of an 'off road' cycling link to the Town Centre as part of the overall master-plan for the Site.</p> <p>It will be important, as appropriate mitigation, to identify land for the provision of facilities, education provision, leisure facilities, retail services etc. to complement the proposed residential use.</p> <p>Based on the above, the PDA is considered to result in a slight adverse impact on this sustainability objective in the short term. However, the provision of integrated services and facilities (education/leisure/retail) as part of the overall master-plan of the development could mitigate this effect to a neutral impact in the medium to longer term.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
	?	?	?	?	?	?	?	
Reduce crime, fear of crime and antisocial behaviour	?	?	?	?	?	?	?	Crime rates are currently high in the Borough and may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the development to confirm any correlation between this 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 will bring to the local area in terms of new housing provision and affordable housing will help improve the well-being of the local population and help reduce social exclusion, help provide housing for key workers and therefore provide businesses with a diverse workforce.</p> <p>The critical issue of child poverty can be tackled through the provision of child care facilities, quality open spaces, leisure and educational facilities.</p> <p>The western part of the PDA is located in the Camp Hill West and Quarry ward which falls within the top 10% deprived SOAs nationally. The PDA will bring forward a mix of residential uses together with indirect employment opportunities.</p> <p>Based on the above, it is considered that the PDA represents a positive impact on this Sustainability Objective in the short, medium and longer term.</p>
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	+	+	+	The PDA is crossed by public rights of way and the Coventry Canal which will offer increased access for residents to the adjacent countryside thereby offering opportunities for information leisure/recreation activities.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>A number of existing recreational (Pingles and Etone Leisure Centres) and education facilities are located in close proximity to the Site. Existing school facilities have the opportunity to be used for the wider community out of school hours. However, current capacity levels at local schools and leisure centres means that mitigation associated with the increase in demand for local facilities will be required in the short to medium term.</p> <p>The Nuneaton Museum is situated approximately 1kms to the south of the Site. The development of the PDA is likely to result in neutral effect on the operation of the museum in the short time but will have a positive effect in the medium to longer as it will increase the potential footfall for the facility.</p> <p>The location of the Coventry Canal within the PDA offers a significant opportunity to develop enhanced Green Infrastructure facilities in the locality. These can be further enhanced by integration with the provision of new sport and recreation facilities and children and youth play space within the overall master-plan for the Site. In addition, the development of the PDA, with associated mitigation towards new sports and recreational facilities, is likely to contribute to the viability and upgrading of existing recreational facilities in the local area. This will result in a positive effect on this sustainability objective in the longer term.</p> <p>Based on the above, the PDA will have a neutral impact on this sustainability objective in the short to medium term but by bringing forward integrated recreational facilities and associated mitigation, in the form of contributions to enhance existing facilities, the overall development will result in a positive effect on this objective in the longer term.</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.</p> <p>Policies to facilitate high quality design and a sense of place are included in the Borough Plan in order to ensure all new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>The policies in the Borough Plan also seek to support sustainable construction design.</p> <p>Based on the adoption of these policy objectives in the development of this PDA, it will have a positive effect on this sustainability objective in the medium to long term. However, the effect in the short term is uncertain.</p>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	+	+	+	+	<p>The landscape character of the Site is generally open agricultural land in the north and brownfield in the South which is already influenced by existing development.</p> <p>The PDA supports three Local Wildlife Sites (Boons Wharf, Weddington Country Walk and Weddington Meadows. The southern part of the Site is also known to contain area of biodiversity value. Furthermore, the River Anker runs through the Site.</p> <p>The development of the PDA for residential uses should avoid designated Wildlife Sites and known areas of ecological importance.</p> <p>The development of the PDA also offers the opportunity to provide linkages between existing</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>habitat features 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.</p> <p>The PDA also offers the opportunity to increase access, focussed on the public right of way and the Coventry Canal to 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 positive effect in the medium to long term.</p>
<b>Population and Human Health</b>								
<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</b>	0	0	0	0	+	+	+	<p>The development of the PDA for residential uses offer an indirect impact on this sustainability objective.</p> <p>The location of the PDA on the edge of the existing urban area may increase distances between health care facilities, local services and jobs thereby increasing car dependence and reducing opportunities for walking and cycling to access facilities resulting in an adverse effect on this Sustainability Objective.</p> <p>However, the PDA has the opportunity to improve the Borough's walking and cycling network as well as linking with areas of deprivation and the Green Infrastructure network. The provision of a safe attractive walking and cycling environment as part of the overall development will contribute to healthy living and well being. In addition, if the new health care facilities are incorporated within the overall</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>master plan for the PDA then a positive effect would be recorded.</p> <p>Based on the above, it is considered that the PDA represents a neutral impact on this Sustainability Objective in the long term but a slight positive effect in the longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	-	-	-	-	-	-	-	<p>The development of the greenfield parts of the Site in the north for residential development will lead to loss of productive soils to development. This land is principally high quality agricultural land (ALC – Grade 3). Accordingly, the development of this Site for residential development will lead to loss of productive soils to development.</p> <p>No mitigation or enhancement is considered available to address this negative effect. However the southern parts of the Site are previously developed and the PDA offers the opportunity to remediate these brownfield areas.</p> <p>Based on the above it is considered that, overall, the PDA will have a slight adverse effect on this Sustainability Objective in the short, medium and longer terms.</p>
<b>Water</b>								
Use natural resources, such as water efficiently, including by incorporating efficiency measures into new land use and developments, redevelopment and	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>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
refurbishment								<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 from the River Anker and an unnamed drain that flows through the Site. Additional flood risk is posed by the Coventry Canal. The Site is not located in a ground water source protection zone.</p> <p>In terms of flood risk, a significant part 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 considered that the PDA will result in a neutral effect on this sustainability objective.</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	--	--	--	--	--	--	--	<p>PDA 2 is located approximately 1km to the north west of Nuneaton Town Centre which is the principle local centre for services and employment opportunities.</p> <p>The Accessibility Assessment considers that the Site has poor accessibility in term of public transport and walking. This is due to there being no public transport services within 400m that could serve the Site. Accordingly, the development of PDA 2 will lead to increased traffic movements.</p> <p>The southern extent of the Site lies the within Midland Road to Corporation Street Air Quality Management Area.</p> <p>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, PDA 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	0	0	0	0	0	0	0	<p>The Site is green field in the north but brown field in the south. Furthermore the southern part is relatively well located to Nuneaton Town Centre.</p> <p>However, the Site has no public transport services within 400m that could serve the Site. Accordingly, whilst the southern part of the Site may</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>have the opportunity to make efficient use of existing infrastructure, promote compact mixed use development or reduce the need to travel the northern part will not.</p> <p>Based on the above, overall the PDA 1 is considered to have a neutral impact on this Sustainability Objective.</p>
<b>Climatic Factors</b>								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	<p>The linear nature 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 residential areas. In addition, it is recommended that a low carbon/ renewable energy systems are 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, as these facilities may time to come forward, 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	-	-	-	-	-	-	-	<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 and the poor accessibility of the Site will increase car usage and</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
sources								<p>thus greenhouse gas emissions. No mitigation or enhancement is considered available to address this negative effect.</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, Code for Sustainable Homes.</p> <p>Based on the above, PDA is considered to result in a slight adverse impact on this sustainability objective in the short, medium and longer term.</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, PDA 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	0	0	0	0	0	0	0	<p>The PDA is green field in the north but brown field in the south. Accordingly, whilst the southern part of will make efficient use of previously developed land and resources the northern part will result in the loss of agricultural resources. No mitigation or enhancement is considered available to address this negative effect.</p> <p>However, the development of the PDA will</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>contribute to the cleaning up of existing contaminated land.</p> <p>Based on the above, PDA is considered to result in a neutral 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, PDA 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 landscape character of the northern part of the PDA is defined as 'rural' that is not influenced by existing residential development. The Site contains key landscaping features, namely, hedgerows with isolated tree species, that contribute to the setting of Nuneaton and the enjoyment of the surrounding Countryside. The Site is considered to be detached from the existing urban areas by the Hartshill Ridge and the disused railway line. The wooded railway line currently acts a defining buffer for the urban areas to the south and rural areas to the north.</p> <p>Potential mitigation could include linear woodland planting but this is considered to be out of character with the area. No mitigation is considered appropriate to mitigate the impact of any development on the surrounding Countryside.</p> <p>The development of the PDA for residential uses will result in the loss of existing landscape features</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement	Appraisal Comments
							and an unnecessary intrusion into the Countryside.  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, medium and longer terms.

### Summary

PDA 2 has been assessed against the SA objectives.

The PDA will bring forward circa 3700 homes and thus represents a significant positive effect on social factors associated with access to decent and affordable housing for all. There will also be indirect positive effects in terms of economic factors in the medium to longer term.

The PDA will result in the loss of high quality agricultural land and also 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 which in turn will increase traffic movements through the designated AQMA. The development of the PDA will result in a significant adverse effect on these factors which cannot be mitigated against.

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

In landscape terms, the Site contains attractive features that contribute to the setting of Nuneaton and currently provide a defined boundary to the urban area. The development of the Site would remain detached from the existing urban settlement which can not be adequately mitigated by additional planting. The PDA will result in a significant adverse effect on landscape in the short, medium and longer terms.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – PDA 3</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)	0	0	0	+	+	0	0	<p>PDA 3 is envisaged to deliver circa 518 homes, however the opportunities for direct economic opportunities is limited to small scale ancillary development i.e. small retail, leisure uses.</p> <p>It is accepted that the PDA's contribution to a stable economy in the short term will be neutral but in the medium to longer term new residential development will contribute indirectly to the retention of economic activity in the Borough in the longer term.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>PDA 3 is located on the southern edge of Nuneaton urban area and approximately 1km to the north of Bedworth Town Centre. The Site is green field and comprises generally undeveloped agricultural land. The Site is bounded to the north and east Red Deeps.</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 housing 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, PDA 3 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>PDA has the potential to bring forward circa 518 potential housing units which will include a mix of open market and associated affordable housing units.</p> <p>The PDA will contribute to the provision of a decent and affordable home for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough and thus, contributing to the aim of creating mixed and balanced communities in these areas.</p> <p>Based on the above, PDA 3 will result in a significant positive impact on this Sustainability Objective.</p>
Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location	0	0	0	+	+	+	+	<p>PDA 3 is located approximately 2kms to the south of Nuneaton Town Centre which is the principle local centre for services and employment opportunities. However, services are available locally within Red Deeps local centre.</p> <p>The PDA is located to the north of Gypsy Lane which forms a junction to the A444 to the west of the Site. Accordingly the PDA is relatively accessible by car. In addition, access to services, jobs and learning activities by residents' dependant on public transport is also good due to the proximity of the Site to established public transport routes.</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Consideration should also be given to the identification of an 'off road' cycling link to the Town Centre as part of the overall master-plan for the Site.</p> <p>It will be important to protect the existing area of recreational opens space to the north of the Site and to identify land for the provision of facilities, education provision, leisure facilities, retail services etc. to complement the proposed residential use.</p> <p>Based on the above, PDA is considered to result in a neutral impact on this sustainability objective in the short term. However, the provision of integrated services and facilities (education/leisure/retail) as part of the overall development could mitigate this effect to a positive effect in the medium to longer term.</p>
<b>Reduce crime, fear of crime and antisocial behaviour</b>	?	?	?	?	?	?	?	<p>Crime rates are currently high in the Borough and may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the development to confirm any correlation between this PDA 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>	+	+	+	+	+	+	+	<p>The development of this PDA and the contribution it will bring to the local area in terms of new housing provision and affordable housing will help improve the well-being of the local population and help reduce social exclusion, help provide housing for key workers and therefore provide businesses with a diverse workforce.</p> <p>The critical issue of child poverty can be tackled through the provision of child care facilities, quality open spaces, leisure and educational facilities.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Part of the PDA is located in the Hill Top ward which falls within the top 10% deprived SOAs nationally. The PDA will bring forward a mix of residential uses together with indirect employment opportunities.</p> <p>Based on the above, it is considered that the PDA represents a positive impact on this Sustainability Objective in the short, medium and longer term</p>
<p>Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer</p>	+	+	+	+	+	+	+	<p>The PDA is located within close proximity to the Coventry Canal and open countryside which will provide increased access for residents to the countryside thereby offering opportunities for informal leisure and recreation activities.</p> <p>A number of existing recreational and education facilities are located in close proximity to the Site. Existing school facilities have the opportunity to be used for the wider community out of school hours. It is understood that current capacity levels at local schools and leisure centres means that mitigation associated with the increase in demand for local facilities will not be required in the short to medium term.</p> <p>The nature of the PDA offers the opportunity to integrate Green Infrastructure, sport and recreation facilities and children and youth play space within the overall master-plan for the Site. In addition, the development of the PDA, with associated mitigation towards new sports and recreational facilities, is likely to contribute to the viability and upgrading of existing recreational facilities in the local area. This will result in a positive effect on this sustainability</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>objective in the longer term.</p> <p>Based on the above, the PDA will have a positive impact on this sustainability objective by bringing forward integrated recreational facilities and associated mitigation, in the form of contributions to enhance existing facilities in the longer term.</p>
Encourage land use and development that creates and sustains well-designed, high quality built environments, that help to create and promote local distinctiveness and sense of place	?	?	?	+	+	+	+	<p>The PDA will not result in a direct effect on this sustainability objective.</p> <p>Policies to facilitate high quality design and a sense of place are included in the Borough Plan in order to ensure all new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>The policies in the Borough Plan also seek to support sustainable construction design.</p> <p>Based on the adoption of these policy objectives in the development of this PDA, it will have a positive effect on this sustainability objective in the medium to long term. However, the effect in the short term is uncertain.</p>
<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 is defined to the east by Wem Brook which is the only area of biodiversity interest.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<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, namely, Wem Brook Meadows and Griff Hollows are located to the northeast and north west of the Site.</p> <p>The development of the PDA for residential 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 incorporate existing habitat features, including the adjacent Griff Brook and Wem 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	0	0	0	0	+	+	+	The development of the PDA for residential uses offer an indirect impact on this sustainability objective.

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>The location of the PDA on the edge of the existing urban area may increase distances between health care facilities, local services and jobs thereby increasing car dependence. However, the Site is accessible by public transport and opportunities for walking and cycling to access facilities are good.</p> <p>The PDA has the opportunity to improve the Borough's walking and cycling network as well as linking with areas of deprivation and the Green Infrastructure network. The provision of a safe attractive walking and cycling environment as part of the overall development will contribute to healthy living and well being. In addition, if the new health care facilities are incorporated within the overall master plan for the PDA then a positive effect would be recorded.</p> <p>Based on the above, it is considered that the PDA represents a neutral impact on this Sustainability Objective in the short to medium term but a positive effect in the longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	-	-	-	-	-	-	-	<p>The development of a greenfield Site for residential development will lead to loss of soils to development. However, the PDA contains only land of poor agricultural quality (ALC – Grade 4) the effect on this Sustainability Objective is slightly adverse.</p> <p>No mitigation or enhancement can address this negative effect.</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 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	<p>Records from the Environment Agency confirm that the primary flood risk at the Site is from the Coventry Canal and the Griff Brook which flows through the eastern section of the Site. The Coventry Canal is located on a higher level than the Site thus creating a potential flood risk.</p> <p>The Site is not located in a ground water source protection zone.</p> <p>In terms of flood risk, approximately 25% 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</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. 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>PDA 3 is located approximately 2kms to the south of Nuneaton Town Centre and approximately 1km to the north of Bedworth Town Centre which are 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 A444, a principal route to Nuneaton Town Centre and Bedworth Town Centres, accordingly the PDA is relatively accessible by car. However, access to services, jobs and learning activities for residents' dependant on public transport, walking and cycling is considered to be good. The PDA is also located in close proximity to the proposed train station at Bermuda</p> <p>Based on the above, PDA is considered to result in a positive 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 Site is green field and the location of the PDA is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Despite the Site being accessible by public transport, 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, PDA 3 is considered to have a significant adverse impact on this Sustainability Objective.
<b>Climatic Factors</b>								
Reduce overall energy use through increased energy efficiency	-	-	+	+	+	+	+	<p>The small scale and 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 residential areas. In addition, it is recommended that a suitable low carbon or renewable 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 positive effect on this sustainability objective in the short to longer 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 may increase traffic journeys and thus generate increased greenhouse gas emissions.</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, Code for Sustainable Homes.</p> <p>Based on the above, PDA 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, PDA 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 greenfield development and thus will have an adverse effect on the prudent use of resources, principally, the use of previously developed land.</p> <p>Furthermore, the development of the PDA will also not contribute to the cleaning up of existing contaminated land.</p> <p>Based on the above, PDA 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, PDA 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	+	+	+	+	<p>The landscape character of the Site is defined as 'rural fringe' that is already influenced by existing residential development. The land comprised poor quality farmland that is defined by the strong visual buffer formed by Gypsy Lane to the south.</p> <p>The development of the PDA for residential uses will result in the loss of existing landscape features, however, the development of the PDA offers opportunity to introduce additional hedgerows and tree planting together with woodland copse to provide an attractive and definable boundary to the existing settlement areas. The proximity of the Site to adjacent open land provides the opportunity for increased access, focussed on the public right of way, to existing green spaces.</p> <p>Based on the above, it is considered that the development of PDA will have a neutral effect on this sustainability objective in the short terms, due the loss of existing poor quality habitats, but an overall positive effect in the medium to long term.</p>

## Summary

The PDA has been assessed against the SA objectives.

The proposed development will bring forward circa 518 homes and thus represents a significant positive effect on social factors associated with access to decent and affordable housing for all. There will also be indirect positive effects in terms of economic factors in the medium to longer term.

The PDA will result in the loss of poor quality agricultural land and contains limited features of biodiversity interest. The PDA is located in a dispersed location of the PDA but has good access to established public transport routes, including being in close proximity to the proposed train station at Bermuda. The PDA therefore scores well in accessibility terms.

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

The PDA offers the opportunity to create an enhanced landscaped edge to the existing settlement boundary by the introduction of new landscape features e.g. linear woodland, copses etc.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – PDA 4</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)	0	0	0	+	+	0	0	<p>PDA 4 is envisaged to deliver circa 1317 homes. Due to the size of the potential size of the PDA opportunities for direct economic maybe available in terms of small scale ancillary development i.e. small retail, leisure uses.</p> <p>It is accepted that the PDA's contribution to a stable economy in the short term will be neutral but in the medium to longer term new residential development will contribute indirectly to the retention of economic activity in the Borough in the longer term.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>PDA 4 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 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 housing 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, PDA 4 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>PDA has the potential to bring forward circa 1317 potential housing units which will include a mix of open market and associated affordable housing units.</p> <p>The PDA will contribute to the provision of a decent and affordable home for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough and thus, contributing to the aim of creating mixed and balanced communities in these areas.</p> <p>Based on the above, PDA 4 will result in a significant positive impact on this Sustainability Objective.</p>
Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location	--	--	--	--	-	-	-	<p>PDA 4 is located approximately 3kms to the west of Nuneaton Town Centre which is the principle local centre for services and employment opportunities. Limited services are available locally.</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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Due to the relative remoteness of the PDA to the Town Centre it is considered that the identification of an 'off road' cycling link to the Town Centre as part of the overall master-plan for the Site in unlikely.</p> <p>It will be important to identify land for the provision of facilities, education provision, leisure facilities, retail services etc. to complement the proposed residential use.</p> <p>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 (education/leisure/retail) as part of the overall development could mitigate this effect to a slight adverse impact in the medium to 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 this PDA 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 this PDA and the contribution it will bring to the local area in terms of new housing provision and affordable housing will help improve the well-being of the local population and help reduce social exclusion, help provide housing for key workers and therefore provide businesses with a diverse workforce.</p> <p>The critical issue of child poverty can be tackled through the provision of child care facilities, quality open spaces, leisure and educational facilities.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<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>
<p>Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer</p>	-	-	-	-	0	0	0	<p>The PDA is located adjacent to open countryside and crossed by existing rights of way which will provide increased access for residents to the countryside thereby offering opportunities for informal leisure and recreation activities.</p> <p>A number of existing recreational and education facilities are located in close proximity to the Site. Existing school facilities have the opportunity to be used for the wider community out of school hours. It is understood that current capacity levels at local schools and leisure centres means that mitigation associated with the increase in demand for local facilities will be required in the medium to long term.</p> <p>The nature of the PDA offers the opportunity to integrate Green Infrastructure, sport and recreation facilities and children and youth play space within the overall master-plan for the Site. In addition, the development of the PDA, with associated mitigation towards new sports and recreational facilities, is likely to contribute to the viability and upgrading of existing recreational facilities in the local area. This will result in a neutral effect on this sustainability objective in the longer term.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, the PDA will have a neutral impact on this sustainability objective by bringing forward integrated recreational facilities and associated mitigation, in the form of contributions to enhance existing facilities in the longer term.
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.</p> <p>Policies to facilitate high quality design and a sense of place are included in the Borough Plan in order to ensure all new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>The policies in the Borough Plan also seek to support sustainable construction design.</p> <p>Based on the adoption of these policy objectives in the development of this PDA, it will have a positive effect on this sustainability objective in the medium to long term. However, the effect in the short term is uncertain.</p>
<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 Site is known to support a</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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 residential 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 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>								
<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</b>	0	0	0	0	+	+	+	<p>The development of the PDA for residential uses offer an indirect impact on this sustainability objective.</p> <p>The remote location of the PDA on the edge of the existing urban area will increase distances between health care facilities, local services and jobs thereby increasing car dependence and reducing</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>opportunities for walking and cycling to access facilities resulting in an adverse effect on this Sustainability Objective.</p> <p>However, the proposed size of the PDA has the opportunity to improve the Borough's walking and cycling network as well as linking with areas of deprivation and the Green Infrastructure network. The provision of a safe attractive walking and cycling environment as part of the overall development will contribute to healthy living and well-being. In addition, it is likely that new health care facilities are incorporated within the overall master plan for the PDA then a positive effect would be recorded.</p> <p>Based on the above, it is considered that the PDA represents a neutral impact on this Sustainability Objective in the short and medium term but a positive effect in the longer term.</p>
<b>Soil</b>								
To protect and improve soil quality	-	-	-	-	-	-	-	<p>The development of a greenfield Site for residential development will lead to loss of high quality (ALC – Grade 3)productive soils to development.</p> <p>No mitigation or enhancement for this loss is available.</p> <p>Accordingly, the PDA 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	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	<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>

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 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>PDA 4 is located approximately 3kms to the 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 south of the Ansley Road which is the principal route to Nuneaton Town Centre accordingly the PDA is relatively accessible by car. The Accessibility Assessment confirms that access to services, jobs and learning activities from the Site will be limited for residents' 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, PDA 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 Site is green field and the location of the PDA is relatively dispersed from the Town Centres of either Nuneaton or Bedworth.</p> <p>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, PDA 4 is considered to have a significant adverse impact on this Sustainability Objective.
<b>Climatic Factors</b>								
Reduce overall energy use through increased energy efficiency	-	-	+	+	+	+	+	<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 residential areas. In addition, it is recommended that a suitable low carbon or renewable 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 positive effect on this sustainability objective in the short to longer terms.</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 result in an increase in traffic movements which will increase emission of greenhouse gases. No mitigation or enhancement is considered available to address this negative effect.</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, Code for Sustainable Homes. This is set out in Policy CLIM 1.</p> <p>Based on the above, on balance, the PDA is considered to result in an overall effect of 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, PDA 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 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 PDA will also not contribute to the cleaning up of existing contaminated land.</p> <p>Based on the above, PDA 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>The Site is located to the north west of Arbury Park Registered Park and Gardens. The development of PDA4 has the potential to result in an adverse effect on the setting of the Registered Park and Gardens. Mitigation, in the form of the careful design of the master-plan for the PDA, will ensure that there is no adverse effects on this feature in the long term.</p> <p>Based on the above, providing suitable mitigation is available at the strategic and detailed stages of development the PDA 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 landscape character of the PDA is defined as 'exposed urban fringe'. The local landscape is considered to be of high quality and contained attractive and distinctive features including Seeswood Pond. In addition, the elevated location of the PDA means that it is Site is visually prominent to views from the south and west which is a key approach to Nuneaton.</p> <p>The development of the PDA for residential uses will result in the loss of existing landscape features on the Site and an adverse effect on the local character of the area. It is considered that potential mitigation in the form of linear tree planting and woodland would 'soften' the edge of the urban settlement but would also adversely impact on</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement	Appraisal Comments
							<p>prominent views.</p> <p>The development of the PDA offers 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 significant adverse effect on this sustainability objective in the short and medium and long terms, due to the resulting visual impact and loss of existing habitats.</p>

## Summary

PDA 4 has been assessed against the SA objectives.

The proposed development will bring forward circa 1317 homes and thus represents a significant positive effect on social factors associated with access to decent and affordable housing for all. There will also be indirect positive effects in terms of economic factors and provision of new health facilities in the medium to longer term due to the scale of the proposals.

The PDA will result in the loss of high agricultural land that is visual prominent on a main route into Nuneaton. The PDA has a significant adverse effect on soils and landscape factors.

The PDA is located in a dispersed location of the PDA and is relatively remote from public transport routes. The PDA would result in an increase in car movements and an adverse effect on air quality and access to services.

Despite short and medium term adverse effects, in the longer term, the PDA will have a neutral effect on issues of water resources, tackling multiple deprivation, biodiversity, sports/cultural facilities, material assets and recycling 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 – PDA 5</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)	0	0	+	+	0	0	0	<p>PDA 5 is envisaged to deliver circa 2579 homes, however, the scale of the proposal offers the opportunity for in-direct economic opportunities to come forward as part of a wider master-plan for the Site i.e. small retail, leisure uses. Moreover, the provision of additional residential units will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>It is accepted that the contribution to a stable economy in the short term will be neutral but in the medium to longer term new residential development will indirectly contribute to the retention of economic activity in the Borough. It is therefore concluded that to result in a positive effect.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>PDA 5 comprise three parcels of land is located on the south western edge of Nuneaton urban area and approximately 3kms from the Town Centre. The Site is green field and comprises generally undeveloped agricultural land.</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 housing 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, PDA 5 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	++	++	++	++	++	++	++	PDA has the potential to bring forward circa 2579 potential housing units which will include a mix of open market and associated affordable housing units.  The PDA will contribute to the provision of a decent and affordable home for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough and thus, contributing to the aim of creating mixed and balanced communities in these areas.  Based on the above, PDA 5 will result in a significant positive 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	PDA 5 is located approximately 3kms to the south west of Nuneaton Town Centre which is the principle local centre for services and employment opportunities. Limited services are available locally.  The Accessibility Assessment considers that the Site has good accessibility in term of public transport and walking. Accordingly, the development of PDA 5 will lead to increased traffic movements.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Due to the peripheral location of the PDA it is considered that the identification of an 'off road' cycling link to the Town Centre as part of the overall master-plan for the Site is unlikely.</p> <p>In terms of mitigation, it will be important to identify land for the provision of facilities, education provision, leisure facilities, retail services etc. to complement the proposed residential use.</p> <p>Based on the above, PDA is considered to result in a adverse impact on this sustainability objective. However, the provision of integrated services and facilities (education/leisure/retail) as part of the overall development could mitigate this effect to a neutral impact in the medium to longer term.</p>
<b>Reduce crime, fear of crime and antisocial behaviour</b>	?	?	?	?	?	?	?	<p>Crime rates are currently high in the Borough and may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the development to confirm any correlation between this PDA 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	0	0	+	0	0	<p>The development of this PDA and the contribution it will bring to the local area in terms of new housing provision and affordable housing will help improve the well being of the local population and help reduce social exclusion, help provide housing for key workers and therefore provide businesses with a diverse workforce.</p> <p>The critical issue of child poverty can be tackled through the provision of child care facilities, quality open spaces, leisure and educational facilities.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>The PDA is not located in a known area of deprivation but is adjacent to a number of wards that fall within the Top 30% most deprived SOAs in England, namely, Bar Pool, Kingswood, Wem Brook and Abbey. The PDA has the potential to contribute positively but in 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 in the short to medium term but may have a slight positive effect in the longer term.</p>
<p><b>Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer</b></p>	-	-	-	-	0	0	0	<p>The PDA is located adjacent to open countryside and crossed by existing rights of way which will provide increased access for residents to the countryside thereby offering opportunities for informal leisure and recreation activities.</p> <p>A number of existing recreational and education facilities are located in close proximity to the Site. Existing school facilities have the opportunity to be used for the wider community out of school hours. It is understood that current capacity levels at local schools and leisure centres means that mitigation associated with the increase in demand for local facilities will be required in the longer term. As the development of these facilities will be delivered in a phased manner, it is considered that this will lead to a slight adverse effect in the short term to medium term.</p> <p>The nature of the PDA offers the opportunity to integrate Green Infrastructure, sport and recreation facilities and children and youth play space within the overall master-plan for the Site. In addition, the development of the PDA, with associated mitigation towards new sports and recreational facilities, is</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>likely to contribute to the viability and upgrading of existing recreational facilities in the local area. This will result in a neutral effect on this sustainability objective in the longer term.</p> <p>Based on the above, the PDA will have a slight adverse impact on this sustainability objective in the short to medium term but by bringing forward integrated recreational facilities and associated mitigation, in the form of contributions to enhance existing facilities, this will become a neutral effect in the longer term.</p>
<p><b>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</b></p>	?	?	?	+	+	+	+	<p>The PDA will not result in a direct effect on this sustainability objective.</p> <p>Policies to facilitate high quality design and a sense of place are included in the Borough Plan in order to ensure all new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>The policies in the Borough Plan also seek to support sustainable construction design.</p> <p>Based on the adoption of these policy objectives in the development of this PDA, it will have a positive effect on this sustainability objective in the medium to long term. However, the effect in the short term is uncertain.</p>

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	-	-	-	-	+	+	+	<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 and to the south by The Rough and Coventry Wood Local Wildlife Sites. In addition, the Site is known to support a number of protected species. The Site is also located adjacent to Ensor Pool SSSI/SAC.</p> <p>The development of the PDA for residential 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. In addition, the increased disturbance to the adjacent SAC has the potential to result in a significant adverse effect.</p> <p>Discussions with Natural England have confirmed that a development buffer of at least 500m from Ensor Pool should be adequate mitigation any adverse effect on the known biodiversity feature.</p> <p>Furthermore, the development of the PDA offers the opportunity to create 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>on the public right of way, to existing green spaces and the wider countryside.</p> <p>Based on the above, it is considered that, providing a suitable buffer zone is incorporated in any future scheme, the development of PDA 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 positive effect in the medium to 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	0	0	0	0	0	<p>The development of the PDA for residential uses offer an indirect impact on this sustainability objective.</p> <p>The location of the PDA on the edge of the existing urban area will increase distances between health care facilities, local services and jobs thereby increasing car dependence and reducing opportunities for walking and cycling to access facilities resulting in an adverse effect on this Sustainability Objective.</p> <p>However, the PDA has the opportunity to improve the Borough's walking and cycling network as well as linking with areas of deprivation and the Green Infrastructure network. The provision of a safe attractive walking and cycling environment as part of the overall development will contribute to healthy living and well-being. In addition, if the new health care facilities are incorporated within the overall master plan for the PDA then a positive effect would be recorded.</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 PDA represents a neutral impact on this Sustainability Objective.
<b>Soil</b>								
To protect and improve soil quality	-	-	-	-	-	-	-	The development of a greenfield Site for residential development will lead to loss of low quality agricultural land (ALC – Grade 4). However, the loss of any productive soils to development means the PDA will have a slight 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	+	+	+	<p>Records from the Environment Agency confirm that the primary flood risk at the Site is from two unnamed drains that flow through the Site.</p> <p>The Site is not located in a ground water source protection zone.</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>In terms of flood risk, part 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 opportunity exists to create new areas of natural floodplain as part of the PDA and/or the adjoining PDA 4. These areas would offer the opportunity for biodiversity and green infrastructure enhancements in the longer term.</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 in the short and medium terms but a positive effect on the longer 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>	-	-	-	-	-	-	-	PDA 5 is located approximately 3kms 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.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>The PDA is relatively accessible by car. However, access to services, jobs and learning activities will be limited for residents' 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, PDA 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 Site is green field and 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, PDA 5 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	-	-	+	+	+	+	+	<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 scale of the proposed development means that proportion of on-site energy usage could be provided by micro-generation facilities and energy efficiency measure incorporated in the layout and design of the residential areas. In addition, it is recommended that a suitable low carbon or renewable energy system is incorporated as part of the overall master-plan for the PDA.</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 PDA will result in a positive effect on this sustainability objective in the short to longer terms.
<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 result in an increase in traffic movements which will increase emission of greenhouse gases. No mitigation or enhancement is considered available to address this negative effect.</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, Code for Sustainable Homes. This is set out in Policy CLIM 1.</p> <p>Based on the above, on balance, the PDA is considered to result in an overall effect of slight adverse 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>	+	+	+	+	+	+	+	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.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, PDA 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 PDA 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 PDA will also not contribute to the cleaning up of existing contaminated land.</p> <p>Based on the above, PDA 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>The Site is located to the northeast of Arbury Park Registered Park and Gardens. The development of PDA4 has the potential to result in an adverse effect on the setting of the Registered Park and Gardens. Mitigation, in the form of the careful design of the master-plan for the PDA, will ensure that there is no adverse effect on this feature in the long term.</p> <p>Based on the above, providing suitable mitigation is available at the strategic and detailed stages of development the PDA 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	0	0		<p>PDA 5 comprises three parcels of land (a, b and c) located to the north east of Arbury Park Registered Park and Gardens.</p> <p>The main part of the Site (PDA5a) is separated from Arbury Park by mature woodland and is considered to be of low visual prominence. New development could be mitigated in this area with the introduction of woodlands blocks and belts.</p> <p>To the west, PDA5b is visually screened but is located in and attractive agricultural parkland setting that provides a valuable landscape buffer to the existing urban area to the east. It is considered that PDA5b offers the potential to create a landscape buffer Arbury Park, Nuneaton and the development of PDA5a.</p> <p>To the South, PDA5c is located in close proximity to Arbury Park but is visual remote from publically accessible locations. Any development on this part of the Site would affect view of the Site present an adverse effect on the setting of the Registered Park.</p> <p>The development of the PDA for residential uses will result in the loss of existing landscape features however, the development of the PDA offers 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 an adverse 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
								terms, due to the resulting visual impact and loss of existing habitats, but a neutral effect in the longer and longer terms.

## Summary

PDA 5 has been assessed against the SA objectives.

The PDA will bring forward circa 2579 homes and thus represents a significant positive effect on social factors associated with access to decent and affordable housing for all. There will also be indirect positive effects in terms of economic factors in the medium to longer term.

The PDA will result in the loss of poor quality agricultural land and contains limited features of biodiversity interest. However, the PDA is defined to the east by the Seeswood Pool which is a Local Wildlife Site and to the south by The Rough and Coventry Wood Local Wildlife Sites. In addition, the Site is known to support a number of protected species. The Site is also located adjacent to Ensor Pool SSSI/SAC.

The development of the PDA for residential 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. In addition, the increased disturbance to the adjacent SAC has the potential to result in a significant adverse effect.

Discussions with Natural England have confirmed that a development buffer of at least 500m from Ensor Pool should be adequate mitigation any adverse effect on the known biodiversity feature.

Furthermore, the development of the PDA offers the opportunity to create 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. It is considered that, providing a suitable buffer zone is incorporated in any future scheme, the development of PDA will have an overall positive effect in the medium to long term.

The PDA is located in a dispersed location of the PDA but scores high in terms of accessibility to public transport routes. The PDA would result in an increase in car movements and an adverse effect on air quality and access to services. The PDA is not located in a known area of deprivation but is adjacent to a number of wards that fall within the Top 30% most deprived SOAs in England, namely, Bar Pool, Kingswood, Wem Brook and Abbey. The PDA has the potential to contribute positively but in an indirect impact on this Sustainability Objective.

Despite short and medium term adverse effects, in the longer term, the PDA will have a neutral effect on access to sports/cultural facilities and a positive effect on water resources, climatic factors, material assets and recycling 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 – PDA 7</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)	0	0	0	+	+	0	0	<p>PDA 7 is envisaged to deliver 676 homes, however, the opportunities for direct economic opportunities is limited to small scale ancillary development i.e. small retail, leisure uses.</p> <p>It is accepted that the contribution to a stable economy in the short term will be neutral but in the medium to longer term new residential development will indirectly contribute to the retention of economic activity in the Borough. It is therefore concluded that to result in a positive effect.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>PDA 7 is located on the south western edge of Bedworth urban area and approximately 4kms from the Town Centre. The Site is situated adjacent to existing residential properties at Goodyears End. The Site is green field and comprises generally undeveloped agricultural land.</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 housing 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. Based on the above, PDA 7 is considered to 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
<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>PDA has the potential to bring forward circa 676 potential housing units which will include a mix of open market and associated affordable housing units.</p> <p>The PDA will contribute to the provision of a decent and affordable home for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough and thus, contributing to the aim of creating mixed and balanced communities in these areas.</p> <p>Based on the above, PDA 7 will result in a significant positive impact on this Sustainability Objective.</p>
Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location	--	--	--	-	-	-	-	<p>PDA 7 is located approximately 4kms to the southwest of Bedworth Town Centre which is the principle local centre for services and employment opportunities. Limited services are available locally.</p> <p>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>Consideration should also be given to the identification of an 'off road' cycling link to the Town Centre as part of the overall master-plan for the Site.</p> <p>It will be important to identify land for the provision of facilities, education provision, leisure facilities,</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>retail services etc. to complement the proposed residential use.</p> <p>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 (education/leisure/retail) as part of the overall development could mitigate this effect to a slight adverse impact in the medium to 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 this PDA 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 this PDA and the contribution it will bring to the local area in terms of new housing provision and affordable housing will help improve the well-being of the local population and help reduce social exclusion, help provide housing for key workers and therefore provide businesses with a diverse workforce.</p> <p>The critical issue of child poverty can be tackled through the provision of child care facilities, quality open spaces, leisure and educational facilities.</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>

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	<p>A number of existing recreational and education facilities are located in close proximity to the Site. Existing school facilities have the opportunity to be used for the wider community out of school hours. It is understood that current capacity levels at local schools and leisure centres means that mitigation associated with the increase in demand for local facilities will be required in the longer term. This will result in a slight adverse effect in the short to medium term.</p> <p>The nature of the PDA offers the opportunity to integrate Green Infrastructure, sport and recreation facilities and children and youth play space within the overall master-plan for the Site. In addition, the development of the PDA, with associated mitigation towards new sports and recreational facilities, is likely to contribute to the viability and upgrading of existing recreational facilities in the local area. This will result in a positive effect on this sustainability objective in the longer term.</p> <p>Based on the above, the PDA will have an overall neutral impact on this sustainability objective by bringing forward integrated recreational facilities and associated mitigation, in the form of contributions to enhance existing facilities in the longer term.</p>
Encourage land use and development that creates and sustains well-designed, high quality built environments, that help to create and promote local distinctiveness and sense	?	?	?	+	+	+	+	<p>The PDA will not result in a direct effect on this sustainability objective.</p> <p>Policies to facilitate high quality design and a sense of place are included in the Borough Plan in order to ensure all new development makes a positive contribution to townscape quality and the wider public realm.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
of place								<p>The policies in the Borough Plan also seek to support sustainable construction design.</p> <p>Based on the adoption of these policy objectives in the development of this PDA, it will have a positive effect on this sustainability objective in the medium to long term. However, the effect in the short term is uncertain.</p>
<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'. 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.</p> <p>The development of the PDA for residential 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 creation of new biodiversity 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>

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 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	<p>The development of the PDA for residential uses offer an indirect impact on this sustainability objective.</p> <p>The location of the PDA on the edge of the existing urban area will increase distances between health care facilities, local services and jobs thereby increasing car dependence and reducing opportunities for walking and cycling to access facilities resulting in an adverse effect on this Sustainability Objective.</p> <p>However, the PDA has the opportunity to improve the Borough's walking and cycling network as well as linking with areas of deprivation and the Green Infrastructure network. The provision of a safe, attractive walking and cycling environment as part of the overall development will contribute to healthy living and well-being. In addition, if the new health care facilities are incorporated within the overall master plan for the PDA then a positive effect would be recorded.</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 development of a Site for residential development will lead to loss of productive soils to development. However, none of the Site is defined a high quality agricultural land 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	<p>Records from the Environment Agency confirm no surface water features cross the Site and that the primary risk of flooding is from surface water flows.</p> <p>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</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> <p>The detailed assessment of flood risk, including the production of a Surface Water Management Plan and Sequential Assessment, 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 PDA 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>PDA 7 is located approximately 4kms to the west of Bedworth Town Centre which is the principle local centre for services and employment opportunities. The Site does not lie within an Air Quality Management Area.</p> <p>The PDA is relatively accessible by car. However, access to services, jobs and learning activities will be limited for residents' 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, PDA is considered to result in a slight adverse impact on this sustainability objective.
Ensure development is primarily focused in urban areas, and makes efficient use of existing physical infrastructure and reduces need to travel, especially by private car	--	--	--	--	--	--	--	<p>The Site is green field and 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, PDA 7 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 residential areas. In addition, it is recommended that a district heating system/energy system is incorporated as part of the overall master-plan for the 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>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
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, Code for Sustainable Homes.</p> <p>Based on the above, PDA 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, PDA 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 PDA comprises greenfield development and thus 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
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, PDA 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, PDA 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 landscape character of the Site is defined as 'urban fringe' comprising a small pocket of farmland surrounded by existing residential areas to the north, east and south and separated from countryside by Hospital Lane. The key landscaping features on the Site are hedgerows of varied quality and isolated tree species.</p> <p>The development of the PDA for residential uses will result in the loss of existing landscape features however, the development of the PDA offers opportunity to provide a tree lined defined urban edge along the boundary with Hospital Lane.</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 to the resulting visual impact and loss of existing habitats, but an overall neutral and positive effect in the medium to longer terms.</p>

## **Summary**

PDA 7 has been assessed against the SA objectives.

The PDA will bring forward circa 676 homes and thus represents a significant positive effect on social factors associated with access to decent and affordable housing for all. There will also be indirect positive effects in terms of economic factors and provision of new health facilities in the medium to longer term due to the scale of the proposals.

The PDA will result in the loss of high quality agricultural land which 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 which in turn will increase traffic movements.

Despite short and medium term adverse effects, in the longer term, the PDA will have a neutral effect on issues of water resources, tackling multiple deprivation, biodiversity and sports/cultural facilities and a positive effect on landscape character, material assets and recycling 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 – PDA 9</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)	0	0	0	0	0	0	0	<p>PDA 9 envisages the delivery of 200 homes. However the delivery of a small number of dwellings means that direct economic opportunities are limited, although the Site 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 PDA will result in a neutral impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>PDA 9 is located on the southern edge of Bedworth urban area and approximately 2kms from the Town Centre. The Site is green field and comprises generally undeveloped agricultural land.</p> <p>The location of the 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 housing 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, PDA 9 is considered to have an adverse impact on this Sustainability Objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<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>PDA has the potential to bring forward circa 200 potential housing units which will include a mix of open market and associated affordable housing units.</p> <p>The PDA will contribute to the provision of a decent and affordable home for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough and thus, contributing to the aim of creating mixed and balanced communities in these areas.</p> <p>Based on the above, PDA 9 will result in a significant positive impact on this Sustainability Objective.</p>
Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	-	-	0	0	0	<p>PDA 9 is located approximately 2kms to the southwest of Bedworth Town Centre which is the principle local centre for services and employment opportunities. Limited services are available locally.</p> <p>The PDA is relatively accessible by car. The Accessibility Assessment confirms that access to services, jobs and learning activities will be limited for residents' dependant on public transport.</p> <p>Furthermore the opportunities for an 'off road' cycling link to the Town Centre as part of the overall master-plan for the Site is considered to be limited.</p> <p>It will be important to identify land for the provision of facilities, education provision, leisure facilities, retail services etc. to complement the proposed</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>residential use.</p> <p>Based on the above, PDA is considered to result in a slight adverse impact on this sustainability objective. However, the provision of integrated services and facilities (education/leisure/retail) as part of the overall development could mitigate this effect to a neutral impact in the medium to 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 this PDA 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 this PDA and the contribution it will bring to the local area in terms of new housing provision and affordable housing will help improve the well being of the local population and help reduce social exclusion, help provide housing for key workers and therefore provide businesses with a diverse workforce.</p> <p>The critical issue of child poverty can be tackled through the provision of child care facilities, quality open spaces, leisure and educational facilities.</p> <p>The northern part of the PDA is located with the Poplar Coalpit Field ward which is in the Top 20% most deprived SOAs in England. Due to the scale of the PDA it is not considered that the Site will result in a significant effect 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 the PDA represents a neutral impact on this Sustainability Objective.
<p><b>Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer</b></p>	-	-	-	-	0	0	0	<p>A number of existing recreational and education facilities are located in close proximity to the Site. Existing school facilities have the opportunity to be used for the wider community out of school hours. It is understood that current capacity levels at local schools and leisure centres means that mitigation associated with the increase in demand for local facilities will be required in the medium to long term. This will result in a slight adverse effect in the short to medium term.</p> <p>The nature of the PDA offers the opportunity to integrate Green Infrastructure, sport and recreation facilities and children and youth play space within the overall master-plan for the Site. In addition, the development of the PDA, with associated mitigation towards new sports and recreational facilities, is likely to contribute to the viability and upgrading of existing recreational facilities in the local area. This will result in a neutral effect on this sustainability objective in the longer term. However, as the delivery of these enhanced facilities will take place over a number of years the effect will be adverse during the short to medium term.</p> <p>Based on the above, the PDA will have a neutral effect on this sustainability objective by bringing forward integrated recreational facilities and associated mitigation, in the form of contributions to enhance existing facilities in the longer term.</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.</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. Policies to facilitate high quality design and a sense of place are included in the Borough Plan in order to ensure all new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>Policies in the Borough plan also seek to support sustainable construction design.</p> <p>Based on the adoption of these policy objectives in the development of this PDA above, PDA will have a positive effect on this sustainability objective in the medium to long term. However, the effect in the short term is uncertain.</p>
<b>Biodiversity</b>								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	+	+	+	<p>The landscape character of the Site is defined as poor quality 'urban fringe'. The key landscaping features on the Site are hedgerows with isolated tree species but most are of low quality and offer an opportunity for improvement.</p> <p>No part of the PDA is designated as a site of biodiversity importance at either a local, county or national level.</p> <p>The development of the PDA for residential uses will result in the loss of existing habitat including low quality on site hedgerows, although none of the</p>



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>habitats are recorded as critical in the Local Biodiversity Action Plan.</p> <p>However, the development of the PDA offers the opportunity to create biodiversity 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 significant adverse effect on this sustainability objective in the short terms, due the loss of existing habitats, but an overall neutral effect in the medium term and positive effect in the long term.</p>
<b>Population and Human Health</b>								
<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</b>	0	0	0	0	0	0	0	<p>The development of the PDA for residential uses offer an indirect impact on this sustainability objective.</p> <p>The location of the PDA on the edge of the existing urban area will increase distances between health care facilities, local services and jobs thereby increasing car dependence and reducing opportunities for walking and cycling to access facilities resulting in an adverse effect on this Sustainability Objective. Moreover the scale of the development is considered too small to facilitate new health care services.</p> <p>However, the PDA has the opportunity to improve the Borough's walking and cycling network as well as linking with areas of deprivation and the Green</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Infrastructure network. The provision of a safe attractive walking and cycling environment as part of the overall development will contribute to healthy living and well being. In addition, if the new health care facilities are incorporated within the overall master plan for the PDA then a positive effect would be recorded.</p> <p>Based on the above, it is considered that the PDA represents a neutral impact on this Sustainability Objective.</p>
<b>Soil</b>								
To protect and improve soil quality	-	-	-	-	-	-	-	<p>The development of a greenfield Site for residential development will lead to loss of productive soils, although these are not of agricultural grade due to the sites current use as golf course.</p> <p>No mitigation is available to address this negative effect.</p> <p>Accordingly, the development of the PDA will have an adverse effect on this Sustainability Objective.</p>
<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>

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 PDA will result in a neutral effect on this sustainability objective.
Ensure that new developments minimise water pollution levels and avoid areas which are at risk from flooding and natural flood storage areas	-	-	0	0	0	0	0	<p>Records from the Environment Agency confirm that parts of the Site are susceptible to local flooding, which may expand due to climate change.</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> <p>The detailed assessment of flood risk, including the production of a Surface Water Management Plan and Sequential Assessment, 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 PDA will result in a neutral effect on this sustainability objective.</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	-	-	-	-	-	-	-	<p>PDA 9 is located approximately 2kms to the south of Bedworth Town Centre which is the principle local centre for services and employment opportunities. The Site does not lie within an Air Quality Management Area.</p> <p>The PDA is relatively accessible by car. However, access to services, jobs and learning activities will be limited for residents' 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, PDA 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 Site is green field and 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, PDA 9 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 proposed scale 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 residential areas. In addition, it is recommended that a district heating system/energy system is incorporated as part of the overall master-plan for the 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 efficiency, sustainable design, demolition and construction, Code for Sustainable Homes.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, PDA is 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 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, PDA 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 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 PDA will also not contribute to the cleaning up of existing contaminated land.</p> <p>Based on the above, PDA 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, PDA 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 landscape character of the Site is defined as 'urban fringe'. The key landscaping features on the Site are hedgerows with isolated tree species.</p> <p>The development of the PDA for residential uses will result in the loss of existing landscape features however, the development of the PDA offers opportunity to provide a defined landscape screen to the existing urban settlement. The PDA will also 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 adverse effect on this sustainability objective in the short terms, due to the resulting visual impact and loss of existing habitats, but an overall beneficial effect in the medium to longer term.</p>

## **Summary**

PDA 9 has been assessed against the SA objectives.

The PDA will bring forward circa 200 homes and thus represents a significant positive effect on social factors associated with access to decent and affordable housing for all. There will also be indirect positive effects in terms of economic factors.

The PDA will result in the loss of high quality agricultural land and with poor accessibility to existing employment, health facilities, education facilities within Bedworth Town Centre. Accordingly, the dispersed location and scale of development would tend to discourage modal shift away from the car which in turn will increase traffic movements.

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



Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
<b>POTENTIAL DEVELOPMENT SITE – PDA -10</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)	0	0	0	+	+	0	0	<p>PDA 10 is envisaged to deliver circa 1974 homes. however, the opportunities for direct economic opportunities are limited to small scale ancillary development i.e. small retail, leisure uses.</p> <p>It is accepted that the contribution to a stable economy in the short term will be neutral but in the medium to longer term new residential development will indirectly contribute to the retention of economic activity in the Borough. It is therefore concluded that to result in a positive effect.</p> <p>Based on the above, no mitigation or enhancement is proposed.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>PDA 10 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 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 housing 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, PDA 10 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>PDA has the potential to bring forward circa 1974 potential housing units which will include a mix of open market and associated affordable housing units.</p> <p>The PDA will contribute to the provision of a decent and affordable home for existing and future residents of the Borough. It will also contribute to the acute shortage of affordable housing in the Borough and particularly the Weddington, St Nicolas Park and Whitstone areas, thus, contributing to the aim of creating mixed and balanced communities in these areas.</p> <p>Based on the above, PDA 10 will result in a significant positive impact on this Sustainability Objective.</p>
Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	--	0	+	+	+	<p>PDA 10 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<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> <p>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 (education/leisure/retail) 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.</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 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	The development of this PDA and the contribution it will bring to the local area in terms of new housing provision and affordable housing will help improve the well being of the local population and help reduce social exclusion, help provide housing for key workers and therefore provide businesses with a diverse workforce.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>The critical issue of child poverty can be tackled through the provision of child care facilities, quality open spaces, leisure and educational facilities.</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>
<p><b>Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer</b></p>	0	0	0	0	+	+	+	<p>The PDA is located within close proximity to the open countryside which will provide increased access for residents to the countryside thereby offering leisure and recreation activities.</p> <p>The nature of the PDA offers the opportunity to integrate Green Infrastructure, sport and recreation facilities and children and youth play space within the overall master-plan for the Site. In addition, the development of the PDA, with associated mitigation towards new sports and recreational facilities, is likely to contribute to the viability and upgrading of existing recreational facilities in the local area. This will result in a positive effect on this sustainability objective in the longer term.</p> <p>The Nuneaton Museum is situated approximately 2kms to the south of the Site. The development of the PDA is likely to result in neutral effect on the operation of the museum in the short time but will have a positive effect in the medium to longer as it will increase the potential footfall for the facility.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Based on the above, the PDA will have a neutral impact on this sustainability objective in the short to medium term but by bringing forward integrated recreational facilities and associated mitigation, in the form of contributions to enhance existing facilities, the overall development will result in a positive effect on this objective in the longer term.</p> <p>A number of existing recreational (Pingles and Etone Leisuer Centres) and education facilities are located in close proximity to the Site. Existing school facilities have the opportunity to be used for the wider community out of school hours. However, current capacity levels at local schools and leisure centres means that mitigation associated with the increase in demand for local facilities will be required in the short to medium term. This will result in a slight adverse effect.</p> <p>The nature of the PDA offers the opportunity to integrate Green Infrastructure, sport and recreation facilities and children and youth play space within the overall master-plan for the Site. In addition, the development of the PDA, with associated mitigation towards new sports and recreational facilities, is likely to contribute to the viability and upgrading of existing recreational facilities in the local area. This will result in a positive effect on this sustainability objective in the longer term.</p> <p>Based on the above, the PDA will have a slight adverse impact on this sustainability objective in the short to medium term but by bringing forward integrated recreational facilities and associated mitigation, in the form of contributions to enhance existing facilities, the overall development will result in a neutral effect on this objective in the longer term.</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.</p> <p>Policies to facilitate high quality design and a sense of place are included in the Borough Plan in order to ensure all new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>Policies in the Borough plan also seek to support sustainable construction design.</p> <p>Based on the adoption of these policy objectives in the development of this PDA above, PDA will have a positive effect on this sustainability objective in the medium to long term. However, the effect in the short term is uncertain.</p>
<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 residential 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<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 slightt 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>								
<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</b>	0	0	0	0	0	0	0	<p>The development of the PDA for residential uses offer an indirect impact on this sustainability objective.</p> <p>The location of the PDA on the edge of the existing urban area will increase distances between health care facilities, local services and jobs thereby increasing car dependence and reducing opportunities for walking and cycling to access facilities resulting in an adverse effect on this Sustainability Objective.</p> <p>However, the PDA has the opportunity to improve the Borough’s walking and cycling network as well as linking with areas of deprivation and the Green Infrastructure network. The provision of a safe attractive walking and cycling environment as part</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>of the overall development will contribute to healthy living and well being. In addition, if the new health care facilities are incorporated within the overall master plan for the PDA then a positive effect would be recorded.</p> <p>Based on the above, it is considered that the PDA represents a neutral impact on this Sustainability Objective.</p>
<b>Soil</b>								
To protect and improve soil quality	--	--	--	--	--	--	--	<p>The PDA represented high quality agricultural land (ALC – Grade 2 and 3a). Accordingly, the development of this Site for residential development will lead to loss of productive soils to development and thus the PDA will have a significant adverse effect on this Sustainability Objective.</p> <p>No mitigation or enhancement is considered available to address this negative effect.</p>
<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>



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	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 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>PDA 10 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</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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, PDA is considered to result in a significant adverse impact on this sustainability objective.</p> <p>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 residents' 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, PDA is considered to result in a slight adverse impact on this sustainability objective.
Ensure development is primarily focused in urban areas, and makes efficient use of existing physical infrastructure and reduces need to travel, especially by private car	--	--	--	--	--	--	--	<p>The Site is green field and 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, PDA 10 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	-	-	+	+	+	+	+	<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 residential areas. In addition, it is recommended that a suitable low carbon or renewable 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 positive effect on this sustainability objective in the short to longer term.</p>
Minimise the Borough's contribution to the causes of climate change	-	-	-	-	-	-	-	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
by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources								<p>The dispersed location of the PDA will result in an increase in traffic movements which will increase emission of greenhouse gases. No mitigation or enhancement is considered available to address this negative effect.</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, Code for Sustainable Homes. This is set out in Policy CLIM 1.</p> <p>Based on the above, on balance, the PDA is considered to result in an overall effect of 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, PDA 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 greenfield development and thus 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 PDA will also not contribute to the cleaning up of existing contaminated land.</p> <p>Based on the above, PDA 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, PDA 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 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.</p> <p>The resulting landscape and visual qualities means that the Site is capable of accommodating new residential development. Moreover, there is scope to improve the existing urban edge by reinforcing hedgerows, hedgerow tree planting and woodland.</p> <p>In addition, the development of the PDA offers opportunity to increase access, focussed on the public right of way, to existing green spaces and the wider countryside.</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 PDA will have a slight adverse effect on this sustainability objective in the short terms, due the loss of existing habitats, but an overall positive effect in the medium to long term.

### Summary

PDA 10 has been assessed against the SA objectives.

The proposed development will bring forward circa 1974 homes and thus represents a significant positive effect on social factors associated with access to decent and affordable housing for all. There will also be indirect positive effects in terms of economic factors in the medium to longer term.

The PDA will result in the loss of high quality agricultural land which 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 which in turn will increase traffic movements through the designated AQMA. 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 biodiversity, water resources and tackling multiple deprivation and a positive long terms effect on Landscape character, climate change, energy use, recycling and sports/cultural facilities provided that the development accords with other policies in the Borough Plan.