

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
POLICY/SITE– EMP 3 – PROLOGIS EXTENSION								
Economic Factors								
1- Achieve a strong, stable and sustainable economy and prosperity for the benefit of all the Borough's inhabitants, through on-going investment (public and private)	++	++	0	++	++	++	++	<p>EMP 3 is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the Site will result in a significant positive impact on this Sustainability Objective.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>
2- To enhance the vitality of town centres	-	-	0	-	-	-	-	<p>EMP 3 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 a grassed meadow with strong landscape buffers and forms part of Prologis Country Park. The Site is bounded to the north by New Road with the remainder of Prologis Country Park to the east. Residential properties are to the west off Mercers Meadow.</p> <p>The existing employment uses associated with Prologis Park are located to the south of the Site. Prologis Park forms a junction with the A444 approximately 1.4kms to the south east of the Site.</p>

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								<p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth, with no direct access to either centre. Accordingly, whilst the growth associated with the Site will contribute to the overall economic needs of the Borough is likely that the allocation of this Site will not directly enhance the vitality and viability of the town centres, thus, potentially undermining the town centre's role and regeneration opportunities.</p> <p>However, given the scale of the Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, EMP 3 is considered to have a slight adverse impact on this Sustainability Objective.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>
Social Factors								
3- Provide decent and affordable housing for all, of the right quantity, type, tenure and affordability to meet local needs, in clean, safe and pleasant environments	--	--	--	--	--	--	--	<p>EMP 3 is an employment focussed potential development areas and, thus, the development of the Site will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, EMP 3 will result in a significant adverse effect on this Sustainability Objective.</p>
4- Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and	-	-	0	-	0	0	+	<p>EMP 3 is located approximately 3.8kms to the south west of Bedworth Town Centre which is the principle local centre for services and residential areas.</p>

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that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location							<p>The Site is relatively accessible by car and public transport, with New Road, Central Boulevard and Bennetts Road all on bus routes.</p> <p>EMP 3 does not propose development associated with the provision of services or learning activities. Accordingly, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>However, if new car parking and footpath facilities for users of the Country Park are incorporated into the scheme, this will provide greater opportunities for all to access the Country Park facility and the adverse effect could be mitigated resulting in a neutral effect on this sustainability objective in the longer term.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>	
5- Reduce crime, fear of crime and antisocial behaviour	?	?	0	?	?	?	<p>Crime rates are currently high in the Borough, although falling, and may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the development to confirm any correlation between this Site and crime or fear of crime. To this end the potential environmental effect is uncertain, although adoption of good design principles in line with wider Borough Plan Policies to 'design out' crime will potentially reduce the fear of crime and opportunities for crime, ie by having a development which encourages good natural surveillance and minimises areas of 'dead space'.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>	

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6- Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage	+	+	+	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new employment land and associated job 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>
7- Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	-	-	0	0	0	0	0	<p>The development of EMP 3 for employment uses will involve the loss of part of the existing Prologis Country Park, a negative in relation to this sustainability objective. However, mitigation measures are proposed to improve access to the remainder of Prologis Country Park including; new footways from EMP3 into the Country Park and, a new car park for Country Park users accessed from New Road.</p> <p>Based on the above, the Site will have a neutral impact on this sustainability objective.</p>
8- Encourage land use and development that creates and sustains well-designed, high quality built environments, that help to create and promote local distinctiveness and sense of place	0	0	0	0	0	0	0	<p>The Site will not result in a direct effect on this sustainability objective.</p> <p>Policies to facilitate high quality design and a sense of place should be included in the Borough Plan in order to ensure all new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>Based on the above, the Site will have a neutral impact on this sustainability objective.</p>

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Biodiversity								
9- To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	0	-	+	0	+	<p>The Site is green field. The development of the Site for employment uses will result in the loss of existing habitat including hedgerows, tree species and grassland.</p> <p>However, the development of the Site offers the opportunity to create green infrastructure linkages and new biodiversity features as part of the overall scheme for the Site.</p> <p>Based on the above, it is considered that the development of the Site will have a slight adverse effect on this sustainability objective in the medium term, due the loss of existing habitats, but an overall positive effect in the long term following suitable landscape enhancements establishing and maturing as part of mitigation measures.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>
Population and Human Health								
10- Improve health and reduce health inequalities by encouraging and enabling healthy active lifestyles and protecting health, as well as providing equitable access to health services	+	0	0	+	+	+	+	<p>The development of the Site will not result in a direct effect on the provision of enhanced health or social care facilities or healthy lifestyles.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p>

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								<p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>
Soil								
11- To protect and improve soil quality	-	-	-	-	-	-	-	The Site is greenfield and the development of a Site for economic development will lead to loss of part of Prologis Country Park to development and thus the Site will have an minor adverse effect on this Sustainability Objective.
Water								
12- Use natural resources, such as water efficiently, including by incorporating efficiency measures into new land use and developments, redevelopment and refurbishment	-	-	0	0	0	0	0	<p>The development of the Site has the capacity to increase water demand, posing increased pressure on water resources, unless adequate mitigation is also brought forward. The development of the Site, if unmitigated, might also result in increased ground water abstraction and related pollution effects.</p> <p>The incorporation of water efficiency measures and SuDS within any detailed scheme will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p>

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								<p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the medium to longer term.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>
13- Ensure that new developments minimise water pollution levels and avoid areas which are at risk from flooding and natural flood storage areas	-	-	0	0	0	0	0	<p>A Level 2 Strategic Flood Risk Assessment of the Nuneaton and Bedworth Administrative areas has been undertaken by JBA Consulting. The SFRA has confirmed that the Site is located outside the defined Flood Zone and is not located in a ground water source protection zone.</p> <p>The creation of addition hard-standing areas on the Site may result in surface water flooding. The detailed assessment of flood risk, including the production of a Surface Water Management Plan to address the surface water flooding issue, will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>Mitigation measure will need to be installed prior to the commencement of development and will include SuDS features. Based on the above, it is assumed that the Site will result in a neutral effect on this sustainability objective in the longer term.</p>
Air								
14- Increase use of public transport, cycling and walking as a proportion of total travel in order to reduce road traffic	-	-	0	-	0	-	-	<p>EMP 3 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>

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congestion, pollution and accidents								<p>The existing employment uses in the south form a junction with the A444 approximately 1.5 kms to the south east of the Site, accordingly the Site is relatively accessible by car. The Site is also accessible via public transport with New Road, Central Boulevard and Bennetts Road all on bus routes.</p> <p>The dispersed location of the Site would tend to discourage modal shift away from the car. However, if a site wide travel plan is introduced as part of the development, encouraging modal shift and alternative modes of transport, 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 medium term mitigating to a neutral effect in the long term.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>
15- Ensure development is primarily focused in urban areas, and makes efficient use of existing physical infrastructure and reduces need to travel, especially by private car	--	--	--	--	--	--	--	<p>The Site is located on the southern edge of the urban area.</p> <p>Accordingly, this Site will not reduce the need to travel but will promote compact mixed use development and make efficient use of existing infrastructure.</p> <p>Based on the above, EMP3 is considered to have a significant adverse impact on this Sustainability Objective.</p>

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Climatic Factors								
16- Reduce overall energy use through increased energy efficiency	-	-	0	-	0	0	0	<p>The location of the Site will limit the opportunity to reduce overall energy use or provide centralised energy facilities.</p> <p>However, a proportion of on-site energy usage could be provided by micro-generation facilities and energy efficiency measure incorporated in the layout and design of the employment units. However, a district heating system/energy system or similar may be incorporated as part of the overall scheme for the Site.</p> <p>Policies to encourage energy efficiency or bring forward decentralised energy facilities in suitable locations should be included in the Borough Plan in order to ensure all new development makes an appropriate contribution to the energy needs of the Borough.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the longer term. However, the Site will result in an adverse effect on this sustainability objective in the medium term.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>
17- Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport,	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>

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domestic, commercial and industrial sources								<p>The location of the Site will not make efficient use of existing infrastructure, promote compact mixed use development or reduce the need to travel. However, opportunities to mitigate carbon dioxide emissions via sustainable construction e.g. energy efficiency, sustainable design, demolition and construction may be brought forward as part of the development of the Site. Such initiatives should be incorporated into the scheme.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the development of the Site will result in a neutral impact on this sustainability objective.</p>
Material Assets								
18- Encourage and enable waste minimisation, reuse, recycling and recovery to divert resources away from the waste stream, including the use of recycled materials where possible	+	+	0	+	+	+	+	<p>The development of this Site will have an indirect impact on this objective. However, the provision of adequate recycling facilities as part of the overall development and the promotion of sustainable construction measures will result in a slight positive effect on this sustainability objective.</p> <p>Policies to encourage waste minimisation and recycling/recovery of resources should be included in the Borough Plan in order to ensure all new development makes an appropriate contribution to meeting this objective.</p> <p>Based on the above, the Site is considered to result in a slight positive impact on this sustainability objective.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>

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19- To ensure the prudent use of resources including the optimum use of previously developed land, buildings and the efficient use of land	--	--	--	--	--	--	--	<p>The Site comprises a greenfield land and thus development will have an adverse effect on the prudent use of resources, principally, the use of previously developed land.</p> <p>The development of the Site will also not contribute to the cleaning up of existing contaminated land.</p> <p>Based on the above, Site is considered to result in a significant adverse impact on this sustainability objective.</p>
Cultural Heritage								
20- To protect and enhance the historic environment	0	0	0	0	0	0	0	<p>No part of the Site is designated as a known heritage asset at either a county or national level.</p> <p>The Heritage Assessment commissioned by Nuneaton and Bedworth Borough Council in 2016 and prepared by ECUS concludes that there would be no harm to the setting or heritage significance of built heritage and there is no potential to harm unknown heritage assets within EMP3.</p> <p>Based on the above, the Site is considered to result in a neutral impact on this sustainability objective.</p>
Landscape								
21- To maintain and enhance the quality of landscapes	-	-	0	-	0	-	-	<p>The Site is located in the Keresley Urban Fringe Character Area where the landscape is dominated by arable farmland and recreational land interspersed</p>

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								<p>with linear woodland belts, hedgerows and streams features providing separation between existing settlements. The character of the area is considered 'weak' and in a 'poor' condition and so the focus for action is to 'restore and create' an integrated landscape.</p> <p>The development of the Site for employment uses will result in the loss of existing Country Park land, specifically the unmanaged semi-improved grassland within the centre of the Site. The key landscaping features on the Site such as plantation woodland, hedgerows, mature trees and scattered scrub will be retained and enhanced as part of mitigation measures.</p> <p>. The development will also provide the opportunity to create new features and provide linkages with the existing Country Park to the east resulting in landscape enhancements in the longer term.</p> <p>Based on the above, it is considered that the development of Site will have an adverse effect on this sustainability objective in the medium term, due the loss of the Country Park land, but an overall neutral effect in the long term once the landscaping proposals have started to mature.</p> <p>A neutral effect has been identified in the short term as the Site is not identified to come forward in the first two years of the Borough Plan.</p>

Summary

The land to the north of Prologis Park (EMP 3) has been assessed against the 21 SA objectives.

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

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

EMP 3 is accessed from New Road, a bus route, but there is no direct route to either Town Centre or the strategic highway network. The dispersed location of the land will increase traffic movements and travel times together with an associated increase in air pollution levels.

The development of the Site will increase the level of built development in the area but also offers the opportunity to recreate linkages to existing landscape features, i.e. hedgerows/copse and woodland area, as part of the wider scheme for the Site. The development will also provide the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features and woodland resulting in landscape enhancements in the longer term.

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

Mitigation/enhancements

EMP 3 is expected to provide the following in order to meet the identified sustainability objectives (SO)

- i) Provision of circa 3.3ha of employment land. SO No's 1, 4, 6 and 10.
- ii) Crushed stone public footway from Pilgrims Walk to New Road/ County Park running along the eastern side of the Site. SO No's 4, 7, 10 and 14.
- iii) New car park for the Country Park and access off New Road to serve the car park. Constructed in crushed stone/grasscrete or other suitable material to be agreed in conjunction with the borough council who will manage and maintain the car park. SO No's 4 and 7.
- iv) Provision of landscape buffer along western edge of Site and enhancements to existing structural planting on the Site. SO No's 9 and 21.
- v) Suitable sewage connection to the existing foul drainage network. SO No.12
- vi) Provision of an integrated surface water management scheme. SO No's 12 and 13.

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ALTERNATIVE SITE - EMP 8 – GRIFF LANE								
Achieve a strong, stable and sustainable economy and prosperity for the benefit of all the Borough's inhabitants, through on-going investment (public and private)	++	++	++	++	++	++	++	<p>EMP 8 is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the Site will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>EMP 8 is located approximately 3kms to the south east of Nuneaton Town Centre and approximately 2kms to the north west of Bedworth Town Centre.</p> <p>The Site comprises two parcels of open land adjacent to existing employment units associated with Bermuda Park Industrial Estate. The Site is divided by Griff Lane which forms a junction with the A444 approximately 350m to the south east of the Site. The sites are bounded to the north and east by existing warehousing units and the west by woodland.</p> <p>The location of EMP 8 is dispersed from the Town Centres of either Nuneaton or Bedworth albeit the Site is located in close proximity to the A444 which provides direct access to either centre. Accordingly, whilst the growth associated with EMP 8 will</p>

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								<p>contribute to the overall economic needs of the Borough is likely that the allocation of the site will not directly enhance the vitality and viability of the town centres, thus, potentially undermining the town centre's role and regeneration opportunities.</p> <p>However, given the scale of the Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, EMP 8 are considered to have a slight adverse impact on this Sustainability Objective.</p>
Social Factors								
Provide decent and affordable housing for all, of the right quantity, type, tenure and affordability to meet local needs, in clean, safe and pleasant environments	--	--	--	--	--	--	--	<p>EMP 8 is an employment focussed potential development areas and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, EMP 8 will result in significant adverse impacts on this Sustainability Objective.</p>
Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	-	-	0	0	+	<p>EMP 8 are located approximately 2kms to the north west of Bedworth Town Centre which is the principle local centre for services and residential areas.</p> <p>The Site is divided by Griff Lane which forms a junction with the A444 approximately 350m to the south east of the site, accordingly the site is accessible by car for services, jobs and learning activities and but not well served by public transport.</p>

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								<p>EMP 8 does not propose development associated with the provision of services or learning activities.</p> <p>Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>The Site is relatively accessible by car but access to services, jobs and learning activities will be limited for employees dependant on public transport, walking and cycling. However, this can be mitigated by developing opportunities for an 'off road' cycling link to the Town Centre as part of the overall master-plan for the Site and via contributions to new or enhanced bus services.</p> <p>Based on the proposed mitigation then there will be a neutral effect on this sustainability objective in the longer term.</p>
Reduce crime, fear of crime and antisocial behaviour	?	?	?	?	?	?	?	<p>Crime rates are currently high in the Borough and may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the development to confirm any correlation between the site s and crime or fear of crime. To this end the potential environmental effect is uncertain.</p>
Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage	+	+	+	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new employment land and associated jobs creation will help improve the well-being of the local population and help reduce social exclusion and therefore provide businesses with a diverse workforce.</p> <p>Based on the above, it is considered that the Site represents a positive effect on this Sustainability Objective.</p>

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	0	0	0	0	0	0	0	
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	0	0	0	<p>The development of the site for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough. However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, EMP 8 will have a neutral impact on this sustainability objective.</p>
Encourage land use and development that creates and sustains well-designed, high quality built environments, that help to create and promote local distinctiveness and sense of place	0	0	0	0	0	0	0	<p>The Site will not result in a direct effect on this sustainability objective.</p> <p>Policies to facilitate high quality design and a sense of place should be included in the Borough Plan in order to ensure all new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>Based on the above, the Site will have a neutral impact on this sustainability objective.</p>
Biodiversity								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	0	0	0	<p>The site is green field land with parts designated as Local Wildlife Sites. The development of the site for employment uses will result in the loss of existing habitat including hedgerows, tree species and grassland, although none of the habitats are recorded as critical in the Local Biodiversity Action Plan.</p> <p>However, the development of the Site offers the opportunity to mitigate these effects by creating new features and provide green infrastructure linkages to existing biodiversity features as part of an integrated scheme for the Site.</p>

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								Based on the above, it is considered that the development of Site will have a slight adverse effect on this sustainability objective in the short term, due the loss of existing habitats but an overall neutral effect in the medium and long term.
Population and Human Health								
<p>Improve health and reduce health inequalities by encouraging and enabling healthy active lifestyles and protecting health, as well as providing equitable access to health services</p>	+	0	0	+	+	+	+	<p>The development of the Site will not result in a direct effect on the provision of enhanced health or social care facilities or healthy lifestyles.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>

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Soil								
To protect and improve soil quality	--	--	--	--	--	--	--	The site is located on greenfield land and the development of sites for economic development will lead to loss of productive soils to development and thus EMP 8 will have a significant adverse effect on this Sustainability Objective.
Water								
Use natural resources, such as water efficiently, including by incorporating efficiency measures into new land use and developments, redevelopment and refurbishment	-	-	-	0	0	0	0	<p>The development of the Site has the capacity to increase water demand, posing increased pressure on water resources, unless adequate mitigation is also brought forward. The development of the Site, if unmitigated, might also result in increased ground water abstraction and related pollution effects.</p> <p>The incorporation of water efficiency measures and SuDS within any detailed scheme will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the medium to longer term.</p>
Ensure that new developments minimise water pollution levels and avoid areas which are at risk from flooding and natural flood storage areas	-	-	-	0	0	0	0	<p>A Level 2 Strategic Flood Risk Assessment of the Nuneaton and Bedworth Administrative areas has been undertaken by JBA Consulting. The SFRA has confirmed that the primary flood risk at EMP 8 are from an unnamed drain. The Site is not located in a ground water source protection zone.</p> <p>In terms of flood risk, only 25% of the EMP 8 is located within Flood Zone 2. Vulnerable</p>

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								<p>development should be located outside the defined Flood Zone.</p> <p>The creation of addition hard-standing areas on the Site may result in surface water flooding. The detailed assessment of flood risk, including the production of a Surface Water Management Plan to address the surface water flooding issue, will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>Mitigation measure will need to be installed prior to the commencement of development and will include SuDS features. Based on the above, it is assumed that EMP 8 will result in a neutral effect on this sustainability objective.</p>
Air								
<p>Increase use of public transport, cycling and walking as a proportion of total travel in order to reduce road traffic congestion, pollution and accidents</p>	-	-	-	-	0	-	-	<p>EMP 8 are located approximately 1.6kms to the north west of Bedworth Town Centre which is the principle local centre for services and employment opportunities. The Site does not lie within an Air Quality Management Area.</p> <p>The Site is divided by Griff Lane which forms a junction with the A444 approximately 350m to the south east of the site, accordingly EMP 8 is accessible by car for services, jobs and learning activities and but not well served by public transport and therefore limited for employees dependant on public transport, walking and cycling.</p> <p>The dispersed location of the site will tend to discourage modal shift away from the car. Based on the above, the Site is considered to result in a slight</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>adverse impact on this sustainability objective without mitigation.</p> <p>However, this can be mitigated by developing opportunities for an 'off road' cycling link to the Town Centre as part of the overall master-plan for the Site and via contributions to new or enhanced bus services.</p> <p>Based on this mitigation, this effect represents 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 Site is located on the western edge of the urban area.</p> <p>Accordingly, this Site will not reduce the need to travel but will promote compact mixed use development and make efficient use of existing infrastructure.</p> <p>Based on the above, EMP 8 is considered to have a adverse impact on this Sustainability Objective.</p>
Climatic Factors								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	<p>The dispersed location of the Site will limit the opportunity to reduce overall energy use or provide centralised energy facilities.</p> <p>However, a proportion of on-site energy usage could be provided by micro-generation facilities and energy efficiency measure incorporated in the layout and design of the employment units.</p> <p>Policies to encourage energy efficiency or bring forward decentralised energy facilities in suitable locations are set out in the Borough Plan in order to</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>ensure all new development makes an appropriate contribution to the energy needs of the Borough.</p> <p>Based on the proposed mitigation, the Site will result in a neutral effect on this sustainability objective in the longer term. However, the Site will result in an adverse effect on this sustainability objective in the short to medium term.</p>
<p>Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources</p>	0	0	0	0	0	0	0	<p>Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives.</p> <p>The dispersed location of the Site will not make efficient use of existing infrastructure, promote compact mixed use development or reduce the need to travel. However, opportunities to mitigate carbon dioxide emissions via sustainable construction e.g. energy efficiency, sustainable design, demolition and construction may be brought forward as part of the development of the Site. Such initiatives should be incorporated into the scheme.</p> <p>Based on the above mitigation the development of the Site will result in a neutral impact on this sustainability objective.</p>
Material Assets								
<p>Encourage and enable waste minimisation, reuse, recycling and recovery to divert resources away from the waste stream, including</p>	+	+	+	+	+	+	+	<p>EMP 8 will have an indirect impact on this objective. However, the provision of adequate recycling facilities as part of the overall development and the promotion of sustainable construction measures will result in a slight positive effect on this sustainability objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
the use of recycled materials where possible								Based on the above, EMP 8 are considered to result in a slight positive impact on this sustainability objective.
To ensure the prudent use of resources including the optimum use of previously developed land, buildings and the efficient use of land	--	-	-	--	--	--	--	<p>The site comprises a greenfield land and thus development will have an adverse effect on the prudent use of resources, principally, the use of previously developed land.</p> <p>The development of the site will also not contribute to the cleaning up of existing contaminated land.</p> <p>Based on the above, EMP 8 is considered to result in a significant adverse impact on this sustainability objective.</p>
Cultural Heritage								
To protect and enhance the historic environment	--	-	-	--	--	--	--	<p>No part of the site is designated as a known heritage asset at either a county or national level but known heritage assets are identified on adjacent to the Site in relation to the Registered House and Garden of Arbury Hall. These include listed buildings and features adjacent to Griff Lane.</p> <p>The improvements to Griff Lane to access the Site will result in adverse effects on these listed structures. No mitigation is available to overcome this effect.</p> <p>Based on the above, EMP 8 are considered to result in a significant adverse effect on this sustainability objective.</p>
Landscape								
To maintain and enhance the quality of landscapes	-	-	-	-	0	0	0	The Site is located in the Arbury Parklands Landscape Character Area where the landscape is dominated by parkland of the Arbury Estate together

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>with arable and pasture farmland enclosed by mature hedgerows and frequent woodland. Built development is well screened by woodland but is more visible in the eastern edge of the character area. The character of the area is considered 'strong' and in a 'good' condition and so the focus for action is to 'conserve' an integrated landscape.</p> <p>The development of the Site for employment uses will result in the loss of existing open land, hedgerows and tree species and potentially increase the visibility of the existing built development in the eastern part of the character area unless the adjacent woodland is preserved. The key landscaping features on the Site are hedgerows with isolated tree species/copse.</p> <p>The development of the Site will increase the level of built development in the area but also offers the opportunity to enhance landscape features as part of the wider scheme for the Site and provide green infrastructure linkages to existing biodiversity features, namely the existing adjacent woodland, resulting in landscape enhancements in the longer term.</p> <p>Based on the above, it is considered that the development of Site will have a slight adverse effect on this sustainability objective in the short and medium term, due the loss of open land, but an overall neutral effect in the long term once the landscaping proposals have started to mature.</p>

Summary

The Land at Griff Lane (EMP 8) has been assessed against the SA objectives.

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

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

No part of the site is designated as a known heritage asset at either a county or national level but known heritage assets are identified on adjacent to the Site in relation to the Registered House and Garden of Arbury Hall. The improvements to Griff Lane to access the Site will result in adverse effects on these listed structures. No mitigation is available to overcome this effect which will result in a significant adverse effect on this sustainability objective.

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

The Site is divided by Griff Lane which forms a junction with the A444 approximately 350m to the south east of the site, accordingly the site is accessible by car for services, jobs and learning activities and but not well served by public transport. However, this can be mitigated by developing opportunities for an 'off road' cycling link to the Town Centre and via contributions to new or enhanced bus services resulting in a neutral effect in the longer term.

The site is green field land with parts designated as Local Wildlife Sites. The development of the site for employment uses will result in the loss of existing habitat including hedgerows, tree species and grassland, although none of the habitats are recorded as critical in the Local Biodiversity Action Plan. The development of the Site will increase the level of built development in the area but also offers the opportunity to 'enhance' existing landscape features as part of the wider scheme for the Site and provide green infrastructure linkages to existing biodiversity features, namely the existing adjacent woodland, resulting in landscape enhancements in the longer term.

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

Mitigation/enhancements

EMP8 is expected to provide the following in order to meet the identified sustainability objectives (SO)

- i) Provision of circa 4ha of employment land - SO No 1, 10.
- ii) Any transport improvements/new junction onto Griff Lane - SO No 5 & 14;
- iii) Financial contributions towards Borough wide strategic highway infrastructure works within the A444 area - SO No 5 & 14;
- iv) Suitable sewage connection to the existing foul drainage network - SO No 12;
- v) Developer contribution towards diverting existing frequent local bus service(s) into the employment site in order to enhance accessibility for local residents SO No's 4, 7, 10, 14 and 15; and
- vi) Provision of an integrated surface water management scheme - SO No 13.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
POLICY/SITE – EMP 1- (FAULTLANDS)								
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	++	++	++	++	<p>EMP 1 is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the creation of additional economic activity in the Borough in both the medium and longer term.</p> <p>Based on the above, the Site will result in a significant positive impact on this Sustainability Objective. A neutral impact is identified in the short term as this has taken into account matters such as obtaining any planning approval.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>EMP 1 is located approximately 2kms to the south east of Nuneaton Town Centre and approximately 2kms to the north west of Bedworth Town Centre. The Site comprises a parcel of agricultural land adjacent to existing employment units associated with Bermuda Park Industrial Estate. The Site is divided by Coventry Road B4113 which forms a junction with the A444 to the south west of the Site.</p> <p>The location of EMP 1 is dispersed from the Town Centres of either Nuneaton or Bedworth albeit the Site is located in close proximity to the A444, which provides direct access to either centre, and the B4113 provides a direct route to Bedworth Town Centre. Accordingly, whilst the growth associated</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>with EMP 1 will contribute to the overall economic needs of the Borough is likely that the allocation of the site will not directly enhance the vitality and viability of the town centres, thus, potentially undermining the town centre's role and regeneration opportunities.</p> <p>However, given the scale of the Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, EMP 1 is considered to have a slight adverse impact on this Sustainability Objective.</p>
Social Factors								
Provide decent and affordable housing for all, of the right quantity, type, tenure and affordability to meet local needs, in clean, safe and pleasant environments	--	--	-	--	--	--	--	<p>EMP 1 is an employment focussed potential development areas and, thus, the development of the site will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, EMP 1 will result in significant adverse impacts on this Sustainability Objective.</p>
Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	0	-	0	0	+	<p>EMP 1 is located approximately 2kms to the south east of Nuneaton Town Centre and approximately 2kms to the north west of Bedworth Town Centre, which are the principle local centre for services and residential areas.</p> <p>The sites western boundary is defined by the Coventry Road B4113, a bus route, which forms a junction with the A444 to the south west of the Site. As such, the site is accessible by car for services, jobs and learning activities and reasonably well served by public transport. Furthermore, EMP 1 is</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>situated circa 15minutes walk from Bermuda Park Station.</p> <p>Whilst, EMP 1 does not propose development associated with the provision of services or learning activities, the site would improve access to local services through financial contributions/improvements to public transport facilities such as bus route; footpaths; and, cycle paths.</p> <p>Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective without migration in respect of services and learning activities, However, this could be mitigated through the measures to improve accessibility resulting in a neutral effect on this sustainability objective in the medium term and slight positive effect in longer term.</p>
Reduce crime, fear of crime and antisocial behaviour	?	?	0	?	0	?	?	<p>Crime rates are currently high in the Borough and may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the development to confirm any correlation between the sites and crime or fear of crime. To this end the potential environmental effect is uncertain.</p>
Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage	+	+	+	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new employment land and associated jobs creation will help improve the well-being of the local population and help reduce social exclusion and therefore provide businesses with a diverse workforce.</p>

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	0	0	0	0	0	0	0	<p>The development of the site for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough. However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, EMP 1 will have a neutral impact on this sustainability objective.</p>
Encourage land use and development that creates and sustains well-designed, high quality built environments, that help to create and promote local distinctiveness and sense of place	0	0	0	0	0	0	0	<p>The Site will not result in a direct effect on this sustainability objective.</p> <p>Policies to facilitate high quality design and a sense of place are included in the Borough Plan in order to ensure all new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>Based on the above, the Site will have a neutral impact on this sustainability objective.</p>
Biodiversity								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	0	-	+	0	+	<p>The site is greenfield land. The development of the site for employment uses will result in the loss of existing habitat including hedgerows, tree species and grassland, although none of the habitats are recorded as critical in the Local Biodiversity Action Plan.</p> <p>However, the development of the Site offers the opportunity to create new habitat features and provide green infrastructure linkages to existing</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>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>
Population and Human Health								
<p>Improve health and reduce health inequalities by encouraging and enabling healthy active lifestyles and protecting health, as well as providing equitable access to health services</p>	0	0	0	+	+	+	+	<p>The development of the Site will not result in a direct effect on the provision of enhanced health or social care facilities or healthy lifestyles.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Soil								
To protect and improve soil quality	0	0	0	0	0	0	0	The site comprises agricultural land, classified as Grade 4 (poor). As such, the development of the site will not lead to loss of productive soils and thus EMP 1 is considered to have a natural effect on this Sustainability Objective.
Water								
Use natural resources, such as water efficiently, including by incorporating efficiency measures into new land use and developments, redevelopment and refurbishment	-	-	0	0	0	0	0	<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 an integrated surface water management scheme and water efficiency measures within any detailed scheme would be required 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 short, medium to longer term.</p>
Ensure that new developments minimise water pollution levels and avoid areas which are at risk from flooding and natural flood storage areas	-	-	0	0	0	0	0	A Level 2 Strategic Flood Risk Assessment of the Nuneaton and Bedworth Administrative areas has been undertaken by JBA Consulting. The SFRA has confirmed that the primary flood risk at EMP 1 are an unnamed drain which flows along the centre of the site and the Coventry Canal which flows south along the eastern site boundary. The Site is not

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>located in a ground water source protection zone. A number of existing drains cross the Site.</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 SuDS features. Based on the above, it is assumed that EMP 1 will result in a neutral effect on this sustainability objective.</p>
Air								
<p>Increase use of public transport, cycling and walking as a proportion of total travel in order to reduce road traffic congestion, pollution and accidents</p>	-	-	0	0	+	-	-	<p>The Site does not lie within an Air Quality Management Area.</p> <p>EMP 1 is located approximately 2kms to the south east of Nuneaton Town Centre and approximately 2kms to the north west of Bedworth Town Centre, which are the principle local centre for services and residential areas.</p> <p>The sites western boundary is defined by the Coventry Road B4113, a bus route, which forms a junction with the A444 to the south west of the Site. As such, the site is accessible by car for services, jobs and learning activities and reasonably well served by public transport. Furthermore, EMP 1 is</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>situated circa 15minutes walk from Bermuda Park Station.</p> <p>EMP1 is located in close proximity to existing public and private transport connections, which the development of the site would improve access to local services through contributions/improvements to public transport facilities; footpaths; and, cycle paths.</p> <p>Through the measures to improve accessibility resulting in a neutral effect on this sustainability objective in the medium term and slight positive effect in longer term. Overall, 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 Site is located on the southern edge of the urban area albeit close to a main route into Nuneaton and Bedworth.</p> <p>Accordingly, this Site will not reduce the need to travel but will promote compact mixed use development and make efficient use of existing infrastructure.</p> <p>Based on the above, EMP1 is considered to have a adverse impact on this Sustainability Objective.</p>
Climatic Factors								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	<p>The 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</p>

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Encourage and enable waste minimisation, reuse, recycling and recovery to divert resources away from the waste stream, including the use of recycled materials where possible	+	+	+	+	+	+	+	<p>EMP 1 will have an indirect impact on this objective. However, the provision of adequate recycling facilities as part of the overall development and the promotion of sustainable construction measures will result in a slight positive effect on this sustainability objective.</p> <p>Based on the above, EMP 1 are considered to result in a slight positive impact on this sustainability objective.</p>
To ensure the prudent use of resources including the optimum use of previously developed land, buildings and the efficient use of land	--	-	-	--	--	--	--	<p>The site comprises 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 site will also not contribute to the cleaning up of existing contaminated land.</p> <p>Based on the above, EMP 1 is considered to result in a significant adverse impact on this sustainability objective.</p>
Cultural Heritage								
To protect and enhance the historic environment	0	0	0	0	0	0	0	<p>No part of the site is designated as a known heritage asset at either a county or national level.</p> <p>Based on the above, EMP 1 are considered to result in a neutral impact on this sustainability objective.</p>
Landscape								
To maintain and enhance the quality of landscapes	-	-	-	-	0	0	0	<p>The Site is located in the Landscape Character Area 6 – Nuneaton and Bedworth Urban Fringe, where the land use varies from typical urban landscapes and more rural surroundings of pasture and arable farm land. The landscape area also includes parcels of</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>restored land and active quarries, reflecting the industrial heritage of the landscape.</p> <p>The character of the area is considered 'moderate' and in a 'poor' condition and so the focus for action is to 'enhance and restore' an integrated landscape.</p> <p>The development of the Site for employment uses will result in the loss of existing agricultural fields that provide separation between existing built up areas. The key landscaping features on the Site are fragmented linear hedgerows with isolated tree species.</p> <p>The development of the Site will increase the level of built development in the area but also offers the opportunity to recreate and connect existing hedgerows/copse and woodland areas as part of the wider scheme for the Site. The development will also provide the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features resulting in landscape enhancements in the longer term.</p> <p>Based on the above, it is considered that the development of Site will have a slight adverse effect on this sustainability objective in the short and medium terms, due the loss of open land that provides important areas of separation between settlements, but an overall neutral effect in the long term once the landscaping proposals have started to mature.</p>

Summary

The Land at Faultlands (EMP 1) has been assessed against the SA objectives.

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

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

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

The Coventry Road B4113 abuts the Sites western boundary, a bus route, which forms a junction with the A444 to the south west of the Site accordingly the site is accessible by car for services, jobs and learning activities and reasonably well served by public transport. Furthermore, EMP1 is located in close proximity to Bermuda Park Station. Accordingly the site is accessible by car for services, jobs and learning activities and reasonable well served by public transport. In addition, the allocation will provide improvements to upgrading existing public footpath/ cycle way linkages, with financial contributions to secure bus infrastructure, which would result in a positive effect in the longer term.

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

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

Mitigation/enhancements

- Financial contributions towards the upgrading of existing public footpath; diversion existing frequent local bus services and bus infrastructure;
- Finalising contribution towards Gipsy Lane Canal Bridge strengthening/widening works
- Provision of an integrated surface water management scheme
- Creation of new habitat areas and landscape buffers

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
SITE /POLICY– EMP 2 – LAND AT PHOENIX WAY/WILSONS LANE								
Achieve a strong, stable and sustainable economy and prosperity for the benefit of all the Borough's inhabitants, through on-going investment (public and private)	++	++	++	++	++	++	++	<p>EMP 2 is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the Site will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>EMP 2 is located in the south of the Nuneaton and Bedworth administrative area approximately 3kms to the south west of Bedworth Town Centre and 7kms to the south of Nuneaton Town Centre.</p> <p>The Site comprises green field open land bounded with hedgerows and trees bounded to the west by the A444 and the north by the B4113 that forms a junction with the A444 and M6 to the north west of the Site. The Site is bounded by residential properties fronting Wilson Lane to the east and existing employment uses associated with Phoenix Park to the South.</p> <p>A section of the River Stowe runs in a north to south adjacent to the south west corner of the Site.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth with no direct access, despite the close proximity, to the A444. The Site is accessed from Wilson Lane which is a bus route.</p> <p>Whilst the development of the Site will contribute to the overall employment needs of the Borough the allocation of this Site will not directly enhance the vitality and viability of the town centres, thus, potentially undermining the town centre's role and regeneration opportunities. However, given the scale of the Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above the Site is considered to have a slight adverse impact on this Sustainability Objective.</p>
Social Factors								
Provide decent and affordable housing for all, of the right quantity, type, tenure and affordability to meet local needs, in clean, safe and pleasant environments	--	--	--	--	--	--	--	<p>EMP 2 is an employment focussed Site and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, EMP 2 will result in a significant adverse effect on this Sustainability Objective.</p>
Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not disadvantaged with regard to ethnicity, gender, age, disability,	-	-	-	-	0	0	+	<p>EMP 2 is located approximately 3kms to the south west of Bedworth Town Centre and 7kms to the south of Nuneaton Town Centre.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth albeit there is a direct access to either centre via the A444 situated adjacent to the Site.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
faith, sexuality, background or location								<p>The Site is accessible by car for services, jobs and learning activities and reasonable well served by public transport.</p> <p>EMP 2 does not propose development associated with the provision of services or learning activities. Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation.</p> <p>However, if enhanced public transport or cycling measures were brought forward in tandem with any development of the Site then this effect could be mitigated resulting in a neutral effect on this sustainability objective in the longer term.</p>
Reduce crime, fear of crime and antisocial behaviour	?	?	?	?	?	?	?	<p>Crime rates are currently high in the Borough but are steadily falling. Crime may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the development to confirm any correlation between this Site and crime or fear of crime.</p> <p>To this end the potential environmental effect is considered to be uncertain.</p>
Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage	+	+	+	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new employment land and associated jobs creation will help improve the well-being of the local population and help reduce social exclusion and therefore provide businesses with a diverse workforce.</p> <p>Based on the above, it is considered that the Site represents a positive effect on this Sustainability Objective.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
	0	0	0	0	0	0	0	
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	0	0	0	<p>The development of EMP 2 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough. However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a neutral impact on this sustainability objective.</p>
Encourage land use and development that creates and sustains well-designed, high quality built environments, that help to create and promote local distinctiveness and sense of place	0	0	0	0	0	0	0	<p>The Site will not result in a direct effect on this sustainability objective.</p> <p>Policies to facilitate high quality design and a sense of place should be included in the Borough Plan in order to ensure all new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>Based on the above, the Site will have a neutral impact on this sustainability objective.</p>
Biodiversity								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	+	0	+	<p>EMP 2 comprises open grassland bounded and interspersed by existing hedgerows and isolated tree species. The development of the Site for employment uses will result in the loss of existing habitat.</p> <p>However, the development of the Site offers the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features, for example the River Stowe, as part of an integrated scheme for the Site.</p> <p>Based on the above, it is considered that the development of Site will have a slight adverse effect</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								on this sustainability objective in the short terms, due the loss of existing habitats but an overall neutral effect in the medium term and positive effect in long term.
Population and Human Health								
Improve health and reduce health inequalities by encouraging and enabling healthy active lifestyles and protecting health, as well as providing equitable access to health services	+	0	0	+	+	+	+	<p>The development of the Site will not result in a direct effect on the provision of enhanced health or social care facilities or healthy lifestyles.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Soil								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is greenfield and the development of a Site for economic development will lead to loss of productive soils and thus the Site will have a significant adverse effect on this Sustainability Objective that cannot be mitigated against.
Water								
Use natural resources, such as water efficiently, including by incorporating efficiency measures into new land use and developments, redevelopment and refurbishment	-	-	-	0	0	0	0	<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	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 south western corner of the Site is defined as Flood Zone 2 and 3a associated with River Stowe. 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.

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 will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>Mitigation measure will need to be installed prior to the commencement of development and will include SuDS features. Based on the above, the development will have a slight adverse effect on water resources in the short term but a neutral effect on this sustainability objective in the medium to long term.</p>
Air								
<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>EMP 2 is located approximately 3kms to the south west of Bedworth Town Centre and 7kms to the south of Nuneaton Town Centre.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. 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 and the close proximity of the M6 will tend to discourage modal shift away from the car usage and increase traffic movement and associated air pollution levels.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<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 Site is located on the southern edge of the urban area albeit close to a main route into Nuneaton and Bedworth.</p> <p>Accordingly, this Site will not reduce the need to travel but will promote compact mixed use development and make efficient use of existing infrastructure.</p> <p>Based on the above, EMP is considered to have a adverse impact on this Sustainability Objective.</p>
Climatic Factors								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	<p>The dispersed location of the Site will limit the opportunity to reduce overall energy use or provide centralised energy facilities.</p> <p>However, a proportion of on-site energy usage could be provided by micro-generation facilities and energy efficiency measure incorporated in the layout and design of the employment units. Given the scale of the Site (20Ha+) a district heating system/energy system or similar may be incorporated as part of the overall scheme for the Site.</p> <p>Policies to encourage energy efficiency or bring forward decentralised energy facilities in suitable</p>

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

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Policies to encourage waste minimisation and recycling/recovery of resources should be included in the Borough Plan in order to ensure all new development makes an appropriate contribution to meeting this objective.</p> <p>Based on the above, the Site is considered to result in a slight positive impact on this sustainability objective.</p>
<p>To ensure the prudent use of resources including the optimum use of previously developed land, buildings and the efficient use of land</p>	--		--	--	--	--		<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>
Cultural Heritage								
<p>To protect and enhance the historic environment</p>	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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Landscape								
To maintain and enhance the quality of landscapes	-	-	-	-	0	0	+	<p>The Site is located in the Keresley Urban Fringe Character Area where the landscape is dominated by built development, arable farmland and recreational land interspersed with linear woodland belts, hedgerows and streams features providing separation between existing settlements. The character of the area is considered 'weak' and in a 'poor' condition and so the focus for action is to 'restore and create' an integrated landscape.</p> <p>The development of the Site for employment uses will result in the loss of existing open land, hedgerows and tree species. The key landscaping features on the Site are linear hedgerows with isolated tree species/copse.</p> <p>The development of the Site will increase the level of built development in the area but also offers the opportunity to recreate landscape features as part of the wider scheme for the Site resulting in landscape enhancements in the longer term.</p> <p>Based on the above, it is considered that the development of Site will have a slight adverse effect on this sustainability objective in the short and medium term, due the loss of open land that provides important areas of separation between existing settlements, but an overall neutral effect in the long term once the landscaping proposals have started to mature.</p>

Summary

The Land at Phoenix Way/Wilsons Lane (EMP 2) has been assessed against the SA objectives.

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

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

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

The Site is accessible by car for services, jobs and learning activities and reasonable well served by public transport as Wilson Lane is designated as a bus route. Furthermore, the location of the Site and proximity to the junction with the M6 will 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 to a neutral effect in the longer term.

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

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

Mitigation/enhancements

EMP 2 is expected to provide the following in order to meet the identified sustainability objectives (SO):

- i) Provision of circa 23 ha of employment land. SO No's 1, 4, 6,10, 11 and 15;
- ii) Any transport improvements/new junctions and upgrades required along Phoenix Way SO No's 4, 7, 10, 14 and 15;
- iii) Financial contribution towards the management and enhancement of the wildlife areas to the south of the Site SO No's 9 and 21;
- iv) Developer contribution towards diverting existing frequent local bus service(s) into the employment site in order to enhance accessibility for local residents SO No's 4, 7, 10, 14 and 15; and,
- v) Developer contribution to secure provision of bus infrastructure at prominent locations within the employment site to complement the point above SO No's 4, 7, 10, 14 and 15.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
POLICY/SITE – EMP4 – COVENTRY ROAD								
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	++	++	++	++	<p>EMP4 is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the creation of additional economic activity in the Borough in both the medium and longer term.</p> <p>Based on the above, the Site will result in a significant positive impact on this Sustainability Objective. A neutral impact is identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.</p>
To enhance the vitality of town centres	-	-	0	-	-	-	-	<p>EMP4 is located approximately 2kms to the south east of Nuneaton Town Centre and approximately 2kms to the north west of Bedworth Town Centre. The Site comprises a formal school site to the north and derelict land formally in use as the Griff Granite Quarry in the south, situated adjacent to existing employment units associated with Bermuda Park Industrial Estate. The Site is bounded by Coventry Road B4113 on the eastern boundary, which forms a junction with the A444 to the south east of the Site.</p> <p>The location of EMP4 is dispersed from the Town Centres of either Nuneaton or Bedworth albeit the Site is located in close proximity to the A444, which provides direct access to either centre, and the B4113 provides a</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>direct route to Bedworth Town Centre. Accordingly, whilst the growth associated with EMP4 will contribute to the overall economic needs of the Borough is likely that the allocation of the site will not directly enhance the vitality and viability of the town centres, thus, potentially undermining the town centre's role and regeneration opportunities.</p> <p>However, given the scale of the Site it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, EMP4 is considered to have a slight adverse impact on this Sustainability Objective. A neutral impact is identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.</p>
Social Factors								
Provide decent and affordable housing for all, of the right quantity, type, tenure and affordability to meet local needs, in clean, safe and pleasant environments	--	--	0	--	--	--	--	<p>EMP4 is an employment focussed potential development areas and, thus, the development of this area will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, EMP4 will result in significant adverse impacts on this Sustainability Objective. A neutral impact is identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.</p>
Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not disadvantaged with	-	-	0	-	0	0	+	<p>EMP4 is located approximately 2kms to the north west of Bedworth Town Centre which is the principle local centre for services and residential areas.</p> <p>The Site is bounded by Coventry Road B4113 on the eastern boundary, which forms a junction with the A444</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
regard to ethnicity, gender, age, disability, faith, sexuality, background or location								<p>to the south east of the Site, accordingly the site is accessible by car for services, jobs and learning activities and reasonably well served by public transport. Furthermore, EMP4 is situated adjacent to the Bermuda Park Station.</p> <p>EMP4 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, the provision of enhanced public transport or cycling measures brought forward in tandem with any development of the Site would mitigate the medium term resulting in a neutral effect on this sustainability objective in the longer term.</p> <p>A neutral impact is identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.</p>
Reduce crime, fear of crime and antisocial behaviour	?	?	0	?	0	?	?	<p>Crime rates are currently high in the Borough and may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the development to confirm any correlation between the site s and crime or fear of crime. To this end the potential environmental effect is uncertain.</p>
Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage	+	+	0	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new employment land and associated jobs creation will help improve the well-being of the local population and help reduce social exclusion and therefore provide businesses with a diverse workforce.</p>

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. A neutral impact is identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	0	0	0	<p>The development of the site for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough. However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, EMP4 will have a neutral impact on this sustainability objective.</p>
Encourage land use and development that creates and sustains well-designed, high quality built environments, that help to create and promote local distinctiveness and sense of place	0	0	0	0	0	0	0	<p>The Site will not result in a direct effect on this sustainability objective.</p> <p>Policies to facilitate high quality design and a sense of place are included in the Borough Plan in order to ensure all new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>Based on the above, the Site will have a neutral impact on this sustainability objective.</p>
Biodiversity								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	0	0	+	0	+	<p>The development of the site for employment uses will result in the loss of existing habitat including hedgerows, tree species and grassland.</p> <p>The development of the Site also offers the opportunity to create new features and provide green infrastructure linkages to existing LWS and biodiversity features to the south of Centenary Way as part of an integrated scheme for the Site.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, a neutral impact is identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan. It is considered that the development of Site will have a slight adverse effect on this sustainability objective in the medium terms, but an overall positive effect long term.
Population and Human Health								
<p>Improve health and reduce health inequalities by encouraging and enabling healthy active lifestyles and protecting health, as well as providing equitable access to health services</p>	+	0	0	+	+	+	+	<p>The development of the Site will not result in a direct effect on the provision of enhanced health or social care facilities or healthy lifestyles.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that "<i>getting people into employment is critically important in reducing inequalities in health</i>" and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
Soil								

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
To protect and improve soil quality	+	+	0	+	+	+	+	<p>The north of the Site is comprise a former school site, with the southern parcel of land formed by the infilling to the quarry.</p> <p>As such, the development of the site will not lead to the loss of productive soils and thus EMP 4 is considered to have a slight positive effect in the medium to long term on this Sustainability Objective. A neutral impact is identified in the short term as the Site is not identified to come forward until Year 5 of the Borough Plan.</p>
Water								
Use natural resources, such as water efficiently, including by incorporating efficiency measures into new land use and developments, redevelopment and refurbishment	-	-	0	0	0	0	0	<p>The development of the Site has the capacity to increase water demand, posing increased pressure on water resources. To mitigate this, suitable seage connection to the existing system would be required as part of any development proposal for the Site. The provision of integrated surface water management scheme would be be require with 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 short 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 primary flood risk at EMP4 was an unnamed drain which flows along the centre of the site and the Coventry Canal which flows south along the eastern site boundary.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
							<p>The Site is not located in a ground water source protection zone. A number of existing drains cross the Site.</p> <p>The creation of addition hard-standing areas on the Site may result in surface water flooding. The detailed assessment of flood risk, including the production of a Surface Water Management Plan to address the surface water flooding issue, will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter. The allocation also offers the opportunity for the reopening of the culverted Griff Brook through financial contributions secured from any development on the Site.</p> <p>Mitigation measure will need to be installed prior to the commencement of development and will include SuDS features. Based on the above, it is assumed that EMP4 will result in a neutral effect in short term and medium term, with a positive effect in the longer term on this sustainability objective.</p>	
Air								
Increase use of public transport, cycling and walking as a proportion of total travel in order to reduce road traffic congestion, pollution and accidents	-	-	0	0	+	-	<p>The Site does not lie within an Air Quality Management Area.</p> <p>The Site is bounded by Coventry Road B4113 on the eastern boundary, which forms a junction with the A444 to the south east of the Site accordingly the site is accessible by car for services, jobs and learning activities and reasonably well served by public transport. Furthermore, EMP4 is situated adjacent to the Bermuda Park Station.</p>	

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								However, the provision of enhanced public transport or cycling measures brought forward in tandem with any development of the Site would mitigate the improve the short and medium term effect resulting in a positive 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	-	-	0	-	-	-	-	<p>The Site is located on the southern edge of the urban area albeit close to a main route into Nuneaton and Bedworth.</p> <p>Accordingly, this Site will not reduce the need to travel but will promote compact mixed use development and make efficient use of existing infrastructure.</p> <p>Based on the above, EMP 4 is considered to have a adverse impact on this Sustainability Objective.</p>
Climatic Factors								
Reduce overall energy use through increased energy efficiency	-	-	0	-	0	0	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 are included in the Borough Plan in order to ensure all new development makes an appropriate contribution to the energy needs of the Borough.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								effect on this sustainability objective in the longer term. However, the Site will result in an adverse effect on this sustainability objective in the short to medium term.
Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources	0	0	0	0	0	0	0	<p>Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives.</p> <p>The dispersed location of the Site will not make efficient use of existing infrastructure, promote compact mixed use development or reduce the need to travel. However, opportunities to mitigate carbon dioxide emissions via sustainable construction e.g. energy efficiency, sustainable design, demolition and construction may be brought forward as part of the development of the Site. Such initiatives should be incorporated into the scheme.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the development of the Site will result in a neutral impact on this sustainability objective.</p>
Material Assets								
Encourage and enable waste minimisation, reuse, recycling and recovery to divert resources away from the waste stream, including the use of recycled materials where possible	+	+	0	+	+	+	+	<p>EMP4 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, EMP4 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,	-	-	0	0	+	0	+	The Site comprises a formal school site to the north and derelict land formally in use as the Griff Granite Quarry in the south, which is disturbed land that has been left to regenerate naturally.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
buildings and the efficient use of land								Thus the development will have a neutral to positive effect in the short to long term.
Cultural Heritage								
To protect and enhance the historic environment	0	0	0	0	0	0	0	No part of the site is designated as a known heritage asset at either a county or national level. Based on the above, EMP4 is considered to result in a neutral impact on this sustainability objective.
Landscape								
To maintain and enhance the quality of landscapes	-	-	0	-	0	0	0	The Site is located in the Landscape Character Area 6 – Nuneaton and Bedworth Urban Fringe, where the land use varies from typical urban landscapes and more rural surroundings of pasture and arable farm land. The landscape area also includes parcels of restored land and active quarries, reflecting the industrial heritage of the landscape. 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. 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 linkages to Bermuda and wider area. The development will also provide the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features resulting in landscape enhancements in the longer term. Based on the above, it is considered that the development of Site the will have a slight adverse effect on this sustainability objective in the medium term during

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement	Appraisal Comments
							the development of the Site. However, the medium terms effect of the allocation would be mitigated through the provision of landscape screening along northern and eastern boundaries; financial contribution towards deliver of biodiversity enhancements and financial contribution to the deliver o an area wider Green Infrastructure SPD. With the mitigation a neutral effect has been identified against the Sustainability Object once the landscaping proposals have started to mature.

Summary

The Land adjacent to Coventry Lane (EMP4) has been assessed against the SA objectives.

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

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

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

The Site is bounded by Coventry Road B4113 on the eastern boundary, which forms a junction with the A444 to the south east of the Site, accordingly the site is accessible by car for services, jobs and learning activities and reasonably well served by public transport. Furthermore, EMP4 is situated adjacent to the Bermuda Park Station. EMP4 does not propose development associated with the provision of services or learning activities. Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective without mitigation. However, the provision of enhanced public transport or cycling measures brought forward in tandem with any development of the Site would mitigate the medium term resulting in a neutral effect on this sustainability objective in the longer term.

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

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

Mitigation/enhancements

- Provision of landscape screening along the northern and eastern boundaries
- Financial contribution towards the reopening of the culverted Griff Brook
- Upgrade existing access onto Coventry Road
- Financial contribution towards the delivery of biodiversity enhancement on land to the South of Centenary Way to promote habitats and specific movement
- Financial contributions towards the delivery of an area wide Green Infrastructure SPD (or equivalent) that promotes species movement along identified green corridors;
- Suitable sewage connection to the existing foul drainage network; and
- Provision of an integrated surface water management scheme.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
POLICY/SITE – EMP 5 – TRITON ROAD								
Economic Factors								
1- Achieve a strong, stable and sustainable economy and prosperity for the benefit of all the Borough's inhabitants, through on-going investment (public and private)	++	++	++	++	++	++	++	<p>EMP 5 is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the Site will result in a significant positive impact on this Sustainability Objective.</p>
2- To enhance the vitality of town centres	0	0	0	0	0	0	0	<p>EMP 5 is located approximately 3kms to the north of Bedworth Town Centre and 1km to the south of Nuneaton Town Centre. The Site is within the urban area of Nuneaton and comprises a cleared area of previously developed, brownfield, land. There are existing commercial/industrial premises to the east, north and south. Residential properties are to the west on the opposite side of Coventry Canal.</p> <p>The location of the Site is within the urban area of Nuneaton but with no direct access to Nuneaton Town Centre. Accordingly, whilst the growth associated with the Site will contribute to the overall economic needs of the Borough is likely that the allocation of this Site will not directly enhance the vitality and viability of the town centres, thus,</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>potentially undermining the town centre's role and regeneration opportunities.</p> <p>However, given the scale of the Site and its location within the urban area of Nuneaton it is likely that the proposed employment uses would represent a 'strategic' allocation and thus could not be accommodated within Town Centre areas.</p> <p>Based on the above, EMP 5 is considered to have a neutral impact on this Sustainability Objective.</p>
Social Factors								
3- Provide decent and affordable housing for all, of the right quantity, type, tenure and affordability to meet local needs, in clean, safe and pleasant environments	--	--	--	--	--	--	--	<p>EMP 5 is an employment focussed potential development areas and, thus, the development of the Site will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, EMP 5 will result in a significant adverse effect on this Sustainability Objective.</p>
4- Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	0	0	0	0	0	<p>EMP 5 is located approximately 1km to the south of Nuneaton Town Centre which is the principle local centre for services and residential areas.</p> <p>The Site is relatively accessible by car and public transport, with regular bus services on nearby Coventry Road.</p> <p>EMP 5 does not propose development associated with the provision of services or learning activities. However the location of the Site within the urban area of Nuneaton means that 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
5- Reduce crime, fear of crime and antisocial behaviour	?	?	?	?	?	?	?	Crime rates are currently high in the Borough, although falling, and may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the development to confirm any correlation between this Site and crime or fear of crime. To this end the potential environmental effect is uncertain, although adoption of good design principles in line with wider Borough Plan Policies to 'design out' crime will potentially reduce the fear of crime and opportunities for crime, ie by having a development which encourages good natural surveillance and minimises areas of 'dead space'.
6- Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage	+	+	+	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new employment land and associated job 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>
7- Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	0	0	0	<p>The development of EMP 5 for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough. However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, the Site will have a neutral impact on this sustainability objective.</p>
8- Encourage land use and development that creates and sustains well-designed, high quality	0	0	0	0	0	0	0	The Site will not result in a direct effect on this sustainability objective.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
built environments, that help to create and promote local distinctiveness and sense of place								<p>Policies to facilitate high quality design and a sense of place should be included in the Borough Plan in order to ensure all new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>Based on the above, the Site will have a neutral impact on this sustainability objective.</p>
Biodiversity								
9- To protect and enhance the natural environment, habitats, species, landscapes and inland waters	0	0	+	+	+	+	+	<p>The Site is previously developed brownfield land. The development of the Site for employment uses will not result in the loss of valuable wildlife habitat.</p> <p>The development of the Site offers the opportunity to create new biodiversity features as part of the provision of a landscape buffer along north west and western edge of the Site and enhancements to existing boundary planting.</p> <p>Based on the above, it is considered that the development of the Site will have a slight positive effect on this sustainability objective following suitable landscape enhancements as part of mitigation measures.</p>
Population and Human Health								
10- Improve health and reduce health inequalities by encouraging and enabling healthy active lifestyles and protecting health, as well as providing equitable access to health services	+	0	+	+	+	+	+	<p>The development of the Site will not result in a direct effect on the provision of enhanced health or social care facilities or healthy lifestyles.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a slight positive indirect impact on this Sustainability Objective.</p>
Soil								
11- To protect and improve soil quality	++	++	++	++	++	++	++	<p>The Site is previously developed brownfield land within the existing urban area of Nuneaton.</p> <p>Redevelopment of the Site for new employment uses will; reduce the amount of development on greenfield land; involve the recycling of previously developed land; will not use agricultural land; and, will reduce the quantity of contaminated land in the Borough.</p> <p>The development of EMP 5 will therefore have a significant positive effect on this Sustainability Objective.</p>
Water								
12- Use natural resources, such as water efficiently, including by incorporating efficiency measures into new land use and developments,	-	-	0	0	0	0	0	<p>The development of the Site has the capacity to increase water demand, posing increased pressure on water resources, unless adequate mitigation is also brought forward. The development of the Site, if unmitigated, might also result in increased ground water abstraction and related pollution effects.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
redevelopment and refurbishment								<p>The incorporation of water efficiency measures and SuDS within any detailed scheme will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective.</p>
13- Ensure that new developments minimise water pollution levels and avoid areas which are at risk from flooding and natural flood storage areas	-	-	0	0	0	0	0	<p>A Level 2 Strategic Flood Risk Assessment of the Nuneaton and Bedworth Administrative areas has been undertaken by JBA Consulting. The SFRA has confirmed that the Site is located outside the defined Flood Zone and is not located in a ground water source protection zone.</p> <p>The creation of addition hard-standing areas on the Site may result in surface water flooding. The detailed assessment of flood risk, including the production of a Surface Water Management Plan to address the surface water flooding issue, will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>Mitigation measure will need to be installed prior to the commencement of development and will include SuDS features. Based on the above, it is assumed that the Site will result in a neutral effect on this sustainability objective in the longer term.</p>
Air								
14- Increase use of public transport, cycling and walking as a proportion of total travel in order to	0	0	0	0	0	0	0	EMP 5 is located approximately 1km to the south of Nuneaton Town Centre which is the principle local centre for services and employment opportunities.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
reduce road traffic congestion, pollution and accidents								<p>The Site is also located within the existing urban area of Nuneaton. The Site does not lie within an Air Quality Management Area.</p> <p>EMP 5 is would reuse previously developed brownfield land within an existing employment area. However, the Site would not reduce the movement of goods by road or reduce traffic congestion.</p> <p>Based on the above, Site is considered to result in a neutral impact on this sustainability objective.</p>
15- Ensure development is primarily focused in urban areas, and makes efficient use of existing physical infrastructure and reduces need to travel, especially by private car	++	++	++	++	++	++	++	<p>The location of the Site is 1km from the Town Centres of either Nuneaton and is within the existing urban area of Nuneaton.</p> <p>EMP 5 is also located close to existing employment uses to the north, east and south, and is relatively accessible by car and public transport, with regular bus services on nearby Coventry Road. There are also opportunities to travel to the Site on foot and by cycle via the Coventry Canal.</p> <p>Accordingly, the Site is considered to make efficient use of existing infrastructure, promote compact mixed use development and reduce the need to travel.</p> <p>Based on the above, EMP 5 is considered to have a significant positive impact on this Sustainability Objective.</p>
Climatic Factors								
16- Reduce overall energy use through increased energy efficiency	-	-	0	0	0	0	0	<p>The location of the Site will limit the opportunity to reduce overall energy use or provide centralised energy facilities.</p>

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 EMP 5.</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.</p>	
17- Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources	+	+	+	+	+	+	<p>Dealing with climate change is a wide ranging policy challenge cutting across all parts of society and SA objectives.</p> <p>The location of the Site will make efficient use of existing infrastructure, promote compact mixed use development and 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 positive impact on this sustainability objective.</p>	

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Material Assets								
18- Encourage and enable waste minimisation, reuse, recycling and recovery to divert resources away from the waste stream, including the use of recycled materials where possible	+	+	+	+	+	+	+	<p>The development of this Site will have an indirect impact on this objective. However, the provision of adequate recycling facilities as part of the overall development and the promotion of sustainable construction measures will result in a slight positive effect on this sustainability objective.</p> <p>Policies to encourage waste minimisation and recycling/recovery of resources should be included in the Borough Plan in order to ensure all new development makes an appropriate contribution to meeting this objective.</p> <p>Based on the above, the Site is considered to result in a slight positive impact on this sustainability objective.</p>
19- To ensure the prudent use of resources including the optimum use of previously developed land, buildings and the efficient use of land	+	+	+	+	+	+	+	<p>EMP 5 comprises a previously developed brownfield land site and thus development will have a positive effect on the prudent use of resources, principally, the use of previously developed land.</p> <p>The development of the Site will also contribute to the cleaning up of existing contaminated land.</p> <p>Based on the above, Site is considered to result in a positive impact on this sustainability objective.</p>
Cultural Heritage								
20- To protect and enhance the historic environment	0	0	0	0	0	0	0	No part of the Site is designated as a known heritage asset at either a county or national level.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>The Heritage Assessment commissioned by Nuneaton and Bedworth Borough Council in 2016 and prepared by ECUS concludes that EMP 5 forms part of the Centrovell Industrial Estate and Shepperton Business Park and is characterised as a post-1979 industrial complex. The development of EMP 5 would not harm to the setting or heritage significance of built heritage and there is no potential to harm unknown heritage assets within EMP5.</p> <p>Based on the above, the Site is considered to result in a neutral impact on this sustainability objective.</p>
Landscape								
21- To maintain and enhance the quality of landscapes	0	0	+	+	+	+	+	<p>Nuneaton and Bedworth Borough Council commissioned a Landscape Character Assessment in 2012 prepared by TEP which was updated in 2016.</p> <p>EMP 5 is not situated in a designated landscape character area, is a previously developed site and is within the urban area of Nuneaton.</p> <p>The development of the Site offers the opportunity to create new landscape features as part of the provision of a landscape buffer along north west and western edge of the Site and enhancements to existing boundary planting.</p> <p>Based on the above, it is considered that the development of Site will have a positive effect on this sustainability objective, following suitable landscape enhancements as part of mitigation measures.</p>

Summary

The land at Triton Road (EMP 5) has been assessed against the 21 SA objectives.

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

The development of the Site will result in the reuse of a previously developed brownfield site within the existing urban area of Nuneaton and will have a positive effect on soils, uses of resources, landscape and biodiversity (both within mitigation), waste minimisation and climatic factors.

EMP 5 is proposed to be used for employment uses and will therefore have a significant adverse effect on the provision of new homes within the Borough.

The Site will have a neutral effect on issues of, design/sense of place, air quality, water resources, accessibility, cultural heritage, the vitality of the Town Centres and sports/cultural facilities provided that the development accords with other policies in the Borough Plan.

Mitigation/enhancements

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

- i) Provision of circa 0.6 ha of employment land. SO No's 1, 4, 6,10, 11 and 15.
- ii) Provision of landscape buffer along north west and western edge of the Site and enhancements to existing site boundary planting; SO No's 9 and 21.
- iii) Financial contributions towards Borough wide strategic highway infrastructure works identified within the A444 Corridor. SO No's 4, 7, 10, 14 and 15.
- iv) Provision of an integrated surface water management scheme. SO No's 12 and 13.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
SITE/POLICY – EMP 6 - LONGFORD ROAD								
Economic Factors								
Achieve a strong, stable and sustainable economy and prosperity for the benefit of all the Borough's inhabitants, through on-going investment (public and private)	++	++	0	++	++	++	++	<p>EMP 6 is an employment focussed site and thus development will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough – a strategic objective of the Borough Plan.</p> <p>The provision of additional employment allocations will contribute indirectly to the creation of additional economic activity in the Borough in both the medium and longer term.</p> <p>Based on the above, the Site will result in a significant positive impact on this Sustainability Objective. A neutral impact is identified in the short term as this has taken into account matters such as obtaining any planning approval.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>EMP 1 is located on the southern edge of Bedworth urban area and approximately 2kms from the Town Centre. The Site is green field and comprises generally undeveloped agricultural land.</p> <p>The location of the Site is dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, whilst the development of the Site will contribute to the overall employment needs of the Borough the allocation of this Site will not directly enhance the vitality and viability of the town centres, thus, potentially undermining the town centre's role and regeneration opportunities.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, EMP 6 is considered to have a adverse impact on this Sustainability Objective.
Social Factors								
Provide decent and affordable housing for all, of the right quantity, type, tenure and affordability to meet local needs, in clean, safe and pleasant environments	--	--	-	--	--	--	--	<p>EMP 6 is an employment focussed potential development areas and, thus, the development of the site will not contribute to the provision of new homes for existing and future residents of the Borough.</p> <p>Based on the above, EMP 6 will result in significant adverse impacts on this Sustainability Objective.</p>
Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	-	0	0	0	0	<p>The Site is located approximately 2kms to the south of Bedworth Town Centre which is the principle local centre for services and employment opportunities. Limited services are available locally.</p> <p>Accordingly the Site is relatively accessible by car although more limited for workers dependant on public transport. However, this can be mitigated by contributions to new or enhanced bus services. Therefore, if enhanced public transport measures were brought forward in tandem with the development then the potential impacts could be mitigated in the medium to longer term.</p> <p>EMP6 does not propose development associated with the provision of services or learning activities.</p> <p>Based on the above, the Site is considered to result in a slight adverse impact on this sustainability objective in the short term but a neutral effect in the medium to long term.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
	?	?	?	?	?	?	?	
Reduce crime, fear of crime and antisocial behaviour	?	?	?	?	?	?	?	Crime rates are currently high in the Borough and may, if not mitigated, increase in line with proposed growth levels. There is currently insufficient information on the type and nature of the development to confirm any correlation between this site and crime or fear of crime. To this end the potential environmental effect is uncertain.
Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage	+	+	+	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new affordable housing and indirect jobs creation will help improve the well-being of the local population and help reduce social exclusion and therefore provide businesses with a diverse workforce.</p> <p>Based on the above, it is considered that the Site represents a positive effect on this Sustainability Objective.</p>
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	0	0	0	<p>The development of the site for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough. However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p> <p>Based on the above, EMP 6 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>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Biodiversity								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	0	0	0	<p>EMP6 is a green field Site in agricultural use. The development of the Site for employment uses will result in the loss of existing habitat including a water body with GCN potential, hedgerows and tree species.</p> <p>However, the development of the Site offers the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features as part of an integrated scheme for the Site. Based on the above, it is considered that the development of Site will have a slight adverse effect on this sustainability objective in the short terms, due the loss of existing habitats, but an overall neutral effect in the medium to long term.</p>
Population and Human Health								
Improve health and reduce health inequalities by encouraging and enabling healthy active lifestyles and protecting health, as well as providing equitable access to health services	0	0	0	+	+	+	+	<p>The development of the Site will not result in a direct effect on the provision of enhanced health or social care facilities or healthy lifestyles.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that "<i>getting people into employment is critically important in reducing inequalities in health</i>" and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.
Soil								
To protect and improve soil quality	--	--	--	--	--	--	--	The Site is an area of greenfield land. The development of a Site for employment development will lead to loss of agricultural land and productive soils and thus the Site will have a significant adverse effect on this Sustainability Objective that cannot be mitigated against.
Water								
Use natural resources, such as water efficiently, including by incorporating efficiency measures into new land use and developments, redevelopment and refurbishment	-	-	-	-	0	0	0	<p>The development of the Site will result in increased water demand, posing increased pressure on water resources. This might, if unmitigated, result in increased ground water abstraction and related pollution effects.</p> <p>The incorporation of water efficiency measures and SuDS within the any detailed scheme will be mandatory on the development of the Site. These will be brought into use as the site is developed. In addition, financial contribution will be sought to enhance off-site water and sewage facilities. These will also be brought into effect in tandem with the development.</p> <p>Based on the above mitigation the Site will result in a neutral effect on this sustainability objective in the longer term.</p>
Ensure that new developments minimise water pollution levels and	-	-	-	-	0	0	0	A Level 2 Strategic Flood Risk Assessment of the Nuneaton and Bedworth Administrative areas has been undertaken by JBA Consulting. The SFRA has

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
avoid areas which are at risk from flooding and natural flood storage areas								<p>confirmed that the primary risk of flooding is from surface water flows. A number of existing drains also cross the Site. Any development of the Site will need to be designed to direct less vulnerable uses to the flood zones areas and ensure that the wider development of the Site mitigates fully any potential on-site and off-site flooding instances.</p> <p>The creation of addition hard-standing areas on the Site may result in surface water flooding. The detailed assessment of flood risk, including the production of a Surface Water Management Plan to address the surface water flooding in the existing drains, will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>Mitigation measure will need to be installed prior to the commencement of development and will include at least two SuDS features. Based on the above, the Site will result in a neutral effect on this sustainability objective</p>
Air								
Increase use of public transport, cycling and walking as a proportion of total travel in order to reduce road traffic congestion, pollution and accidents	-	-	-	-	0	0	0	<p>EMP6 is located approximately 2kms to the south of Bedworth Town Centre which is the principle local centre for services and employment opportunities. The Site does not lie within an Air Quality Management Area.</p> <p>The Site is relatively accessible by car but access to services, jobs and learning activities will be limited for residents' dependant on public transport, walking and cycling. However, this can be mitigated by developing opportunities for an 'off road' cycling link to the Town Centre as part of the overall master-plan</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>for the Site and via contributions to new or enhanced bus services.</p> <p>Based on the above, Site is considered to result in a slight adverse impact on this sustainability objective in short term but as the mitigation is brought forward this will represent a neutral effect.</p>
<p>Ensure development is primarily focused in urban areas, and makes efficient use of existing physical infrastructure and reduces need to travel, especially by private car</p>	-	-	-	-	-	-	-	<p>The Site is located on the southern edge of the urban area albeit close to a main route into Nuneaton and Bedworth.</p> <p>Accordingly, this Site will not reduce the need to travel but will promote compact mixed use development and make efficient use of existing infrastructure.</p> <p>Based on the above, EMP6 is considered to have a adverse impact on this Sustainability Objective.</p>
Climatic Factors								
<p>Reduce overall energy use through increased energy efficiency</p>	-	-	-	-	0	0	0	<p>The dispersed location of the Site will limit the opportunity to reduce overall energy use or provide centralised energy facilities. However, a proportion of on-site energy usage could be provided by micro-generation facilities and energy efficiency measure incorporated in the layout and design of the employment units.</p> <p>Policies to encourage energy efficiency or bring forward decentralised energy facilities in suitable locations are included in the Borough Plan in order to ensure all new development makes an appropriate contribution to the energy needs of the Borough.</p> <p>Based on the proposed mitigation, the Site will result in a neutral effect on this sustainability</p>

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

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

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

Summary

EMP6 has been assessed against the SA objectives.

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

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

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

Mitigation/enhancements

EMP6 is expected to provide the following in order to meet the identified sustainability objectives (SO)

- i) Provision of circa 2ha of employment land - SO No 1, 10.
- ii) Any transport improvements/new junction onto Longford Road and associated upgrades - SO No 5 & 14;
- iii) Financial contributions towards Borough wide strategic highway infrastructure works within the Bedworth area - SO No 5 & 14;
- iv) Financial contribution towards Sustrans cycle route along Longford Road/Coventry Road - SO No 5;
- v) Appropriate financial contribution towards proposed informal open space for management and maintenance arrangements - SO No 9, 10 & ;

- vi) Suitable sewage connection to the existing foul drainage network - SO No 12; and
- vii) Provision of an integrated surface water management scheme - SO No 13.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
POLICY/SITE – EMP 7 – BOWLING GREEN LANE								
Economic Factors								
Achieve a strong, stable and sustainable economy and prosperity for the benefit of all the Borough's inhabitants, through on-going investment (public and private)	++	++	++	++	++	++	++	<p>EMP 7 is an employment focussed potential development area and thus the development of this area will provide direct employment and investment opportunities that will contribute to the achievement of a strong and stable economy in the Borough.</p> <p>The provision of additional employment allocations will contribute indirectly to the retention of economic activity in the Borough in the short, medium and longer term.</p> <p>Based on the above, the Site will result in a significant positive impact on this Sustainability Objective.</p>
To enhance the vitality of town centres	-	-	-	-	-	-	-	<p>EMP 7 is located approximately 2kms to the south west of Bedworth Town Centre and 6kms to the south of Nuneaton Town Centre.</p> <p>The Site comprises open greenfield land to the north west of Junction 3 of the M6. The Site is bounded to the south by the Motorway and to the east by Bowling Green Lane. The rear gardens of residential properties fronting Goodsyers End Lane define the northern boundary of the Site.</p> <p>The Site does not have a direct access with the strategic highway network.</p> <p>The location of the Site is relatively dispersed from the Town Centres of either Nuneaton or Bedworth. Accordingly, whilst the development of the Site will</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>contribute to the overall economic needs of the Borough is likely that the development of the Site will not directly enhance the vitality and viability of the town centres, thus, potentially undermining the town centre's role and regeneration opportunities.</p> <p>Based on the above, EMP 7 is considered to have a slight adverse impact on this Sustainability Objective.</p>
Social Factors								
Provide decent and affordable housing for all, of the right quantity, type, tenure and affordability to meet local needs, in clean, safe and pleasant environments	--	--	--	--	--	--	--	<p>EMP is an employment focussed site and, thus, the development of this area will not contribute to the provision of a new homes for existing and future residents of the Borough.</p> <p>Based on the above, EMP 7 will result in a significant adverse impact on this Sustainability Objective.</p>
Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location	-	-	-	-	0	0	0	<p>EMP 7 is located approximately 2kms to the south west of Bedworth Town Centre which is the principle centre for services and leisure facilities. Local services are also available at Neals End/ Ash Green.</p> <p>The Site is bounded to the east by Bowling Green Lane but there is no direct access to the Strategic Highway network except via School Lane and Phoenix Way. The Site is, therefore, relatively remote but will increase the accessibility to jobs for local residents.</p> <p>The Site does not include development associated with the provision of services, learning activities will be limited for residents' dependant on public transport.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>Based on the above, mitigation will include additional off-site highways improvements to Bowling Green lane and School lane prior to development coming forward together with contributions to enhanced bus services.</p> <p>The development of the Site will result in a slight adverse impact in the short to medium term but a neutral impact 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 Site and crime or fear of crime. To this end the potential environmental effect is uncertain.</p>
Address poverty and disadvantage taking into account the particular difficulties of those facing multiple disadvantage	+	+	+	+	+	+	+	<p>The development of this Site and the contribution it brings to the local area in terms of new employment land and associated jobs creation will help improve the well-being of the local population and help reduce social exclusion and therefore provide businesses with a diverse workforce.</p> <p>Based on the above, it is considered that the Site represents a positive effect on this Sustainability Objective.</p>
Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer	0	0	0	0	0	0	0	<p>The development of this Site for employment uses will not directly improve the cultural, sports and recreational opportunities in the Borough.</p> <p>However, the allocation will also not result in an increase in demand for new facilities in the Borough.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, the Site will have a neutral impact on this sustainability objective.
Encourage land use and development that creates and sustains well-designed, high quality built environments, that help to create and promote local distinctiveness and sense of place	0	0	0	0	0	0	0	<p>The Site will not result in a direct effect on this sustainability objective.</p> <p>Policies to facilitate high quality design and a sense of place should be included in the Borough Plan in order to ensure all new development makes a positive contribution to townscape quality and the wider public realm.</p> <p>Based on the above, the Site will have a neutral impact on this sustainability objective.</p>
Biodiversity								
To protect and enhance the natural environment, habitats, species, landscapes and inland waters	-	-	-	0	+	0	+	<p>EMP 7 comprises open grassland bounded and interspersed by existing hedgerows and isolated tree species. The development of the Site for employment uses will result in the loss of existing habitat.</p> <p>However, the development of the Site offers the opportunity to create new features and provide green infrastructure linkages to existing biodiversity features as part of an integrated scheme for the Site.</p> <p>Based on the above, it is considered that the development of Site will have a slight adverse effect on this sustainability objective in the short terms, due the loss of existing habitats but an overall neutral effect in the medium term and positive effect in long term.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Population and Human Health								
Improve health and reduce health inequalities by encouraging and enabling healthy active lifestyles and protecting health, as well as providing equitable access to health services	+	0	0	+	+	+	+	<p>The development of the Site will not result in a direct effect on the provision of enhanced health or social care facilities or healthy lifestyles.</p> <p>However, the Health Impact Assessment prepared by Ben Cave Associates concludes that “<i>getting people into employment is critically important in reducing inequalities in health</i>” and supports the provision of good quality jobs in the Borough. The development of the Site for employment uses will result in an in-direct effect on promoting health lifestyles.</p> <p>The development will not result in the direct provision of health services but neither will it exacerbate current inequalities or access to services.</p> <p>Based on the above, it is considered that the development of the Site for employment uses represents a neutral impact in the short term but a slight positive indirect impact on this Sustainability Objective on the medium to longer term.</p>
Soil								
To protect and improve soil quality	--	--	--	--	--	--	--	<p>The Site is greenfield and the development of a Site for economic development will lead to loss of productive soils and thus the Site will have a significant adverse effect on this Sustainability Objective that cannot be mitigated against.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
Water								
Use natural resources, such as water efficiently, including by incorporating efficiency measures into new land use and developments, redevelopment and refurbishment	-	-	-	0	0	0	0	<p>The development of the Site has the capacity to increase water demand, posing increased pressure on water resources, unless adequate mitigation is also brought forward. The development of the Site, if unmitigated, might also result in increased ground water abstraction and related pollution effects.</p> <p>The incorporation of water efficiency measures and SuDS within any detailed scheme will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the Site will result in a neutral effect on this sustainability objective in the medium to longer term.</p>
Ensure that new developments minimise water pollution levels and avoid areas which are at risk from flooding and natural flood storage areas	0	0	0	0	0	0	0	<p>Records from the Environment Agency confirm that the primary flood risk at the Site is associated with surface water flooding and overland flows. The Site is not located in a ground water source protection zone.</p> <p>The creation of additional hard-standing areas on the Site may result in surface water flooding. The detailed assessment of flood risk, including the production of a Surface Water Management Plan to address the surface water flooding issue, will be mandatory at the planning application stage, which will set out suitable site specific mitigation on this matter.</p> <p>Mitigation measures will need to be installed prior to the commencement of development and will include SuDS features. Based on the above, the</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								development will have a slight adverse effect on water resources in the short term but a neutral effect on this sustainability objective in the medium to long term.
Air								
Increase use of public transport, cycling and walking as a proportion of total travel in order to reduce road traffic congestion, pollution and accidents	-	-	-	-	0		0	<p>EMP 7 is located approximately 2kms to the south west of Bedworth Town Centre which is the principle local centre for services and employment opportunities. The Site does not lie within an Air Quality Management Area.</p> <p>The Site is bounded to the east by Bowling Green Lane but there is no direct access to the Strategic Highway network except via School Lane and Phoenix Way. The Site is, therefore, relatively remote but will increase the accessibility to jobs for local residents.</p> <p>Based on the above, mitigation will include additional off-site highways improvements to Bowling Green lane and School lane prior to development coming forward together with contributions to enhanced bus services.</p> <p>The mitigation measures will be brought forward in tandem with the development of the Site and thus 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	-	-	-	-	-	-	-	The Site is located on the edge of the urban area albeit close to a main route into Nuneaton and Bedworth.

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
travel, especially by private car								<p>Accordingly, this Site will not reduce the need to travel but will promote compact mixed use development and make efficient use of existing infrastructure.</p> <p>Based on the above, EMP 7 is considered to have adverse impact on this Sustainability Objective</p>
Climatic Factors								
Reduce overall energy use through increased energy efficiency	-	-	-	-	0	0	0	<p>The dispersed location of the Site will limit the opportunity to reduce overall energy use or provide centralised energy facilities.</p> <p>However, a proportion of on-site energy usage could be provided by micro-generation facilities and energy efficiency measure incorporated in the layout and design of the employment units. Given the scale of the Site (20Ha+) a district heating system/energy system or similar may be incorporated as part of the overall scheme for the Site.</p> <p>Policies to encourage energy efficiency or bring forward decentralised energy facilities in suitable locations are included in the Borough Plan in order to ensure all new development makes an appropriate contribution to the energy needs of the Borough.</p> <p>Based on the proposed mitigation the Site will result in a neutral effect on this sustainability objective in the longer term. However, the Site will result in an adverse effect on this sustainability objective in the short to medium term.</p>
Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from	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
transport, domestic, commercial and industrial sources								<p>The dispersed location of the Site will not make efficient use of existing infrastructure, promote compact mixed use development or reduce the need to travel. However, opportunities to mitigate carbon dioxide emissions via sustainable construction e.g. energy efficiency, sustainable design, demolition and construction may be brought forward as part of the development of the Site. Such initiatives should be incorporated into the scheme.</p> <p>Based on the above, and assuming the proposed mitigation is incorporated, the development of the Site will result in a neutral impact on this sustainability objective.</p>
Material Assets								
Encourage and enable waste minimisation, reuse, recycling and recovery to divert resources away from the waste stream, including the use of recycled materials where possible	+	+	+	+	+	+	+	<p>The development of 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 the Site is considered to result in a slight positive impact on this sustainability objective.</p>
To ensure the prudent use of resources including the optimum use of previously developed land, buildings and the efficient use of land	--	-	-	--	--	--	--	<p>The Site comprises a large greenfield Site and thus development will have an adverse effect on the prudent use of resources, principally, the use of previously developed land.</p> <p>The development of the Site will also not contribute to the cleaning up of existing contaminated land.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								Based on the above, Site is considered to result in a significant adverse impact on this sustainability objective.
Cultural Heritage								
To protect and enhance the historic environment	0	0	0	0	0	0	0	<p>No part of the Site is designated as a known heritage asset at either a county or national level, however the Exhall Hall SAM and associated listed buildings/features is located to the south-east of the Site.</p> <p>Any development will need to ensure it does not result in an adverse effect on the setting of the heritage asset. This matter that will addressed via the requirements of the relevant policies in the Borough Plan to protect the historic environment.</p> <p>Based on the above, the Site is considered to result in a neutral impact on this sustainability objective.</p>
Landscape								
To maintain and enhance the quality of landscapes	-	-	-	-	0	0	+	<p>The Site is located in the Keresley Urban Fringe Character Area where the landscape is dominated by built development, arable farmland and recreational land interspersed with linear woodland belts, hedgerows and streams features providing separation between existing settlements. The character of the area is considered 'weak' and in a 'poor' condition and so the focus for action is to 'restore and create' an integrated landscape.</p> <p>The development of the Site for employment uses will result in the loss of existing open land, hedgerows and tree species. The key landscaping features on the Site are linear hedgerows with isolated tree species/copse.</p>

Sustainability Objective	Appraisal Questions		Short term	Med term	Long term	Mitigation or enhancement		Appraisal Comments
								<p>The development of the Site will increase the level of built development in the area but also offers the opportunity to recreate landscape features as part of the wider scheme for the Site resulting in landscape enhancements in the longer term.</p> <p>Based on the above, it is considered that the development of Site will have a slight adverse effect on this sustainability objective in the short and medium term, due the loss of open land that provides important areas of separation between existing settlements, but an overall neutral effect in the long term once the landscaping proposals have started to mature.</p>

Summary

The Land at Bowling Green Way (EMP 7) has been assessed against the SA objectives.

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

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

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

The Site is accessible by car for services, jobs and learning activities but there is no direct access to the Strategic Highway network except via School Lane and Phoenix Way. The Site is, therefore, relatively remote but is limited for residents' dependant on public transport. Furthermore,

the location of the Site and proximity to the junction with the M6 will 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 to a neutral effect in the longer term.

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

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

Mitigation/enhancements

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

- i) Provision of circa 26ha of employment land. SO No's 1, 4, 6,10, 11 and 15;
- ii) Provision of new junction onto Bowling Green Lane at the School Lane junction with associated traffic lights and any transport improvements/new junctions and upgrades required along Bowling Green Lane and School Lane (in conjunction with HSG 6) - SO No's 4, 7, 10, 14 and 15;
- iii) Financial contributions towards Borough wide strategic highway infrastructure works identified within the Bedworth area SO No's 4, 7, 10, 14 and 15;
- iv) Provision of landscape buffer along northern and western boundaries and enhancements to existing hedgerow planting on the southern and eastern edges of the Site – SO No's 9 and 21;
- v) Developer contribution towards diverting existing frequent local bus service(s) into the employment site in order to enhance accessibility for local residents SO No's 4, 7, 10, 14 and 15;

- vi) Developer contribution to secure provision of bus infrastructure at prominent locations within the employment site to complement the point above SO No's 4, 7, 10, 14 and 15;
- vii) Suitable sewage connection to the existing foul drainage network - SO No's 12 and 13.; and
- viii) Provision of an integrated surface water management scheme - SO No's 12 and 13.