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Rugby Borough Local Plan: Main Modifications

Sustainability Appraisal Addendum

Prepared by LUC
August 2018

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Planning & EIA
Design
Landscape Planning
Landscape Management
Ecology
GIS & Visualisation

LUC BRISTOL
12th Floor Colston Tower
Colston Street Bristol
BS1 4XE
T +44 (0)117 929 1997
bristol@landuse.co.uk

Offices also in:
Edinburgh
Glasgow
Lancaster
London
Manchester



Land Use Consultants Ltd
Registered in England
Registered number: 2549296
Registered Office:
43 Chalton Street
London NW1 1JD
LUC uses 100% recycled paper

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Introduction

- 1.1 In July 2017 Rugby Borough Council submitted the Rugby Borough Local Plan for independent examination by a Planning Inspector appointed by the Secretary of State. An integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) Report relating to the Publication Draft Local Plan (September 2016) was submitted alongside the Plan.
- 1.2 The first stage of public examination hearings took place between 23rd January and 1st February 2018 and the second stage took place between 17th and 27th April 2018. Working in conjunction with the Inspector, the Council has now prepared a Schedule of Main Modifications to the Local Plan, which is to be published for consultation from 14th August to 5th October 2018 inclusive. The proposed modifications take into account matters raised during the examination by the Inspector and participating representors.
- 1.3 This SA Addendum presents an appraisal of the proposed Main Modifications and considers their implications for the SA findings reported previously. In combination with the SA Report that was submitted alongside the Local Plan for examination, this SA Addendum represents an appraisal of the Local Plan as proposed to be modified, updating the findings that were presented in the September 2016 SA Report. It should be noted that this is an Addendum to that SA Report and that the two documents should therefore be read together.
- 1.4 This SA Addendum focusses on the 'Main Modifications' to the Local Plan only. Additional Modifications have also been prepared to address non-substantive matters such as typographical, factual and grammatical errors. These additional modifications are not subject to SA as they do not have the potential to lead to significant sustainability effects.

Sustainability Appraisal and Strategic Environmental Assessment

- 1.5 The purpose of Sustainability Appraisal (SA) is to promote sustainable development by integrating sustainability considerations into the preparation and adoption of plans. SA is a statutory requirement of the Planning and Compulsory Purchase Act 2004. It is designed to ensure that the Plan-making process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process appraises the likely social, environmental and economic effects of the strategies and policies within a Development Plan Document (DPD) - in this case the Rugby Borough Local Plan - from the outset of its development.
- 1.6 Strategic Environmental Assessment (SEA) is also a statutory assessment process, required under the SEA Directive¹, transposed in the UK by the SEA Regulations (Statutory Instrument 2004, No 1633). The SEA Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment, and set the framework for future consent of projects requiring Environmental Impact Assessment (EIA)². The purpose of SEA, as defined in Article 1 of the SEA Directive is *'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans....with a view to promoting sustainable development'*.
- 1.7 SEA and SA are separate processes but have similar aims and objectives. Simply put, SEA focuses only on the likely environmental effects of a plan whilst SA includes a wider range of sustainability considerations, extending to social and economic impacts. The Government's Sustainability Appraisal guidance³ outlines how it is possible to satisfy both requirements by undertaking a joint SA/SEA process, and to present an SA report that incorporates the requirements of the SEA Regulations. This integrated approach has been taken to the SA/SEA of

¹ SEA Directive 2001/42/EC

² Under EU Directives 85/337/EEC and 97/11/EC concerning EIA.

³ DCLG (2014) Planning Practice Guidance. Available at: <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/strategic-environmental-assessment-and-sustainability-appraisal-and-how-does-it-relate-to-strategic-environmental-assessment/>

the Rugby Borough Local Plan and throughout this SA Addendum and the previous SA documents, the term 'SA' should be taken to mean 'SA incorporating the requirements of the SEA Regulations'.

- 1.8 Details of how the SA process has informed the preparation of the Rugby Borough Local Plan at each stage can be found in the September 2016 SA Report which accompanied the examined Local Plan.

Reasonable Alternatives and reasons for selecting the proposed Main Modifications

- 1.9 The September 2016 SA Report which accompanied the examined Local Plan described how reasonable alternatives were considered and selected as part of the SA and plan-making processes, as required by the Environmental Assessment of Plans and Programmes Regulations (2004).
- 1.10 Given that reasonable alternatives were appraised up to the submission of the Local Plan, and that preparation of the proposed Main Modifications was led by the Inspector with no further alternatives requiring SA being identified, this SA addendum does not contain an appraisal of any alternatives.
- 1.11 The proposed Main Modifications are set out in a schedule prepared by Rugby Borough Council on behalf of the Inspector. The reasons for including each proposed Main Modification to the Local Plan are included in the schedule (see **Appendix 2** in this document).

Appraisal Process

Sustainability Objectives

- 1.12 Each policy and site allocation option has been assessed against a framework of SA objectives throughout the preparation of the Local Plan. Development of an SA framework is not a requirement of the SEA Regulations; however it provides a recognised way in which the likely sustainability effects of a plan can be predicted, described, analysed and compared in a consistent way. The SA framework sets out a series of sustainability objectives and associated questions which can be used to 'interrogate' options and policies drafted during the plan-making process. These SA objectives define the long-term aspirations of the Borough with regard to social, economic and environmental considerations. During the SA, the performance of the plan options (and later, policies) are assessed against these SA objectives and appraisal questions.
- 1.13 The Rugby Borough SA framework is presented in **Appendix 1** and covers all of the topics required in the SEA Regulations. The same SA framework that was used to appraise previous iterations of the Local Plan has been used in the appraisal of the Main Modifications.
- 1.14 Throughout the SA process, judgements and scores showing the likely effect that each component of the Local Plan would have on each SA objective have been presented in matrices. **Figure 1** below sets out the symbols used to illustrate each type of effect.

Figure 1 Key to symbols and colour coding used in the SA of the Rugby Borough Local Plan

++	The option or policy is likely to have a significant positive effect on the SA objective(s).
+	The option or policy is likely to have a minor positive effect on the SA objective(s).
0	The option or policy is likely to have a negligible or no effect on the SA objective(s).
-	The option or policy is likely to have a minor negative effect on the SA objective(s).
--	The option or policy is likely to have a significant negative effect on the SA objective(s).
?	It is uncertain what effect the option or policy will have on the SA objective(s).
+/-	The option or policy is likely to have a mixture of positive and negative effects on the SA objective(s).

SA conclusions for the examined Local Plan

SA Report for the Publication Draft Local Plan (September 2016)

- 1.15 The reasonable alternative site and policy options, as well as the policies and site allocations included in the Publication Draft Local Plan, were subject to a detailed appraisal against the SA objectives which were developed at the Scoping stage of the SA process. Chapters 4 and 5 of the September 2016 SA Report for the Publication Draft Local Plan described the alternative site and policy options that were considered for inclusion in the Local Plan, and also described how the policies and site allocations that were eventually selected for inclusion in the Publication Draft Local Plan perform in relation to the alternative options considered.
- 1.16 The Publication Draft Local Plan allocates sites which together provide a large amount of housing, employment and other development across Rugby to meet the future needs of the Borough as well as some of the unmet housing need for Coventry City; therefore the SA identified the potential for negative effects on many of the environmental objectives including biodiversity, cultural heritage and the landscape. In general, the allocated development sites were found to have fewer significant negative effects than the alternative options considered and, while some potential negative effects do exist, these generally reflect the widespread constraints within the Borough such as the broad extent of high quality agricultural land and the wide distribution of biodiversity and geodiversity designations. The Local Plan also includes a wide range of development management policies, aiming to protect and enhance the economic, social and environmental conditions of the Borough. The SA concluded that these policies should go a long way towards mitigating the potential negative effects of the development proposed.

Appraisal of the Main Modifications

- 1.17 **Appendix 2** presents the schedule of proposed Main Modifications and the Council's reasons for proposing each change, with a final column added to record the implications of each Main Modification for the SA conclusions reported previously. The SA implications have been considered based on whether each Main Modification changes the conclusions of the September 2016 SA Report for the Publication Draft Local Plan.
- 1.18 The part of the schedule of Main Modifications which relates to proposed changes to the appendices of the Local Plan is not included in **Appendix 2** as the Local Plan appendices do not contain policies which have been subject to SA.
- 1.19 **Appendix 3** contains revised SA matrices for a number of policies that would be significantly changed by the proposed Main Modifications (as detailed in **Appendix 2**).

Findings

- 1.20 As detailed in **Appendix 2**, the proposed modifications would result in a number of changes to the SA scores previously identified for the Local Plan (as described in the September 2016 SA Report for the Publication Draft Local Plan). These changes are summarised in **Table 2** below.

Table 2: Summary of changes to SA scores as a result of the proposed Main Modifications

Local Plan policy/proposal	Change to SA findings as a result of the proposed Main Modifications
Policy GP3: Previously Developed Land and Conversions	The removal of the text relating to reusing buildings for social, cultural and economic purposes means that the minor positive (+) effect previously identified in relation to SA objective 2 (provide good quality local services, leisure and cultural opportunities with good access for all sections of the community) would no longer occur and the likely effect on that objective would instead be negligible (0) .
Para 4.30: Removal of proposal to release land at Brownsover Road from the Green Belt	The deletion of the proposal to remove this land from the Green Belt means that the likely effects of this proposal that were previously identified in the SA Report would no longer occur . Potential significant positive effects were identified in relation to SA objectives 2 (provide good quality local services, leisure and cultural opportunities with good access for all sections of the community), 6 (promote/enable a strong, stable and sustainable local economy) and 14 (promote a sustainable and accessible transport network). Potential significant negative effects were identified in relation to SA objectives 9 (use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables), 15 (reduce all forms of pollution) and 16 (conserve and where possible enhance the Borough's biodiversity, flora and fauna).
Para 4.37: Removal of proposal to release land at M6 Junction 2 from the Green Belt	The deletion of the proposal to remove this land from the Green Belt means that the likely effects of this proposal that were previously identified in the SA Report would no longer occur . A potential significant positive effect was previously identified in relation to SA objective 14 (promote a sustainable and accessible transport network) and potential significant negative effects were previously identified in relation to SA objectives 9 (use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables), 13 (conserve and enhance the historic environment, heritage assets and their settings.) and 15 (reduce all forms of pollution).
Policy DS5: Comprehensive Development of Strategic Sites	The removal of the policy criterion relating to energy efficiency mean that the minor positive (+) effect previously identified for SA objective 9 (use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables) would no longer occur and the effect on that objective is now negligible (0) . However, it is recognised that other policies in the Local Plan relating to energy efficiency would still apply alongside this policy.
Policy DS6: Rural	The addition of the policy criterion relating to the historic

Local Plan policy/proposal	Change to SA findings as a result of the proposed Main Modifications
Allocations	environment means that the negligible (0) effect previously identified for SA objective 13 (conserve and enhance the historic environment, heritage assets and their settings) is now likely to be minor positive (+) .
Policy DS7: Coton Park East	The removal of the policy criterion relating to energy efficiency means that the minor positive (+) part of the mixed (significant negative and minor positive (--/+)) effect that was previously identified for SA objective 9 (use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables) would no longer occur, and the effect on the objective would instead be significant negative only . That part of the mixed score (which remains unchanged) related to the fact that the development is proposed on high quality agricultural land. However, it is recognised that other policies in the Local Plan relating to energy efficiency would still apply alongside this policy.
Policy DS8: South West Rugby	The removal of the policy criterion relating to energy efficiency means that the minor positive (+) part of the mixed (significant negative and minor positive (--/+)) effect that was previously identified for SA objective 9 (use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables) would no longer occur, and the effect on the objective would instead be significant negative only . That part of the mixed score (which remains unchanged) related to the fact that the development is proposed on high quality agricultural land. However, it is recognised that other policies in the Local Plan relating to energy efficiency would still apply alongside this policy.
Policy DS10: Lodge Farm	The removal of this policy from the Local Plan means that the effects previously associated with it would no longer occur. Significant positive effects were previously identified in relation to SA objectives 2 (provide good quality local services, leisure and cultural opportunities with good access for all sections of the community), 4 (provide affordable and decent housing, which meets the needs of the Borough) and 14 (Promote a sustainable and accessible transport network). Significant negative effects were previously identified in relation to SA objectives 9 (use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables) and 16 (conserve and where possible enhance the Borough’s biodiversity, flora and fauna).
Policy H5: Replacement Dwellings	The previously negligible (0) effect identified on SA objective 13 (conserve and enhance the historic environment, heritage assets and their settings) would now be a minor positive (+) effect as the policy now requires that the replacement of dwellings within the Countryside and Green Belt will be permitted provided that the existing dwelling to be demolished is not of historic merit.
Policy TC2: Rugby Town Centre Comparison and Convenience Floor	The now-deleted policy TC3 (see below) has been merged with this policy TC2. A revised SA matrix for the newly combined policy has been prepared (see Appendix 2). Potential significant positive (++) effects have been identified on SA objective 6

Local Plan policy/proposal	Change to SA findings as a result of the proposed Main Modifications
Space Requirements	(promote/enable a strong, stable and sustainable local economy), SA objective 7 (promote the vitality and viability of the town centre) and SA objective 8 (promote the regeneration of urban areas). While significant positive effects were already identified for the policy in relation to SA objectives 6 and 7, the significant positive effect now identified for SA objective 8 is new. No potential significant negative (--) effects are identified in relation to the amended policy TC2 (this was also the case for the policy prior to the modifications).
TC3: Directing Development in the Town Centre	The deletion of policy TC3 means that the likely effects previously identified for the policy would not occur as a result of TC3; however the wording has been amalgamated with that of policy TC2 (see above). Likely significant positive (++) effects from policy TC3 were previously identified in relation to SA objectives 6 (promote/enable a strong, stable and sustainable local economy), 7 (promote the vitality and viability of the town centre) and 8 (promote the regeneration of urban areas). No likely significant negative (--) effects were previously identified.
Policy NE2: Biodiversity	The deletion of this policy means that the likely effects previously identified would no longer occur as a result of this policy . A significant positive (++) effect was previously identified in relation to SA objective 16 (conserve and where possible enhance the Borough's biodiversity, flora and fauna) and no likely significant negative (--) effects were identified. As the requirements of this policy are now incorporated into policy NE1, the additional wording strengthens the significant positive (++) effect on SA objective 16 identified for that policy (see above).
Policy NE4: Landscape Protection and Enhancement	The removal of the criterion relating to avoiding detrimental impacts on features which make a significant contribution to the character, history and setting of an asset, settlement or area means that the minor positive (+) effect previously identified in relation to SA objective 13 (conserve and enhance the historic environment, heritage assets and their settings) would no longer occur and the effect of the policy on that SA objective would now be negligible (0) . However, it is recognised that other policies in the Local Plan relating to the protection of local heritage would still apply alongside this policy.
Policy SDC6: Sustainable Urban Drainage	The deletion of the policy criterion relating to the re-use and recycling of water means that the minor positive (+) effect previously identified in relation to SA objective 9 (use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables) would no longer occur and the effect of the policy on this objective is now negligible (0) .

- 1.21 In addition to the changes to SA findings described above, policies HS5: Traffic Generation and Air Quality, Noise and Vibration and NE1: Protecting Designated Biodiversity and Geodiversity Assets have both been significantly revised and therefore new SA matrices have been prepared for those policies (see **Appendix 3**). Although some of the justification text for scores has been amended, the SA scores for the policies are unchanged.

Cumulative effects

- 1.22 Although a number of changes to SA scores would result from the main modifications, some of which reduce or remove positive effects previously identified, the changes to the SA findings (as summarised in **Table 2** above) do not fundamentally alter the in-combination effects of the Local Plan as described in paras 6.52 to 6.105 of the Publication Draft SA report (September 2016). The removal of the Lodge Farm site allocation (policy DS10), as well as two of the other sites previously allocated in policy DS3: Residential Allocations, does not materially affect the in-combination effects of the numerous sites allocated through the Local Plan in policy DS3.

Monitoring

- 1.23 The September 2016 SA Report which accompanied the examined Local Plan proposed indicators for monitoring the likely significant effects identified through the SA of the Local Plan. Having reviewed and appraised all the proposed Main Modifications to the Local Plan, it is considered that the same monitoring indicators remain appropriate and no changes to the SA monitoring framework are proposed.

Next Steps

- 1.24 This SA Addendum will be published for consultation alongside the proposed Main Modifications to the Local Plan.
- 1.25 Following the consultation on the proposed modifications to the Local Plan, the Inspector will consider the representations made in respect of the Main Modifications and will report on the soundness of the Local Plan as modified.
- 1.26 If the Local Plan is found to be 'sound', it can be formally adopted by Rugby Borough Council. Once the Local Plan has been adopted, a SA Adoption Statement will be published to report the full plan-making and SA process and the framework for monitoring future effects, as required by the SEA Regulations.

LUC
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Appendix 1

SA Framework for the Rugby Borough Local Plan

Table A1.1: SA framework for the Rugby Borough Local Plan

SA objectives	Sub-questions	Relevant topic(s) as set out in the SEA Regulations
1. Reduce/eliminate poverty, disadvantage and social exclusion	<ul style="list-style-type: none"> • Will it promote or support employment opportunities across the Borough for the most deprived wards? • Will it encourage active involvement of local people in community activities? • Will it maximise opportunities for all members of society? • Will it reduce fuel poverty? • Will it maintain and enhance rural facilities? 	<ul style="list-style-type: none"> • Population • Human health
2. Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	<ul style="list-style-type: none"> • Will it promote good quality local services with good access for all sections of the community? • Will it promote mixed-use development with good accessibility to local services that will reduce the need to travel? • Will it provide a range of leisure and cultural opportunities for all? 	<ul style="list-style-type: none"> • Population • Human health • Material assets
3. Promote/improve health of the population and reduce health inequalities	<ul style="list-style-type: none"> • Will it promote healthy, active lifestyles through the protection and provision of facilities and locations of sporting/recreational activities (e.g. playing fields, sports facilities, cycleways, footpaths etc.)? • Will it reduce obesity? • Will it improve access for all to health facilities? 	<ul style="list-style-type: none"> • Population • Human health
4. Provide affordable and decent housing, which meets the needs of the Borough	<ul style="list-style-type: none"> • Will it provide an adequate supply of affordable housing? • Will it support the provision of a range of house types and sizes to meet the needs of all sectors of the community? • Will it reduce homelessness? • Will it provide a decent home for all? • Will it ensure that all new development contributes to local distinctiveness and improve the local environment? • Will it meet the building specification guidance in the Code for Sustainable Homes? 	<ul style="list-style-type: none"> • Material assets
5. Reduce crime, fear of crime and anti-social behaviour	<ul style="list-style-type: none"> • Will it reduce crime, fear of crime and anti-social behaviour? • Will it promote design of buildings and public spaces to reduce the potential of crime? 	<ul style="list-style-type: none"> • Population

SA objectives	Sub-questions	Relevant topic(s) as set out in the SEA Regulations
6. Promote/enable a strong, stable and sustainable local economy	<ul style="list-style-type: none"> • Will it provide employment opportunities for all? • Will it improve business development and enhance competitiveness? • Will it assist businesses in finding appropriate land and premises? • Will it support the rural economy and farm diversification? • Will it promote sustainable tourism opportunities? • Will it support or encourage social enterprise and the development of new environmental technologies? 	<ul style="list-style-type: none"> • Population • Material assets
7. Promote the vitality and viability of the town centre	<ul style="list-style-type: none"> • Will it promote Rugby as a destination of choice of shopping? • Will it improve the quality of the public realm? • Will it make land and property available for a range of different business needs within the town centre? 	<ul style="list-style-type: none"> • Material assets
8. Promote the regeneration of urban areas	<ul style="list-style-type: none"> • Will it provide affordable housing and decent homes? • Will it allow access for all? • Will it assist businesses in finding appropriate land and premises? • Will it provide employment opportunities for all? • Will it promote design of buildings and public spaces to reduce the potential of crime? • Will it ensure the provision of new development, including conversions, on previously developed land as opposed to greenfield sites and through conversion of existing buildings? • Will it require good design to create attractive, high quality environments where people will choose to live, work and/or spend leisure time? • Will it improve people's satisfaction with their neighbourhood? • Will it ensure development is co-ordinated with essential infrastructure to support future sustainable growth? 	<ul style="list-style-type: none"> • Material assets
9. Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	<ul style="list-style-type: none"> • Will it exacerbate water abstraction levels? • Will it increase water consumption? • Will it include energy efficiency measures? • Will it encourage energy production from sustainable sources? • Will it safeguard Rugby's material resources for future use? • Will it utilise derelict, degraded and under-used land and buildings? • Will it lead to reduced consumption of materials and resources? • Will it lead to higher density development? 	<ul style="list-style-type: none"> • Soil • Water • Material assets
10. Minimise waste and manage it sustainably	<ul style="list-style-type: none"> • Will it reduce the amount of waste produced? • Will it maximise the recovery, re-use and recycling of waste? • Will it promote 'on-site' sustainable waste management facilities within new developments? 	<ul style="list-style-type: none"> • Material assets

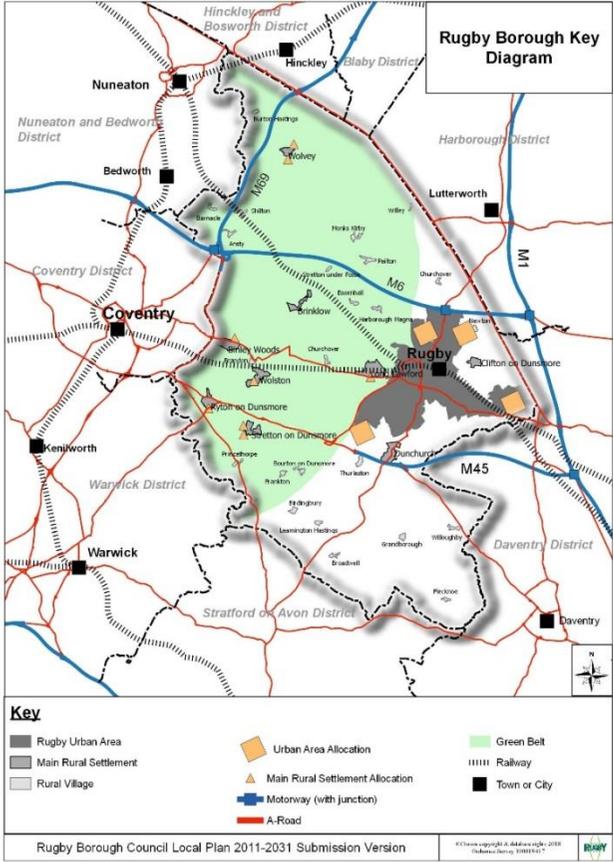
SA objectives	Sub-questions	Relevant topic(s) as set out in the SEA Regulations
11. Reduce the Borough's contribution to climate change	<ul style="list-style-type: none"> • Will it reduce non-renewable energy consumption and greenhouse gas emissions? • Will it help reduce Rugby's carbon footprint? • Will it reduce the rate of increase in transport-related carbon and greenhouse gas emissions by reducing the need for private car use? • Will it require that development proposals are guided by 'climate proofing' principles (to allow an increase in use of renewable energies in the future)? 	<ul style="list-style-type: none"> • Climatic factors
12. Avoid, reduce and manage flood risk	<ul style="list-style-type: none"> • Will it minimise the risk of flooding from rivers and watercourses to people and property? • Will it reduce the risk of damage to property from storm events? • Will it increase the number of new developments that incorporate sustainable drainage techniques including SuDS? 	<ul style="list-style-type: none"> • Water
13. Conserve and enhance the historic environment, heritage assets and their settings.	<ul style="list-style-type: none"> • Will it preserve buildings of architectural or historic interest and, where necessary, encourage their conservation and renewal? • Will it preserve or enhance archaeological sites/remains? • Will it improve and broaden access to, understanding and enjoyment of the historic environment? • Will it support heritage-led regeneration and capitalise on the social and economic contribution of the historic environment to the regeneration of the Borough? • Will it preserve or enhance the setting of cultural heritage assets? • Will it safeguard and enhance the character of the landscape/townscape and local distinctiveness and identity? • Will it reduce the amount of derelict, degraded and under-used land? • Will it increase the economic benefit derived from the historic environment (e.g. promoting heritage based tourism)? • Will it support the sustainable use of historic farmsteads? 	<ul style="list-style-type: none"> • Cultural heritage including architectural and archaeological heritage
14. Promote a sustainable and accessible transport network	<ul style="list-style-type: none"> • Will it promote the use of sustainable modes of transport? • Will it promote mixed-use development that reduces reliance on the private car? • Will it provide good access to services/facilities for all? • Will it promote travel plans, car share schemes? • Will it promote the development of park and ride schemes? • Will it reduce traffic volumes? • Will it reduce the negative environmental impacts of transport? 	<ul style="list-style-type: none"> • Material assets

SA objectives	Sub-questions	Relevant topic(s) as set out in the SEA Regulations
15. Reduce all forms of pollution	<ul style="list-style-type: none"> • Will it maintain and improve local air quality? • Will it improve levels of noise, light pollution, odour and vibration? • Will it maintain and improve the biological and chemical water quality of water bodies in the Borough? • Will it minimise soil contamination and improve soil quality? • Will it minimise diffuse as well as point source pollution? • Will it promote more sustainable transport patterns, particularly in areas of low air quality (e.g. AQMAs)? • Will it separate polluting development away from sensitive receptors? 	<ul style="list-style-type: none"> • Soil • Water • Air
16. Conserve and where possible enhance the Borough's biodiversity, flora and fauna	<ul style="list-style-type: none"> • Will it lead to habitat creation, matching BAP priorities? • Will it conserve and enhance species diversity and in particular avoid harm to protected species? • Will it maintain and enhance sites designated for their nature conservation interest? • Will it maintain and enhance woodland/hedgerow cover and management? • Will it maintain and enhance sites designated for their geodiversity interest? • Will it increase awareness of biodiversity and geodiversity issues? • Will it encourage the development of new biodiversity assets and linkages to existing habitats within/alongside development? • Will it increase the provision of and access to green infrastructure? 	<ul style="list-style-type: none"> • Fauna • Flora
17. Maintain and where possible enhance the quality of landscapes	<ul style="list-style-type: none"> • Will it safeguard and enhance the character of the landscape and local distinctiveness and identity? • Will it reduce the amount of derelict, degraded and under-used land? • Will it preserve distinctive historic landscapes? 	<ul style="list-style-type: none"> • Landscape
18. Maintain and where possible enhance the quality of townscapes	<ul style="list-style-type: none"> • Will it maintain and enhance the character of the townscape and local distinctiveness and sense of place? • Will it reduce the number of derelict, under-used and vacant buildings? • Will it achieve high quality and sustainable design for the built environment sensitive to the locality? 	<ul style="list-style-type: none"> • Material assets • Cultural heritage including architectural and archaeological heritage

Appendix 2

Detailed Schedule of Proposed Main Modifications and their Implications for the SA Findings Reported Previously

Chapter 2: Context, Vision & Objectives

Ref	Policy/ Paragraph No	Proposed Change	Reason for Change	Implications for SA findings reported previously
MM1	New paragraph after 2.23 and amended key diagram.	<p><u>The overall strategy for managing development in the borough during the plan period is illustrated in the key diagram</u></p>  <p>The map, titled 'Rugby Borough Key Diagram', shows the geographical context of Rugby. It features a central urban area shaded in dark grey, surrounded by a green belt. Various urban area allocations are marked with orange squares, and main rural settlement allocations are marked with orange triangles. The map includes major roads like the M1, M6, and M45, and identifies surrounding districts such as Coventry, Warwick, Daventry, and Stratford-on-Avon. A key at the bottom explains the symbols used for urban areas, rural settlements, green belt, and transport infrastructure.</p>	Additional paragraph and key diagram added to ensure the plan is consistent with national policy.	No change to SA findings – the key diagram illustrates the Local Plan proposals, any proposed modifications to which are considered separately throughout this schedule.

Chapter 3: General Principles

Ref	Policy/ Paragraph No	Proposed Change	Reason for Change	Implications for SA findings reported previously
MM2	Policy GP1	<p>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants to jointly find solutions, which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay unless material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application the development plan is absent, silent, or relevant policies are out of date at the time of making the decision, then the Council will grant planning permission unless material considerations indicate otherwise taking into account whether:</p> <ul style="list-style-type: none"> • Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or <p>specific policies in that Framework indicate that development should be restricted.</p>	To ensure the Plan is consistent with national policy.	No change to SA findings – the deletion of some of the policy text does not affect its overall meaning or the presumption in favour of sustainable development which is the reason for the minor positive effects previously identified for all of the SA objectives.
MM3	Paragraph 3.4	At the heart of the Government’s national policy on planning is a presumption in favour of sustainable development. It is described as a ‘golden thread’ running through the entire planning framework, which must be reflected in both plan making and decision taking. All plans should be based upon and reflect the presumption in favour	To ensure the Plan is consistent with national policy in the revised NPPF.	No change to SA findings – the deletion of this supporting text does not affect the meaning of policy GP1, changes to which are considered separately above.

		of sustainable development, with clear policies that will guide how the presumption should be applied locally.		
MM4	Policy GP2 <i>[second section]</i>	Main Rural Settlements Development will be permitted within the existing boundaries of all Main Rural settlements <u>and on allocated sites</u> .	To ensure the settlement hierarchy is effective and consistent with the development strategy of the plan.	No change to SA findings – the additional text does not change the meaning of the policy.
MM5	Paragraph 3.15 <i>[First sentence]</i>	Green Belt affords the greatest protection of land in planning terms, <u>and therefore only in very exceptional circumstances will development will only be permitted in the</u> These circumstances are determined where national policy on Green Belt allows and development will be permitted through the application of the relevant criteria as set out in national policy.	To ensure the Plan is consistent with national policy on the Green Belt.	No change to SA findings – the minor wording change does not affect the Local Plan’s policy approach in relation to Green Belt.
MM6	Paragraph 3.16 <i>[Last sentence]</i>	The hierarchy in Policy GP2 provides a clear sequential approach to the selection of sustainable <u>sustainable</u> locations for development through the life of the Local Plan. However, there are locations that are specifically excluded from this hierarchy which could be considered as <u>sustainable accessible</u> locations for development. The administrative boundary of Rugby Borough sits very close to urban areas such as Bedworth, Nuneaton, Hinckley and Coventry in addition to existing major developed sites such as Magna Park and Daventry International Rail Freight Terminal (DIRFT). Development within the Borough that is related to these <u>urban</u> areas or sites remains contrary to the wider approach <u>spatial strategy</u> set out in this strategy <u>the Plan to focus development at Rugby and the Main Rural Settlements. Therefore as any such development would not assist in achieving sustainable development focused on Rugby Town. Any such proposal would be judged on its merits in partnership consultation with the relevant neighbouring Local Planning Authority, taking account of other policies of this plan and national planning policy.</u>	To ensure Policy GP2 is consistent with the potential locations for gypsy and traveller accommodation in Policy DS2 and with national policy.	No change to SA findings – the wording changes in this paragraph do not affect its overall meaning.

<p>MM7</p>	<p>Policy GP3</p>	<p>Policy GP3: Previously Developed Land and Conversions</p> <p>The Council will support the redevelopment of previously developed land <u>where proposals are compliant with the policies within this Local Plan. In particular in-consideration will be given to</u> of the following:</p> <ul style="list-style-type: none"> • The visual impact on the surrounding landscape and properties; • The impact on existing services if an intensification of the land is proposed; <u>and</u> • The impact on any heritage or biodiversity assets. <p>In addition the Council will support and promote the innovative reuse of the existing building stock for social, cultural and economic purposes.</p> <p>Proposals to re-use and adapt existing buildings <u>in rural areas</u> will be permitted subject to the following criteria:</p> <ul style="list-style-type: none"> • the building is of permanent and substantial construction; • the condition of the building, its nature and location, makes it suitable for re-use or adaptation; • the proposed use or adaptation can be accommodated without extensive rebuilding; • The proposal is of a high quality and sustainable design, retaining the external and/or internal features that contribute positively to the character of the building and its surroundings; • the proposal retains and respects the special qualities and features of listed and other traditional rural buildings; and • the appearance and setting of the building following conversion protects, and where possible enhances, the character and appearance of the countryside. <p><u>Proposals which are deemed to be Permitted Development</u></p>	<p>To ensure that Policy GP3 is effective, justified and consistent with national policy.</p>	<p>Change to SA findings – the removal of the text relating to reusing buildings for social, cultural and economic purposes means that the minor positive effect previously identified in relation to SA objective 2 (provide good quality local services, leisure and cultural opportunities with good access for all sections of the community) would no longer occur and the likely effect would instead be negligible (0).</p> <p>The additional wording relating to the historic environment reinforces the minor positive effect already identified in relation to SA objective 13 (conserve and enhance the historic environment, heritage assets and their settings) but is not considered to increase the effect to significant positive.</p>
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		<p><u>or where Prior Approval is required and granted under The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any subsequent updates to this) do not need to comply with the provisions of GP3.</u></p> <p><u>For proposals which involve changes to historic assets or their setting, this policy should be read in conjunction with SDC3: Protecting and Enhancing the Historic Environment.</u></p> <p>When granting permission for any development under this Policy the Council will remove any permitted development rights applying to the building and its curtilage.</p>		
MM8	Policy GP4	<p>Policy GP4: Safeguarding development potential</p> <p>Planning permission will not be granted for development which would prejudice:</p> <ul style="list-style-type: none"> • The development potential of other land being realised <u>which is necessary to meet the identified development needs of the Borough, support the long term planning of the area or, including the comprehensive development of an allocated larger site;</u> • The provision of infrastructure <u>identified as necessary to support the current and future development of the Borough;</u> or • Land that is demonstrated as required for flood risk management. 	To ensure the policy is justified and effective.	No change to SA findings – the amended wording does not change the meaning of the policy.
MM9	Paragraph 3.21 (last 3 sentences)	Development may prevent the potential of other land being realised. Such land may or may not be contiguous and any potential it might have could be within the period of this Local Plan, or beyond. Similarly, it may prevent the provision of important infrastructure, e.g. extensions to the drainage system and the highway network, or the implementation of other transport schemes, including pedestrian and cycle links. It may in particular hinder the achievement of appropriate mixed use developments. Such development could therefore frustrate the proper planning	To clarify the purpose of the policy and ensure it is effective.	No change to SA findings – the minor amendments to the wording of this paragraph do not change its meaning.

		of the wider larger area and a comprehensive approach to its development, which would not be consistent with the efficient use of resources. The sterilisation of areas of land can often occur with the development of 'backland' and areas of vacant or underused land. Where appropriate the Council will prepare briefs <u>or Masterplan Supplementary Planning Documents (SPDs)</u> to assist the comprehensive development of an area, including land allocated for development in this Local Plan.		
MM10	After paragraph 3.21 <i>[New paragraphs before and after 3.22]</i>	<p><u>3.21a One specific example of a piece of infrastructure which may come forward in future is the Rugby Parkway Railway Station Scheme. This is being led by Warwickshire County Council with a view to ensuring that the borough has the connectivity necessary to secure the long term economic and residential development of the area, served by sustainable modes of transport. The land for the Station requires safeguarding for its future success and Policy GP4 aims to provide this protection.</u></p> <p>3.22 In deciding whether development of land could be prejudicial, account will be taken of whether nearby land is allocated for development, or could be developed in the context of existing and emerging local, regional and national planning policy. Similarly, in assessing whether the provision of infrastructure could be compromised, account will be taken of known schemes and the likelihood of other schemes being prepared, in the light of existing and emerging planning policy and other guidance.</p> <p><u>3.22a The IDP is a live document which will be updated periodically to include updates to the infrastructure required. This policy allows for protection of sites for infrastructure which may be added to the IDP after the adoption of the Local Plan.</u></p>	To clarify the purpose of the policy and make explicit reference to the Parkway station.	No change to SA findings – the potential station development referred to in this new paragraph is not being proposed through the Local Plan and would instead come forward at County level. The new wording does not affect the meaning of policy GP4, changes to which are considered separately above.
MM11	Policy GP5.	Policy GP5: Parish or Neighbourhood Level Documents	To ensure the policy is effective and consistent with the NPPF and to	No change to SA findings – the SA previously identified likely negligible effects for this policy against all SA

		<p><u>Neighbourhood Plans</u></p> <p><u>The Council will support communities in the preparation of neighbourhood plans.</u></p> <p><u>Neighbourhood plans will need to:</u></p> <ul style="list-style-type: none"> • <u>have been through an independent examination process and have been made by Rugby Borough Council;</u> • <u>be in general conformity with the strategic policies of this Local Plan; and</u> • <u>not promote less development than is set out in this Local Plan.</u> <p><u>Once made a neighbourhood plan forms part of the Development Plan for the Borough. The planning policies contained within a made neighbourhood plan will be used alongside the policies of this Local Plan to determine decisions on planning applications. Neighbourhood plans can also help to inform the requirement and scope of development contributions associated with a planning permission.</u></p> <p><u>Parish Plans and Design Guides</u></p> <p><u>Parish Plans and design guides will need to:</u></p> <ul style="list-style-type: none"> • <u>have been endorsed by Rugby Borough Council; and</u> • <u>be in general conformity with the Local Plan.</u> <p><u>Parish Plans and Design Guides do not form part of the development plan for the Borough. They will be a material consideration in determining decisions on planning applications.</u></p> <p><u>Where the views of a community are expressed in a Parish or Neighbourhood Plan (or equivalent), they will be taken into account in the planning system. For the views of a community to be considered, the Parish or Neighbourhood</u></p>	<p>make clear the difference between the weight given to Parish Plans and the statutory role of Neighbourhood Plans.</p>	<p>objectives, as it is not currently known what development may result from a parish or neighbourhood level plan or what its effects would be. In addition, any such plans are likely to be subject to SEA during their preparation. The amended policy wording does not affect this conclusion for any of the SA objectives.</p>
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		<p>Plan will need to:</p> <p>Where appropriate the Council will support communities in the preparation of:</p> <p>a) Parish Plans;</p> <p>b) Parish Design Statements, and;</p> <p>c) Neighbourhood Plans.</p> <p>The preparation of the Plans and statements will need to:</p> <ul style="list-style-type: none"> • have been endorsed/made by Rugby Borough Council; • be in general conformity with the Local Plan; • be in conformity with national policy; and • be regularly reviewed and updated if necessary. <p>Once 'made', Neighbourhood Plans will form part of the Development Plan. Parish Plans/Village Design statements will be a material consideration in the determination of planning applications.</p> <p>The use of Parish or Neighbourhood Plans will principally inform:</p> <ul style="list-style-type: none"> • the determination of a planning application; • the requirement and scope of development contributions associated with a planning permission; and • the assessment of schemes in the context of a need identified through the Parish or Neighbourhood Plan 		
MM12	New paragraph to be inserted after paragraph 3.25	<p><u>3.25a Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan. For the purposes of this all of the policies contained within this Local Plan are deemed to be strategic policies.</u></p>	To ensure the Plan is effective in clarifying the relationship of its policies with those in Neighbourhood Plans.	No change to SA findings – the additional wording provides clarification but does not affect the meaning of policy GP5, changes to which are considered separately above.
MM13	New paragraph to be inserted after paragraph	<p><u>3.25b Parish Plans and Design Guides do not hold as much weight in decision making as a Neighbourhood Plan. However they can be a useful tool for communities in stating their preference for the future development of their</u></p>	To make clear to the weight to be attached to non-statutory parish level documents and	No change to SA findings – the additional wording provides clarification but does not affect the meaning of policy GP5, changes to which are

	3.26	<u>communities without the requirement to embark on a more lengthy Neighbourhood Plan process.</u>	their role within the planning process.	considered separately above.
MM14	Deletion of paragraph 3.26	3.26 However, the production of a Neighbourhood Plan may not be the right approach for a community to establish their view for their area and a non-statutory document such as a Parish Plan (or equivalent) may be more appropriate.	This has been reworded for clarity in paragraph 3.25b	No change to SA findings – the deletion of this text does not affect the meaning of policy GP5, changes to which are considered separately above.

Chapter 4: Development Strategy

Ref	Policy/Paragraph No	Proposed Change	Reason for Change	Implications for SA findings reported previously
MM15	Policy DS1.	<p>Policy DS1: Overall Development Needs</p> <p>The following levels of housing and employment development will be planned for and provided within Rugby Borough between 2011 and 2031:</p> <p style="padding-left: 40px;">a) <u>12,400 additional homes, including 2,800 dwellings to meet Coventry’s unmet needs, with the following phased annual requirement:</u></p> <ul style="list-style-type: none"> • <u>Phase 1: 2011-2018 -540 dwellings per annum;</u> • <u>Phase 2: 2018-2031 -663 dwellings per annum.</u> <p style="padding-left: 40px;">b) <u>208 ha of 110ha of employment land, including 98 ha to meet Coventry’s unmet needs.</u></p> <p>All new development will be sustainable and of a high quality, fully supported by infrastructure provision and environmental mitigation and enhancement as required in the policies contained within this Plan.</p>	To ensure that the Plan is positively prepared and effective in setting out the development requirements of the Plan, including Coventry’s unmet needs.	<p>No change to SA findings - the amended policy wording relating to the provision of housing to meet Coventry’s unmet needs strengthens the already significant positive effect identified for SA objective 4 (provide affordable and decent housing, which meets the needs of the Borough). The total amount of housing to be provided through the Local Plan is unchanged. The additional information about phasing does not affect the SA findings, although it provides further information about when the likely effects of the housing delivery would be experienced (fairly evenly over between the two phases).</p> <p>The amended wording relating to the provision of employment land to meet Coventry’s unmet needs strengthens the significant positive effect already identified in relation to SA objective 6 (promote/enable a strong, stable and</p>

				<p>sustainable local economy) as 208ha rather than 110ha of employment land is now proposed to be provided, including 98ha specifically to meet Coventry's needs. This change would also strengthen the minor positive effect previously identified in relation to SA objective 1 (reduce/eliminate poverty, disadvantage and social exclusion) although not to the extent that the positive effect would become significant.</p> <p>A number of potential minor negative effects were previously identified for this policy in relation to the environmental SA objectives due to the overall scale of development proposed. The increase in the total amount of employment land to be provided reinforces these potential negative effects, although they are still not considered likely to be significant and it is still recognised that effects cannot be determined with more certainty until specific development proposals come forward.</p>
MM16	Paragraph 4.7	The 'Updated Assessment of Housing Need: Coventry-Warwickshire HMA' (September 2015) sets out the objectively assessed future housing needs of the Housing Market Area and the six local authority areas within it. The report indicates that Rugby Borough's Objectively Assessed Housing Need (OAHN) is 480 dwellings per annum, which equates to 9,600 dwellings over the plan period. However, in recognition that Coventry City Council is unable to accommodate its housing needs in full within the City boundary, the Local Plan seeks to provide for 2,800 dwellings over the plan period towards Coventry's housing	To ensure the Plan is positively prepared and its OAHN justified in respect of the latest population and household projections.	No change to SA findings – the amendments to this paragraph provide context for the changes to policy DS1, changes to which are considered separately above in terms of their implications for the SA findings reported previously.

		<p>needs. Rugby Borough Council therefore aims to meet its housing requirement by providing for a minimum of 12,400 new homes between 2011 and 2031, at an indicative rate of 620 dwellings per annum during the plan period. <u>More recent housing needs evidence (2016) has analysed the 2014-based ONS subnational population projections (SNPP) and CLG (2014-based) household projections with regard to housing need in the Coventry and Warwickshire Housing Market Area (HMA). The analysis builds on information in the September 2015 Updated Assessment of Housing Need (UAoHN) which used 2012-based projection data to underpin a number of demographic and economic scenarios – ultimately leading to conclusions about housing needs across the HMA. The analysis shows across the HMA that the more up-to-date information suggests a virtually identical level of housing need (4,237 per annum compared with 4,272 previously). This updated analysis, taking account of more recent published data, does not suggest any fundamental differences from the analysis and conclusions as set out in the UAoHN of September 2015. Whilst some figures for individual local authorities change slightly, it is clear, at the HMA level that the assessed level of need in the UAoHN (and linked to 2012-based data) remains sound.</u></p>		
<p>MM17</p>	<p>Paragraph 4.8</p>	<p>The Rugby Borough 'Employment Land Study' (May 2015) concludes that 96-128 hectares of employment land is required within Rugby Borough <u>to meet Rugby's need throughout the plan period (6-8 hectares per annum).</u> <u>This is in order to support economic growth and balance the provision of new jobs with housing provision.</u> Work informing the Local Plan has considered the extent of sites proposed for employment development, evidence of jobs growth forecasts and labour supply figures for the plan period, and average rates of past employment land take-up over a number of recent time periods, to provide an employment land target that aligns with the housing needs of the Local Plan. The combination of these factors has led to the target of 110 hectares of gross employment land</p>	<p>To ensure that the Plan is positively prepared and justified in meeting and Coventry's unmet employment land requirements.</p>	<p>No change to SA findings – the amendments to this paragraph provide context for the changes to policy DS1, changes to which are considered separately above in terms of their implications for the SA findings reported previously.</p>

		provision, <u>to meet Rugby's need</u> being situated within the middle range recommended in the Employment Land Study. <u>DS1 also identifies the unmet employment needs of Coventry that are being met within Rugby Borough, as agreed through the Memorandum of Understanding for the employment land needs of Coventry and Warwickshire which is considered to provide an appropriate level of flexibility over employment land completions trends in both over the longer term and in more recent years.</u>			
MM18	Paragraph 4.10	The housing requirement included within the Local Plan will be provided in two distinct phases with different annual rates of delivery. Phase 1 of the plan period is between 2011 and the point of adoption - 2018 7 . The annual housing target in Phase 1 is 540 dwellings per annum, reflecting the adopted target contained within the previous Development Plan - the Core Strategy, June 2011. Phase 2 of the plan period is between the point of adoption and 2031, i.e. 2018 7 -2031. The annual housing target in phase 2 is 663 <u>654</u> dwellings per annum		To ensure the Plan is justified and effective in respect of the annual housing requirement.	No change to SA findings – the amendments to this paragraph reflect the fact that the Local Plan is now expected to be adopted in 2017 rather than 2018, and the resulting changes to the phasing target do not affect the overall amount of housing to be provided through the Local Plan.
MM19	Paragraph 4.12	Dwellings constructed between 1 st April 2011 and 31 st March 2017 6	2,577 <u>2,201</u>	To reflect updated housing monitoring data and ensure the Plan is effective in setting out its housing land supply.	No change to SA findings – the information set out in this table has been updated to reflect the current situation regarding housing completions and planning permissions granted. The overall amount of housing to be provided through the Local Plan is unchanged (see policy DS1 above).
		Number of permitted dwellings anticipated to be completed within between 1 st April 2017 6 and 31 st March 2031	5,636 <u>6,505</u>		
		An allowance for windfall sites in this plan between 1 st April 2017 6 and March 31 st 2031	630 <u>645</u>		
		Number of dwellings required to be allocated in this plan	3,918 <u>2,688</u>		
		Number of allocated dwellings anticipated to be	5,182		

		completed within the plan period	<u>4,855</u>		
		Total anticipated provision in the plan period	<u>14,567</u> 13,664		
MM20	Paragraph 4.13	At 1 April 2016 7 , planning permission has been granted for <u>9,221</u> 9346 dwellings in Rugby Borough. However, as demonstrated by the housing trajectory, 5636 <u>6,505</u> of these dwellings are anticipated to be completed in the plan period. In addition to completions and commitments the Council has made an assessment of windfall sites (sites that are less than 5 dwellings) which are likely to emerge based on past trends. Windfall sites have consistently played an important role in the housing supply of the Borough. It is anticipated that this trend will continue, particularly because this Local Plan allows for development within the settlement boundary of Rural Villages (as set out in Policy GP2) and because recent changes in permitted development rights will continue to enable residential development.		To reflect updated housing monitoring data and ensure the Plan is effective in setting out its housing land supply.	No change to SA findings – the amendments to this paragraph provide context for the changes to policy DS1, changes to which are considered separately above in terms of their implications for the SA findings reported previously.
MM21	Paragraph 4.14	Taking account of the 2201 <u>2,577</u> completions within the plan period to date, anticipated delivery on committed sites and an allowance for windfall sites, the Council needs to identify sites for an additional <u>2,688</u> 3,918 dwellings within the plan period. This Local Plan identifies sites for a potential <u>6,290</u> 7,995 dwellings and, as demonstrated in the housing trajectory, <u>4,855</u> 5,182 of these allocated dwellings are anticipated to be delivered in the plan period.		To reflect updated housing monitoring data and ensure the Plan is effective in setting out its housing land supply.	No change to SA findings – the amendments to this paragraph provide context for the changes to policy DS1, changes to which are considered separately above in terms of their implications for the SA findings reported previously.
MM22	Paragraph 4.15	The proposed allocation sites therefore put additional land into supply. As required by national policy this allows for an element of flexibility against the plan target of 12,400, in the event that some sites fail to come forward or are delivered with reduced capacities than allowed for in the Local Plan. As stated in the table at paragraph 4.12, <u>14,567</u>		To reflect updated housing monitoring data and ensure the Plan is effective in setting out its housing	No change to SA findings – the amendments to this paragraph provide context for the changes to policy DS1, changes to which are considered separately above in terms of their implications for the SA findings

		13,664 dwellings are anticipated to come forward within the plan period as reflected in the housing trajectory.	land supply.	reported previously.		
MM23	Meeting the Employment Requirement <i>[Beneath paragraph 4.16]</i>	<u>Table showing employment completions, supply and allocations to meet Rugby's Need</u>			For the purposes of clarity and to ensure the Plan is justified and effective in setting out its employment land supply to meet both the needs of Rugby and the unmet needs of Coventry.	No change to SA findings – the amendments to this table provide context for the changes to policy DS1, changes to which are considered separately above in terms of their implications for the SA findings reported previously.
			Gross Site Area (ha)	Employment Type		
		COMPLETIONS				
		Central Park	<u>6.46</u> 2.44	B1/B2/B8		
		Rugby Gateway	<u>31.36</u> 9.5	B8		
		TOTAL	<u>37.82</u> 11.94			
		SUPPLY				
		Rugby Gateway	<u>4.34</u> 26.5	B8		
		Central Park	<u>3.69</u> 6.23	B1/B2/B8		
		Somers Road	0.7	B1/B2/B8		
		Paynes Lane	2.2	B1/B2/B8		
		Europark	0.4	B1 /B2/B8		
		<u>Europark Extension</u>	<u>2.93</u>	<u>B2/B8</u>		
Shilton Industrial Estate	0.5	B1/B2/B8				

HTA Precision Land west of A5, CV23 0AJ	3.2	B1/B2/B8
TOTAL	<u>17.96</u> 39.73	
ALLOCATIONS		
Coton Park East	7.5	B1/B2/B8
Cawston Spinney South West Rugby	35	B8
Rugby Radio Station_*	16	B1/B2/B8
TOTAL	58.5	
OVERALL TOTAL (rounded)	<u>114.28</u> 110	

Table showing employment completions and supply to meet
Coventry's unmet need.

**Gross Site
Area (ha)**

COMPLETIONS & SUPPLY

Ansty Park 41

Former Peugeot Site,
Ryton 57

OVERALL TOTAL **98**

MM24	Paragraph 4.17	It is expected that delivery of the employment land target <u>to meet Rugby's need</u> will deliver a forecast jobs growth of 6,729 FTE B use class jobs for the 2011-2031 plan period, as outlined in the Employment Land Study.	For clarity and to ensure the employment target in the Plan is justified against the evidence.	No change to SA findings – the amendments to this paragraph provide context for the changes to policy DS1, changes to which are considered separately above in terms of their implications for the SA findings reported previously.						
MM25	Paragraph 4.18 <i>[2nd sentence]</i>	However, in forming the employment land target to identify how much land to allocate in the Local Plan, a margin of 31 hectares has been added to achieve <u>past take up rates have been considered to inform</u> the 110 hectare target <u>to meet Rugby's need</u> .	For clarity to ensure the employment land target is justified.	No change to SA findings – the amendments to this paragraph provide context for the changes to policy DS1, changes to which are considered separately above in terms of their implications for the SA findings reported previously.						
MM26	Policy DS2	<p>Policy DS2: Sites for Gypsy, Travellers and Travelling Showpeople</p> <p>The Council will allocate land <u>in a separate Gypsy and Traveller Site Allocations DPD to accommodate</u> meet the requirements for gypsy, travellers and travelling showpeople's accommodation as identified by the Gypsy and Traveller Accommodation Assessment (GTAA) 2014 <u>2017</u>, where compliant with <u>the definitions in Annex 1</u> of the Planning Policy Traveller Sites (PPTS). The GTAA will be updated on a regular basis and as such the pitch allocations requirements will be updated through the GTAA process.</p> <p>The requirements identified in the GTAA 2014 <u>2017</u> are as follows:</p> <table border="1" data-bbox="562 1155 1285 1407"> <thead> <tr> <th data-bbox="562 1155 884 1230">Timeframe</th> <th data-bbox="884 1155 1285 1230">Total required pitch provision</th> </tr> </thead> <tbody> <tr> <td data-bbox="562 1230 884 1326">2014/15 to 2018/19</td> <td data-bbox="884 1230 1285 1326">24 +5 in transit</td> </tr> <tr> <td data-bbox="562 1326 884 1407">2019/20 to 2023/24 <u>2017 to 2022</u></td> <td data-bbox="884 1326 1285 1407">18 <u>35</u></td> </tr> </tbody> </table>	Timeframe	Total required pitch provision	2014/15 to 2018/19	24 +5 in transit	2019/20 to 2023/24 <u>2017 to 2022</u>	18 <u>35</u>	To update following the production of the new 2017 GTAA and ensure it is positively prepared, effective and consistent with national policy in meeting the accommodation needs of gypsies and travellers in the borough over the plan period.	<p>No change to SA findings – the change to the required pitch provision is made to reflect updated evidence and does not affect the significant positive effect on SA objective 4 (provide affordable and decent housing, which meets the needs of the Borough) that was previously identified for this policy.</p> <p>The removal of the requirement for sites to be cumulatively appropriate and proportionate to the nearest settlements, its local services and infrastructure means that the minor positive effect on SA objective 2 (provide good quality local services, leisure and cultural opportunities with good access for all sections of the community) would no longer occur as a result of that criterion; however the amended policy does still require sites to afford good access to local services.</p>
Timeframe	Total required pitch provision									
2014/15 to 2018/19	24 +5 in transit									
2019/20 to 2023/24 <u>2017 to 2022</u>	18 <u>35</u>									

2024/25 to 2028/29 2022 to 2027	-15 <u>12</u>
2029/30 to 2033/34 2027 to 2032	8 <u>14</u>
Total	65 <u>61</u>

~~If necessary, the pitch provision outlined above will be updated following review of the GTAA against the update to the PPTS. This update will be used as evidence in the identification and allocation of land for sites for pitches in the Gypsy and Traveller Site Allocations DPD and in the determination of applicable planning applications.~~

In assessing the suitability of sites for allocation for residential and mixed use occupation by Gypsies, Travellers and Travelling Showpeople, and for the purposes of considering planning applications for such sites, proposals will be supported where the following criteria are met:

- ~~• The site is cumulatively appropriate and proportionate to the nearest settlements, its local services and infrastructure;~~
- The site affords good access to local services such as schools and health facilities;
- ~~The site is not at risk from flooding~~ satisfies the sequential and exception tests for flood risk and is not adjacent to uses likely to endanger the health of occupants such as a refuse tip, sewage treatment works or contaminated land;
- The development is appropriate in scale compared with the size of the existing settlement or nearby settlements;
- The development will be able to achieve a reasonable level of visual and acoustic privacy both for people living on the site and for those living nearby;
- The development has appropriate vehicular access;
- The development will comply with Policy SDC1 in

The minor positive effect of the policy on SA objective 2 therefore remains unchanged.

The amendments to the criterion relating to flooding do not affect the minor positive effect previously identified in relation to SA objective 12 (avoid, reduce and manage flood risk).

The amendments to the criterion relating to design and local amenity do not affect the minor positive effect already identified in relation to SA objective 18 (maintain and where possible enhance the quality of townscapes).

None of the other minor wording amendments proposed to this policy affect the SA findings.

		<p><u>respect of design and impact on the surrounding area and amenity of existing residents; provide a high quality frontage onto the street which maintains or enhances the street scene and which integrates the site into the community;</u></p> <ul style="list-style-type: none"> • The development will be well-laid out to provide adequate space and privacy for residents; • The development will include appropriate landscape measures to avoid <u>mitigate</u> visual impacts and to ensure adequate levels of privacy and residential amenity for occupiers and adjacent occupiers but which avoids enclosing a site with an inappropriate amount of hard landscaping, high walls or fences; • The development should not accommodate non-residential uses that may cause, by virtue of smell, noise or vibration, significant adverse impact on neighbouring business or residents; <u>and</u> • Adequate provision for on-site services for water supply, power, drainage, sewage and waste disposal facilities; and • The development complies with the other relevant policies in this Local Plan. 		
MM27	Paragraph 4.20	<p>The level of need to be contained within DS2, once adopted, will be informed by the Gypsy and Traveller Accommodation Assessment 2014. However, at the time of writing this Publication Draft, the GTAA predates the recent changes to the Planning Policy for Traveller Sites (PPTS), specifically in relation to the definition of Gypsy and Traveller.</p>	To update the Plan and ensure is justified and based on appropriate evidence following the production of the new 2017 GTAA.	No change to SA findings – the deletion of this paragraph reflects the fact that the evidence has now been updated.
MM28	Paragraph 4.21	<p>For the purposes of the PPTS the definition of “gypsies and travellers” at Annex 1 is <u>was</u> updated so that it reflects those “who lead a genuine travelling lifestyle”. <u>The latest version of the Gypsy and Traveller Accommodation Assessment (GTAA) (2017) has been produced in line with the definitions of gypsies and travellers as set out in the 2015 PPTS. As such the Council will take a view on the</u></p>	To update following the production of the new 2017 GTAA.	No change to SA findings – the deletion of this paragraph reflects the fact that the evidence has now been updated and provides context for policy DS2, changes to which are considered separately above in terms of their implications for the SA findings.

		<p>GTAA completed in 2014 as to whether it is consistent with the revised PPTS. The assessment took into account current pitch need and demand, as well as future need, and was based on modelling of data as advocated by 'Gypsy and Traveller Accommodation Assessment Guidance' (DCLG, 2007). If the evidence is deemed to be out of date the Council will take a view as to the merits of updating the GTAA to inform Policy DS2 in meeting the Council's obligation to comply with this statutory requirement.</p>		
MM29	After paragraph 4.22	<p>4.22a <u>The Council is committed to the adoption of a Gypsy and Traveller Site Allocations Development Plan Document (DPD) in line with the Local Development Scheme. The Council has commenced the evidence gathering to inform the DPD, including a Strategic Housing Land Availability Assessment. Very few sites were submitted through the call for sites as part of the Local Plan process. Of these none were deemed to be suitable. The production of the Gypsy and Traveller DPD will ensure the Council can fully assess the options for meeting the identified need and therefore be able to better meet the aims of the PPTS.</u></p> <p>4.22b <u>It is acknowledged that putting in place a strategy to meet the need for Gypsies and Travellers in a separate DPD is not in line with the aims of the PPTS which requires the identification of a supply of specific deliverable and developable sites to meet targets for the first ten years of the plan period to be included within the Local Plan. The PPTS also sets out policies on Traveller sites within the Green Belt making clear that releasing land from the Green Belt should be done through the plan-making process and that this should only be done in exceptional circumstances.</u></p> <p>4.22c <u>However, given the extent of Green Belt, and the location of existing sites in the borough, the recommendations of the GTAA will be utilised in identifying sites for allocation through the DPD. This includes the expansion of existing Gypsy and Traveller sites and the creation of new small sites, as demonstrated to be the</u></p>	<p>To ensure the Plan is positively prepared in seeking to meet the accommodation needs of the travelling community through a Gypsy and Travellers DPD.</p>	<p>No change to SA findings – the addition of these paragraphs provides context for policy DS2, changes to which are considered separately above in terms of their implications for the SA findings.</p>

		<u>preference for Gypsy and Traveller communities. If the assessment of site options to meet the need for Gypsy and Traveller accommodation indicates the need to release land from the Green Belt to allow for the expansion of existing sites or the creation of new sites, the Council will consider whether there are exceptional circumstances to justify this via a partial review of the Local Plan including Policy DS2 to be published alongside the DPD.</u>		
MM30	After paragraph 4.22	<p><u>4.22d While the forthcoming Gypsy and Traveller Site Allocations DPD will look to identify sites to meet the identified need for pitches up to 2031, there is potential to meet some of this need from existing sites, in particular the identified shortfall over the first 5 years of the plan. At June 2017, according to the 2017 GTAA, there were a total of 123 pitches across the Borough. Of these, 16 were unauthorised (where temporary permission has lapsed), 5 have temporary permission, 8 are classed as potential pitches which are currently unoccupied but could be occupied within the next 5 years and 3 are vacant. A further 18 pitches were occupied by non- gypsies and travellers. All of the existing pitches are situated within the Green Belt.</u></p> <p><u>4.22e This means that over the next 5 years there are 11 pitches that could become available (8 potential pitches and 3 vacant). Additionally many of the unauthorised and temporary permissions may be renewed or made permanent. Additional permissions may be granted for new sites or extensions to existing sites which come forward, either as temporary or permanent permissions, subject to conforming with the criteria in policy DS2 and taking into account any other material considerations, including the PPTS. Where these are in the Green Belt very special circumstances will have to be demonstrated.</u></p>	To ensure the Plan is effective in identifying a 5 year supply of Gypsy and traveller sites.	No change to SA findings – the addition of these paragraphs provides context for policy DS2, changes to which are considered separately above in terms of their implications for the SA findings.
MM31	Policy DS3	<p>Policy DS3: Residential allocations</p> <p>The following sites will be allocated for residential development and associated infrastructure and uses as</p>	To ensure the residential allocations are justified in relation	No change to SA findings – the appraisal of this overarching allocations policy focussed on the cumulative

	shown on the Proposals Policies Map:																																									
	<table border="1"> <thead> <tr> <th>Ref</th> <th>Site Name</th> <th>Dwellings</th> </tr> </thead> <tbody> <tr> <td colspan="3">Rugby Urban Edge</td> </tr> <tr> <td>DS3.1</td> <td>Coton House</td> <td>Up to 100</td> </tr> <tr> <td>DS3.21</td> <td>Coton Park East (see Policy DS7)</td> <td>Up to <u>Around 800</u></td> </tr> <tr> <td>DS3.32</td> <td>Rugby Gateway*</td> <td>Up to <u>Around 1300</u></td> </tr> <tr> <td>DS3.43</td> <td>Rugby Radio Station*</td> <td>Up to <u>Around 6200</u></td> </tr> <tr> <td>DS3.54</td> <td>South West Rugby (see Policies DS8 and DS9)</td> <td>Up to <u>Around 5000</u></td> </tr> <tr> <td colspan="3">*planning permission granted and under construction</td> </tr> <tr> <td colspan="3">Main Rural Settlements</td> </tr> <tr> <td>DS3.65</td> <td>Land at Sherwood Farm, Binley Woods</td> <td>Up to <u>Around 6275</u></td> </tr> <tr> <td>DS3.7</td> <td>Land off Lutterworth Farm, Brinklow</td> <td>Up to <u>Around 100</u></td> </tr> <tr> <td>DS3.86</td> <td>Land North of Coventry Road, Long Lawford</td> <td>Up to <u>Around 1500</u></td> </tr> <tr> <td>DS3.97</td> <td>Leamington Road,</td> <td>Up to <u>Around 75</u></td> </tr> </tbody> </table>	Ref	Site Name	Dwellings	Rugby Urban Edge			DS3.1	Coton House	Up to 100	DS3.2 1	Coton Park East (see Policy DS7)	Up to <u>Around 800</u>	DS3.3 2	Rugby Gateway*	Up to <u>Around 1300</u>	DS3.4 3	Rugby Radio Station*	Up to <u>Around 6200</u>	DS3.5 4	South West Rugby (see Policies DS8 and DS9)	Up to <u>Around 5000</u>	*planning permission granted and under construction			Main Rural Settlements			DS3.6 5	Land at Sherwood Farm, Binley Woods	Up to <u>Around 6275</u>	DS3.7	Land off Lutterworth Farm, Brinklow	Up to <u>Around 100</u>	DS3.8 6	Land North of Coventry Road, Long Lawford	Up to <u>Around 1500</u>	DS3.9 7	Leamington Road,	Up to <u>Around 75</u>	to the capacity of sites and are consistent with national policy in delivering sustainable development.	effects of all the allocations, rather than on the effects of each individual site (changes to individual site allocations policies are considered separately elsewhere in this schedule). The removal of three allocations from this policy (Coton House, Land off Lutterworth Farm and Lodge Farm) does not affect the overall effects of this policy that were previously reported in the SA, including the significant positive effect in relation to SA objective 4 (provide affordable and decent housing, which meets the needs of the Borough) as the remaining allocations will still have a significant positive effect on the provision of housing to meet the identified local need.
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			Ryton on Dunsmore**				
		DS3.108	The Old Orchard, Plott Lane, Stretton on Dunsmore	Up to <u>Around</u> 25			
		DS3.119	Land Off Squires Road, Stretton on Dunsmore 2	Up to <u>Around</u> 50			
		DS3.121 <u>0</u>	Linden Tree Bungalow, Wolston Lane, Wolston	Up to <u>Around</u> 15			
		DS3.131 <u>1</u>	Land at Coventry Road, Wolvey	Up to <u>Around</u> 15			
		DS3.141 <u>2</u>	Wolvey Campus, Leicester Road, Wolvey	Up to <u>Around</u> 85			
		<p>** Implementation of site allocation DS3.9Z can only occur when adequate replacement of <u>the pitch provision and training facility is has been</u> made to the satisfaction of Rugby Borough Council and Sport England <u>and</u> in accordance with national planning policy.</p>					
		<p><u>Garden Village New Main Rural Settlement</u></p>					
		DS3.1513	Lodge Farm, Daventry Road (See Policy DS10)	Up to <u>1500</u>			
		<p><i>[Amend Policies Maps with revised numbering references accordingly]</i></p>					

MM32	Paragraph 4.25	As stated, Rugby town is the most sustainable location for growth in Rugby Borough and this plan therefore seeks to maximise the potential of the urban area and land immediately adjacent to it to accommodate growth. Policy DS3 is supported by further detailed site allocations for <u>two</u> three of the <u>five</u> four largest allocations (Policies DS7, <u>and</u> DS8, and DS10).	To accord with amended DS3 and deleted policy DS10.	No change to SA findings – the amendments to this paragraph reflect the changes to policy DS3, which are considered separately above in terms of their implications for the SA findings.
MM33	Paragraph 4.27	Two <u>One</u> sites to the north of Rugby represents <u>a</u> further opportunity for sustainable expansion. The redevelopment of the Coton House site commenced in 2015 and the further allocation at this site will provide an extension to the existing approved development. Given the commencement of works on site it is anticipated that delivery in this area will take place in the first five years post adoption of the Local Plan.	To ensure the supporting text is consistent with the deletion of Coton House.	No change to SA findings – the amendments to this paragraph reflect the changes to policy DS3, which are considered separately above in terms of their implications for the SA findings.
MM34	Paragraph 4.30	Whilst not allocated for development, land has been removed from the Green Belt on the Rugby Urban Edge. Land at Brownsover Road is not considered to serve the purposes of the Green Belt and this designation has therefore been removed and the Green Belt boundary amended accordingly, as shown on the Proposals Map.	There are no exceptional circumstances to justify the release of this site from the Green Belt, therefore paragraph should be deleted to ensure consistency with NPPF	Change to SA findings – the land referred to in this paragraph, which was previously proposed to be removed from the Green Belt and is now not, was appraised as an option for housing development but was not allocated as a development site in the Local Plan although it was considered appropriate for release from the Green Belt. Therefore, the potential impacts of developing the site for housing were taken to be the same as the potential impacts of the site being released from the Green Belt – as it is neither allocated for development, nor released from the Green Belt, these effects would no longer occur. Potential significant positive effects were identified in relation to SA objectives 2 (provide good quality local services, leisure and cultural opportunities with good access for all sections of the

				community), 6 (promote/enable a strong, stable and sustainable local economy) and 14 (promote a sustainable and accessible transport network), while potential significant negative effects were identified in relation to SA objectives 9 (use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables), 15 (reduce all forms of pollution) and 16 (conserve and where possible enhance the Borough's biodiversity, flora and fauna).
MM35	Paragraph 4.31	The settlement hierarchy contained within Policy DS3 allows for development within the settlement boundaries of Main Rural Settlements. The allocations made in Policy DS3 will result in an alteration to the settlement boundaries of 7 <u>6</u> of the 9 Main Rural Settlements in the Borough in order to allow these settlements to play a supplementary role to Rugby town in helping to deliver the strategic growth targets for the Borough. <i>[Amend Policies Maps with revised numbering references accordingly]</i>	To make clear the number of settlement boundaries being changed following the deletion of the proposed Brinklow allocation.	No change to SA findings – the amendments to this paragraph reflect the changes to policy DS3, which are considered separately above in terms of their implications for the SA findings.
MM36	After Paragraph 4.32	<u>Consideration must also be given to the design of the sites taking account of, amongst other issues, their historic environment (as highlighted within the Heritage Assessment Review and any subsequent assessments as part of a planning application) and natural environment, in line with the policies contained within this Plan.</u>	To reflect national planning policy	No change to SA findings – the additional text in this paragraph cross refers to other Local Plan policies which have been subject to SA separately.
MM37	Paragraph 4.34	Garden Village The Strategy for distributing housing development across	To reflect the deletion of the Lodge Farm	No change to SA findings – the amendments to this paragraph reflect

		the Borough, contained in Chapter 3, is based on the need to maximise housing delivery at Rugby town as the most sustainable location in the Borough and sustainably extend <u>some</u> Main Rural settlements. In achieving this, smaller rural villages are protected from excessive development that would be harmful to their respective character and function, but in order to meet the overall housing requirement for the Borough further development is required. The provision of a new garden village, settlement that will later be classified as a Main Rural Settlement, provides an appropriate and effective means of meeting those needs during the current plan period and beyond.	allocation from the Plan, which has been made to ensure the Plan consistent with national policy.	the changes to policy DS3, which are considered separately above in terms of their implications for the SA findings.
MM38	Paragraph 4.35	Such an approach is acknowledged in the National Planning Policy Framework (NPPF), which states that 'the supply of new homes can sometimes be best achieved through planning for larger scale developments, such as new settlements that follow the principles of Garden Cities.' (See NPPF Para 52)	To reflect the deletion of the Lodge Farm allocation from the Plan, which has been made to ensure the Plan consistent with national policy.	No change to SA findings – the amendments to this paragraph reflect the changes to policy DS3, which are considered separately above in terms of their implications for the SA findings.
MM39	Paragraph 4.36	The size of the garden village allocation reflects the amount of development necessary to ensure that the viable delivery of the levels of infrastructure required to ensure the new settlement is self-sustaining and sustainable. More detail about the allocation is provided in Policy DS10	To reflect the deletion of the Lodge Farm allocation from the Plan, which has been made to ensure the Plan consistent with national policy.	No change to SA findings – the amendments to this paragraph reflect the changes to policy DS3, which are considered separately above in terms of their implications for the SA findings.
MM40	Paragraph 4.37	The urban boundary and some Main Rural Settlement boundaries have been altered in order to accommodate housing allocations and this has therefore released land from the Green Belt. The adoption of this Local Plan and the Proposals Map has also released land at M6 Junction 2 from the Green Belt, as evidenced by the Coventry and Warwickshire Joint Green Belt Review 2014.	There are no exceptional circumstances to justify the release of this site from the Green Belt, therefore proposal should be deleted to	Change to SA findings – the deletion of the proposal to remove this land from the Green Belt means that the likely effects of this proposal previously identified in the SA would no longer occur. A potential significant positive effect was previously identified in

			ensure consistency with NPPF	relation to SA objective 14 (promote a sustainable and accessible transport network) and potential significant negative effects were previously identified in relation to SA objectives 9 (use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables), 13 (conserve and enhance the historic environment, heritage assets and their settings.) and 15 (reduce all forms of pollution).
MM41	Policy DS5	<p>Policy DS5: Comprehensive Development of Strategic Sites</p> <p>Proposals for the development of strategic sites of over 100 dwellings should be supported with information outlining how the specific characteristics of each site have been considered in the masterplanning, design and viability assessments of proposals.</p> <p>More specifically, proposals for strategic sites must include:</p> <ul style="list-style-type: none"> • Provision of and/or connection to a direct, high quality public transport link between the site and key transport hubs such as railway stations and the town centre; • Provision of and/or connection to a comprehensive cycle network to link residential areas with the key on-site facilities, such as schools and community buildings, and comprehensive connections to existing adjacent developed areas; • Further on-site and off-site measures to mitigate transport impact as detailed in the Infrastructure Delivery Plan, including access to the local road network as deemed necessary through the Transport Assessment and agreed by Warwickshire County Council and the Highways Agency; • Provision of and/or contribution to community facilities such as schools, community buildings and 	To ensure the Plan is consistent with national policy on Housing Standards and to avoid duplication with Policies SDC1 and SDC4.	Change to SA findings - the removal of the policy criterion relating to energy efficiency mean that the minor positive effect previously identified for SA objective 9 (use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables) would no longer occur and the effect on that objective is now negligible.

		<ul style="list-style-type: none"> sports facilities; Comprehensive onsite Green Infrastructure Network, utilising existing habitats where possible, which links to adjacent networks; An assessment of the energy requirements of the proposed development and measures to minimise energy use and include renewable energy generation. <p>The specific characteristics of each site will determine how these requirements will be met. This will be influenced by constraints, and the masterplanning, design and viability, where relevant policies in this Local Plan apply.</p> <ul style="list-style-type: none"> Further onsite requirements are determined through the application of other relevant policies in this Local Plan. 		
MM42	Policy DS6	<p>Policy DS6: Rural Allocations</p> <p>This Policy will be applied to all detailed proposals relating to sites DS3.65 to DS3.1412 allocated by Policy DS3.</p> <p>Proposals for the development of rural allocations should be supported with information outlining how the specific characteristics of each site have been considered in the masterplanning, design and viability assessments of proposals.</p> <p>More specifically, proposals for rural housing sites allocated through this Local Plan must make specific consideration <u>provision</u> for the following:</p> <ul style="list-style-type: none"> The appropriate treatment of Green Belt boundaries, where relevant, limiting the impact of the development on the Green Belt; Density of development sympathetic to the settlement to which it will extend; The provisions of any relevant Neighbourhood Plans in place, or extensive community engagement during the development of proposals where no Neighbourhood Plan is in place; Provision, where opportunities are present, of links to existing pedestrian and cycle paths with the 	To ensure Policy DS6 is effective in securing sustainable development at the Main Rural Settlements and consistent with national policy in respect of the protection of heritage.	<p>Change to SA findings – the addition of the policy criterion relating to the historic environment means that the negligible effect previously identified for SA objective 13 (conserve and enhance the historic environment, heritage assets and their settings) would now be minor positive.</p> <p>The other changes proposed to the policy are minor wording amendments and do not affect the SA findings.</p>

		<ul style="list-style-type: none"> adjacent settlement; Provision, where opportunities are present, for a comprehensive onsite Green Infrastructure Network, utilising existing habitats, where possible linking to adjacent networks; Provision of and/or contribution to community facilities such as schools, community buildings and sports facilities, <u>public transport improvements and open space by means of planning obligations;</u> Provision and/or improvement to telecommunications infrastructure, including broadband and mobile telephone services; <u>Provision for appropriate design of the site to reflect any relevant historic environment offsite considerations.</u> <p>Further onsite <u>and offsite</u> requirements are determined through the application of other relevant policies in this Local Plan <u>and reference to Policy D4 and the Planning Obligations SPD.</u></p>		
MM43	Paragraph 4.44	Through Policy DS3, this Local Plan allocates housing sites on the edge of seven <u>six</u> Main Rural S settlements. Although there will be commonalities with the urban extensions in how they are delivered, specific consideration is needed to address the rural location and Green Belt boundaries of each site.	To reflect the deletion of the site at Brinklow.	No change to SA findings – the amendments to this paragraph reflect the changes to policy DS3, which are considered separately above in terms of their implications for the SA findings.
MM44	Policy DS7	<p>Policy DS7: Coton Park East</p> <p>This development site, as shown on the <u>Policies Proposals Map</u>, is allocated to provide <u>around</u> 800 dwellings and 7.5 ha employment land.</p> <p><u>Proposals for development within the allocation site should accord with the Coton Park East Masterplan SPD.</u></p> <p>Employment development at this location will <u>should</u> be provided to meet the qualitative demand for smaller units in the range of 5,000 – 50,000 sq. ft, in B1c, B2 and</p>	In order to ensure comprehensive development, that the plan has been positively prepared to meet the development and infrastructure requirements of the borough and that it is consistent with national policy in enabling the	Change to SA findings - the removal of the criterion relating to energy efficiency means that the minor positive part of the mixed (significant negative and minor positive) effect that was previously identified for SA objective 9 (use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables) would no longer occur,

		<p>ancillary B8 employment uses.</p> <p><u>Within the locations identified in the Coton Park East Masterplan SPD, provision of the following facilities must be made:</u></p> <p><u>The development of the sustainable urban extension will be supported by the provision of:</u></p> <ul style="list-style-type: none"> • A local centre that contains a one form entry primary school, with flexibility to increase to two form entry if demonstrated necessary and land provision for fire and rescue as set out in the Infrastructure Delivery Plan (IDP); • <u>A local centre that contains one form entry primary school, with the flexibility to increase to two form entry if demonstrated necessary. This may be provided as part of an all-through school if the need for a secondary school on site is deemed to be necessary;</u> • A comprehensive Green Infrastructure Network, which protects, enhances and links into adjacent networks and utilises existing habitats where possible, particularly those present at the disused Great Central Railway local nature reserve; • Further on-site and off-site measures to mitigate transport impact as detailed in the Infrastructure Delivery Plan, including access to the local road network as deemed necessary through the Transport Assessment and agreed by Warwickshire County Council and Highways England; • Provision of a direct, high quality public transport link between the site, the railway station and the town centre; • Provision of a comprehensive cycle network to link residential areas with key on-site facilities and to service centres and community facilities located in existing adjacent development areas; • An assessment of the energy requirements of the proposed development and measures to minimise energy use and include renewable energy generation. 	<p>delivery of sustainable development.</p>	<p>and the effect on the objective would be significant negative. This part of the mixed score (which remains unchanged) related to the fact that the development is proposed on high quality agricultural land.</p> <p>The rewording of the requirement relating to the provision of school places does not affect the significant positive effect previously identified in relation to SA objective 2 (provide good quality local services, leisure and cultural opportunities with good access for all sections of the community).</p>
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		<p><u>Secondary school provision for Coton Park East is to be provided off-site through the expansion of existing secondary schools in Rugby to which a financial contribution will be required to provide for the school places generated by the development and pupil transportation. However, in order to safeguard provision for the eventuality that the capacity is not available at existing schools, an 8.5ha parcel of land is to be reserved on site for a combined primary and secondary school. The location of this parcel of land has been identified on the policies map. The 8.5ha parcel will be reserved for a period of 24 months from the date of Local Plan adoption. After this time if the local planning authority does not require the land for a secondary school the land will be released for provision of the primary school and for residential use.</u></p> <p><u>Further onsite and offsite infrastructure requirements are will be determined through the application of other policies in this Local Plan and in line with the requirements set out in the IDP.</u></p>		
MM45	Policy DS8	<p>A new neighbourhood of up to 5,000 dwellings and 35 ha of B8 employment land will be allocated <u>on</u> at land to the South West of Rugby, as delineated on the <u>Proposals Policies Map</u>.</p> <p>Proposals within this allocation must be built out in accordance with the South West Rugby Masterplan SPD.</p> <p>Provision of the following onsite services and facilities <u>will be made within a new mixed-use district centre as indicated in the South West Rugby Masterplan Supplementary Planning Document (SPD): must be made within the four local centres as identified in the South West Rugby Masterplan SPD, and as follows:</u></p> <ul style="list-style-type: none"> • <u>A convenience store (Use Class A1) plus other retailing (Use Class A1 to A5) with residential or office uses provided on upper floors;</u> 	To ensure that Policy DS8 is positively prepared and is consistent with national policy by incorporating the necessary infrastructure requirements and mitigation measures for SW Rugby to secure the delivery of sustainable development.	Change to SA findings - the removal of the criterion relating to energy efficiency means that the minor positive part of the mixed (significant negative and minor positive) effect that was previously identified for SA objective 9 (use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables) would no longer occur, and the effect on the objective would be significant negative. This part of the mixed score (which remains unchanged) related to the fact that the development is proposed on high

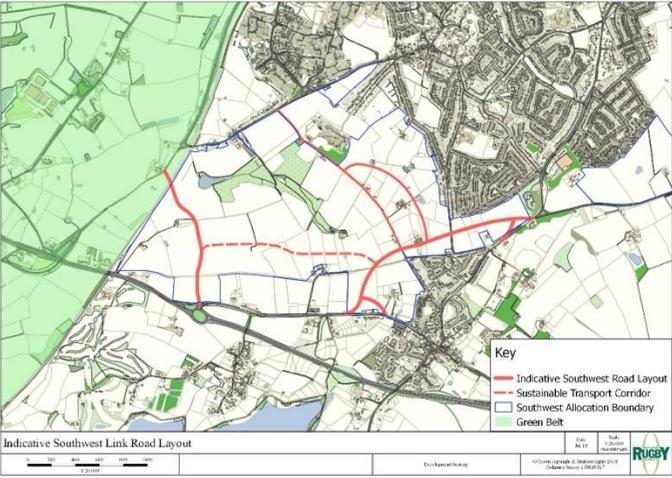
		<ul style="list-style-type: none"> • <u>A 3 GP surgery, rising to 7 GP surgery, as detailed in the IDP;</u> • <u>Provision for a Safer Neighbourhood Team, as detailed in the IDP.</u> <p><u>Within the locations identified in the South West Rugby Masterplan SPD, provision of the following facilities must be made:</u></p> <ul style="list-style-type: none"> • Provision for at least one <u>One secondary school, to be co-located with a two form entry primary school, as detailed in the IDP, <u>located alongside community facilities within the district centre;</u></u> • Provision for a further two <u>three primary schools, each to be two form entry, with at least one rising to three form entry, as deemed necessary by <u>Warwickshire County Council</u>–WCC Education, as detailed in the IDP;</u> • <u>Other local facilities, as informed by the Masterplan SPD, to be located in appropriate sustainable locations which are outside the district centre; and</u> • <u>Provision of land for an onsite fire and rescue provision, as detailed in the IDP.</u> <p>The site must also contain comprehensive sustainable transport links <u>provision that integrates with existing networks and provides good connectivity within the development and to the surrounding area including:</u></p> <ul style="list-style-type: none"> • identified <u>allocated in Policy DS9, the Masterplan SPD and Proposals Policies Map, connecting the site to the existing highway network, phased according to milestones identified through the IDP;</u> • <u>Provision of a comprehensive walking and cycling network to link residential areas</u> 		<p>quality agricultural land.</p> <p>The additional text relating to the mitigation of landscape impacts from the development would contribute to the uncertainty already attached to the potential minor negative (-?) effect identified previously in relation to SA objective 17 (maintain and where possible enhance the quality of landscapes) but given that the allocation is located within an area classed as being of moderate landscape sensitivity, the potential for a negative effect remains.</p> <p>Similarly, while the policy now includes some mitigation in relation to air quality, the minor negative effect previously identified in relation to SA objective 15 (reduce all forms of pollution) remains as the score was in part down to the potential for residents to be affected by noise pollution.</p> <p>The additional policy criterion relating to hydrology does not remove the potential for a minor negative effect to occur in relation to SA objective 12 (avoid, reduce and manage flood risk), as previously identified, as the policy still allocates large-scale development on greenfield land.</p>
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		<p>with the key facilities on the site, such as schools, health centres and <u>retail services</u> food stores;</p> <ul style="list-style-type: none"> • High quality public transport services to Rugby town centre; and • Further on-site and off-site measures to mitigate transport impact as detailed in the IDP, including access to the local <u>and strategic</u> road network as deemed necessary through the <u>Strategic</u> Transport Assessment and agreed by Warwickshire County Council (WCC) and Highways England. These measures will take account of the proposals within the IDP. as they evolve. <p>In addition to these requirements, proposals must:</p> <ul style="list-style-type: none"> • Include a comprehensive Green Infrastructure Network that links to existing adjacent networks utilising existing habitats and historic landscape, in particular Cawston Spinney; • <u>Incorporate a continuous Green and Blue infrastructure corridor, as part of the wider allocation, identified in the GI Policies Map, linking adjacent networks utilising existing and potential habitats and historic landscape, in particular between Cawston Spinney and Cock Robin Wood;</u> • Specifically regarding the wider Cawston Spinney, <u>provide a Woodland Management Plan setting out how woodland within the boundaries of the allocation will be protected from potential adverse impacts of new development, including details of a comprehensive 30m buffer in accordance with Natural England's standing advice on Ancient Woodland and Veteran trees. must be identified and maintained through proposals made in the allocation;</u> 		
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		<p>not support ad hoc development which is contrary to the <u>achievements aims</u> of this Policy, <u>or development that is inconsistent with the Masterplan for the area.</u></p> <p><u>Development proposals will require consultation with the Local Lead Flood Authority, in order to identify any potential hydrological mitigation, particularly with regard to potential hydrological impacts on Draycote Meadow SSSI.</u></p>		
MM46	Paragraph 4.53	<p>It is not expected that the site will be delivered through one single overarching outline permission, but rather by several different landowners and promoters submitting separate applications and all promoters very much see the value in working together to bring forward the South West Rugby development through a comprehensive and integrated scheme. To this end, and in partnership with the Borough Council and relevant stakeholders and service providers, a framework-masterplan has been produced, as identified in the South West Rugby Masterplan SPD, which will inform all future applications for the site.</p>	To ensure the policy is effective.	No change to SA findings – the minor wording amendment provides context for policy DS8, changes to which are considered separately above in terms of their implications for the SA findings.
MM47	Paragraph 4.56	<p>Policy DS8 also notes the requirement to provide appropriate community services and facilities of the urban extension in order to deliver a range of benefits. It is important that such services are planned as an integral part of development and are provided prior to significant occupation of the development in order to ensure that existing services in adjacent developed areas are not over-burdened. The location of local <u>facilities and services centres</u> must be consistent with the <u>locations</u> identified in the South West Rugby Masterplan SPD, which has been created in consultation with Warwickshire County Council to ensure that schools <u>services</u> are well distributed throughout the site for future residents.</p>	To ensure the policy is effective.	No change to SA findings – the minor wording amendment provides context for policy DS8, changes to which are considered separately above in terms of their implications for the SA findings.
MM48	Paragraph 4.57	<p>4.57 Cawston Spinney is located in the middle of the site. This is formed of the Cawston Spinney, Fox Covert and Boat House Spinney and includes an area of ancient woodland. Although there are existing footpaths through</p>	To ensure the Plan is consistent with national policy and guidance regarding the	No change to SA findings – the minor wording amendment provides context for policy DS8, changes to which are considered separately above

		<p>this area, which are popular for walking, it is important that proposals demonstrate that development will not cause damage to this valuable asset. Therefore any development of the urban extension will need to safeguard existing valuable habitat and provide the appropriate extent of buffer to protect this green asset. This must take into consideration of the relevant Forestry Commission <u>Natural England</u> standing advice on Ancient Woodland and Veteran Trees, in consultation with Rugby Borough Council Parks and Grounds. <u>A Woodland Management Plan, details of which will also be included within the South West Rugby Masterplan SPD, will be required for the site. Relevant planning applications should use this management plan as a means of compliance with Policy DS8 and Policy NE1 regarding protection of ancient woodland and veteran trees.</u></p>	<p>protection of the woodland asset within the SW Rugby allocation.</p>	<p>in terms of their implications for the SA findings.</p>
MM49	Paragraph 4.60	<p>The site is a long term commitment for the Council in meeting the growth needs of the Borough and will continue to be built out beyond the life of this Local Plan. Once built, it will create a new community within Rugby and it is thus important for the Borough Council and developers of the site to do this to the highest standard possible. An essential element of this is sustainability and the balance of housing to jobs, and as such there is the potential for the growth targets of housing and employment to be revisited as a result of changing demands for the Borough as it moves beyond the 2031 period. <u>As such an area of land is safeguarded with the South West Rugby allocation, as identified in the Policies Map to assist in meeting the borough's development needs beyond 2031.</u></p>	<p>To ensure the policy is effective.</p>	<p>No change to SA findings – the additional text relates to safeguarding some of the land within the South West Rugby allocation and has been added in reference to potential development after this Local Plan period. Any allocation for further development within the site would be subject to SA at that time as part of the preparation of the next Local Plan. The amount and location of development in the current allocation has been appraised through policy DS8, changes to which are considered separately above in terms of their implications for the SA findings.</p>
MM50	Paragraph 4.62	<p>The South West Rugby Masterplan SPD will contain the framework masterplan that will secure the comprehensive development of the site, including detail about the phasing of development and infrastructure delivery across the site. <u>Planning applications for development within the allocation</u></p>	<p>To ensure the policy is effective</p>	<p>No change to SA findings – the minor wording amendment provides context for policy DS8, changes to which are considered separately above in terms of their implications for the SA</p>

		<p>area must be consistent with the content of the Masterplan SPD. A draft of that SPD will be available as part of the publication consultation on this Publication Draft document.</p>		findings.
MM51	DS9 South West Rugby Spine Road Network Map	 <p>The map shows a geographical area with various land uses. A red line indicates the 'Indicative Southwest Road Layout', a dashed red line shows the 'Sustainable Transport Corridor', a blue outline marks the 'Southwest Allocation Boundary', and a green shaded area represents the 'Green Belt'. A scale bar and north arrow are also present.</p>	To ensure the Plan is justified in respect of the updated Strategic Transport Assessment evidence and further work between RBC and site promoters in development of South West Rugby Masterplan SPD.	No change to SA findings – the change to the map reflects the changes to policy DS9, which is considered separately below in terms of the implications for the SA findings.
MM52	Policy DS9	<p>Policy DS9: South West Rugby Spine <u>Road Network Road</u></p> <p>The Borough Council will allocates land to facilitate the full alignment of the South West Rugby spine road network to support and enable the delivery of the South West Rugby allocation, as identified on the plan below and <u>Urban Proposals Policies</u> Map.</p> <p>No <u>d</u> Development which is likely to prejudice delivery of this infrastructure will <u>not</u> be permitted. The precise design specification and routing of the <u>spine</u> road network must be provided in compliance with <u>will be considered in more detail in</u> the South West Rugby Masterplan SPD <u>and development proposals must be consistent with the agreed alignment as set out in this document. Full details will be provided in the supporting information to planning applications.</u></p>	To reflect ongoing work in producing a Masterplan SPD to guide development proposals within the SW Rugby allocation and to reflect updated Strategic Transport Assessment evidence.	No change to SA findings – the amended and additional policy wording does not affect the overall meaning of the policy or the likely effects on the SA objectives. The location of the road network is proposed to be slightly amended, although the changes are only within the area of the wider South West Rugby site allocation. The previously identified likely significant negative effect on SA objective 9 (use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables) is unchanged as the route of the road would still result in the loss of greenfield land of high agricultural

		<p>The masterplanning and phasing of all Development proposals for South West Rugby must seek to enable delivery of the full spine road network as early as possible post commencement of development on site, in accordance with the phasing milestones identified in the Infrastructure Delivery Plan.</p> <p><u>Proposals for development that are shown to have a severe impact on the local road network, before or after the implementation of the Dunchurch Crossroads mitigation scheme, must demonstrate how they will contribute to the delivery of the spine road network, and ensure it is delivered according to the phasing milestones set out in the IDP and South West Rugby Masterplan SPD.</u></p> <p><u>Development proposals, including those outside of the South West Rugby allocation, will not be granted planning permission for implementation ahead of the delivery of the east-west Homestead Farm link (between A426 and B4429), unless demonstrated in accordance with the NPPF that any residual impacts on the highway network are not considered to be severe, to the agreement of Warwickshire County Council and Rugby Borough Council.</u></p> <p><u>Should the alignment of the spine road network be varied by agreement with the Highway Authority and Local Planning Authority in the light of further technical work, a revised alignment plan will be published o which this policy will apply.</u></p>		<p>quality. Similarly, the changes to the route do not affect the likely significant negative effect previously identified in relation to SA objective 16 (conserve and where possible enhance the Borough's biodiversity, flora and fauna).</p>
MM53	Paragraph 4.63	<p>4.63 As detailed in Policy DS9, a strategic spine road network is essential to the delivery of the South West Rugby allocation. The Plan contained within Policy DS9 identifies the alignments <u>links</u> that bring the greatest <u>optimum</u> benefit to the surrounding road network, in particular at Dunchurch crossroads, which is already at capacity. As the spine road network performs such an important role in highways mitigation, it is imperative that it is delivered as a priority for the site.</p>	<p>To ensure the Plan is justified by reflecting updated Strategic Transport Assessment evidence.</p>	<p>No change to SA findings – the minor wording amendment provides context for policy DS9, changes to which are considered separately above in terms of their implications for the SA findings.</p>

<p>MM54</p>	<p>Underneath Paragraph 4.63</p>	<p><u>4.63a These Primary new roads traverse the sites as three different links as shown on the indicative plan in DS9 above; the first being the east-west 'Homestead Link' between the A426, south of Cock Robin Wood and the B4429; the second from the A45/M45 roundabout to the A4071 at Potford Dam Farm; and the third from the B4642, South of the Cawston extension site connecting on to the new Homestead Link.</u></p> <p><u>4.63b The Strategic Transport Assessment, which supports the Local Plan, identifies when these three different links comprising the spine road network are required to be delivered. The Homestead Link is crucial to enabling the site and as such, the IDP and South West Rugby Masterplan SPD identify this link and this section of the overall site as coming forward first, thereby routing development traffic away from Dunchurch Crossroads and providing an alternative route for traffic. This is of particular importance in the context of the existing congestion and air quality issues at this junction.</u></p> <p><u>4.63c Development proposals to the South West of Rugby will benefit from infrastructure mitigation delivered by 2021 at the Dunchurch Crossroads junction (A426/B4429), as identified in the Strategic Transport Assessment and IDP. Once implemented, this mitigation will allow for the development of 860 dwellings in this wider area before giving rise to residual impacts on the Dunchurch Crossroads junction.</u></p>	<p>To ensure the Plan is justified by reflecting updated Strategic Transport Assessment evidence.</p>	<p>No change to SA findings – the new text in these paragraphs provides context for policy DS9, changes to which are considered separately above in terms of their implications for the SA findings.</p>
<p>MM56</p>	<p>Delete paragraphs 4.65 and 4.66</p>	<p>4.65 These primary alignments access the sites in three different locations: the first being on the A426, south of Cock Robbin Wood; the second at the A45/M45 roundabout; and the third onto the B4642, south of the Cawston Extension site.</p> <p>4.66 An additional secondary alignment to the north of the site has been identified as necessary to achieve the maximum benefit to the local transport network. At the</p>	<p>To ensure the Plan is justified by reflecting updated Strategic Transport Assessment evidence.</p>	<p>No change to SA findings – the deletion of these paragraphs is proposed to update the context for policy DS9, changes to which are considered separately above in terms of their implications for the SA findings.</p>

		time of writing, highways work on the spine road has identified two potential alignment options. Both options are subject to delivery constraints that will require further detailed work as proposals for the site are developed. In light of this Policy DS9 proposes allocation of the two areas land required to deliver either alignment option.		
MM57	Paragraph 4.67	The first option is a spine road network is proposed through DS9 to connection across to Potford Dam Farm, on the A4071, as identified on the Urban Proposals Policies Map. The disused railway line running along the western edge of the site allocation forms the Green Belt boundary and this alignment option connection would require development in the Green Belt. or Green Belt release. These are constraints to development and an alternative option has therefore been sought. The second option Currently the land required to deliver this alignment is outside the site allocation boundary. This alignment is required to be delivered by 2031, as identified in the IDP, and it is considered that this land will be secured by WCC within the timescales required. A separate connection can be made in place of Potford Dam, if needed, envisages a connection directly onto the B4642, which abuts the site allocation. However, safety and capacity constraints currently exist which will impact on the deliverability of this option. that prevent this option being selected over the former. Detailed feasibility work is required to investigate whether an connection onto the B4642 appropriate junction could be accommodated. here. The first option is a <u>spine road network is proposed through DS9 to connection</u> across to Potford Dam Farm, on the A4071, as identified on the <u>Urban Proposals Policies Map</u> . The disused railway line running along the western edge of the site allocation forms the Green Belt boundary and this <u>alignment option connection</u> would require development in the Green Belt. <u>or Green Belt release. These are constraints to development and an alternative option has therefore been sought. The second option</u> <u>Currently the land required to deliver this alignment is outside the site allocation boundary. This alignment is required to be delivered by 2031, as identified in the IDP, and it is considered that this land will be secured by WCC within the timescales required. A separate connection can be made in place of Potford Dam, if needed, envisages a connection</u> directly onto the B4642, which abuts the site allocation. However, safety and capacity constraints currently exist <u>which will impact on the deliverability of this option. that prevent this option being selected over the former.</u> Detailed feasibility work is required to investigate whether an <u>connection onto the B4642 appropriate junction</u> could be accommodated. <u>here.</u>	To reflect updated Strategic Transport Assessment evidence	No change to SA findings – the minor wording amendment provides context for policy DS9, changes to which are considered separately above in terms of their implications for the SA findings.
MM58	Paragraph 4.68	At the time of writing more detailed technical highway design and capacity assessment work is needed to establish the optimum point of access onto the existing highway network, and which requires the least highway engineering to deliver. The detailed alignment routing and specification of the road is also to be established. confirmed. This work will be ongoing and the chosen alignment option and specification will be confirmed between site promoters, the Borough Council and County Council Highways department as soon as possible and reflected in the Masterplan SPD or At the time of writing more detailed technical highway <u>design and capacity assessment</u> work is needed to establish the optimum point of access onto the existing highway network, <u>and which requires the least highway engineering to deliver. The detailed alignment routing and specification of the road is also to be established. confirmed.</u> This work will be ongoing and the chosen alignment option and specification will be confirmed <u>between site promoters, the Borough Council and County Council Highways department</u> as soon as possible and reflected in the Masterplan SPD or	To reflect updated Strategic Transport Assessment evidence and ongoing work in producing a Masterplan SPD to guide development proposals within the SW Rugby allocation	No change to SA findings – the minor wording amendment provides context for policy DS9, changes to which are considered separately above in terms of their implications for the SA findings.

		as part of highway work to support an outline planning applications. <u>Should this vary from the alignment shown in Policy DS9 and on the Urban Policies Map, a further alignment plan will be published to which the policy will apply.</u>		
MM59	Policy DS10: Lodge Farm	<p>Policy DS10: Lodge Farm</p> <p>This development site, as shown on the Proposals Map, is allocated to provide a garden village of 1500 dwellings. This new settlement will become a self-sustaining, Main Rural Settlement of Rugby Borough, characterised by its high quality design, attractive setting and provision of new social infrastructure that will sustainably support a new and growing community.</p> <p>The development of this garden village will be supported by the on-site provision of:</p> <ul style="list-style-type: none"> • A local centre; • A two form entry primary school, with flexibility to increase to three form entry, if deemed necessary by Warwickshire County Council, within the local centre; • Land for a GP surgery to be located in the local centre; • A connected layout of functional streets and roads that ensure the on-site road network is efficient, providing an ease of movement for vehicles, pedestrians and cycles; • A comprehensive Green Infrastructure Network, which protects, enhances and links into adjacent networks and utilises existing habitats where possible; • Specifically regarding the areas of woodland on site, a comprehensive buffer must be identified and maintained through proposals made in the allocation; • Landscaping on all site boundaries to mitigate the visual impact of the development, particularly upon the surrounding open countryside; • Provision of a direct, high quality public transport 	To ensure the plan is positively prepared, justified and consistent with national policy.	Change to SA findings – the removal of this policy from the Local Plan means that the effects previously associated with it would no longer occur. Significant positive effects were previously identified in relation to SA objectives 2 (provide good quality local services, leisure and cultural opportunities with good access for all sections of the community), 4 (provide affordable and decent housing, which meets the needs of the Borough) and 14 (Promote a sustainable and accessible transport network). Significant negative effects were previously identified in relation to SA objectives 9 (use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables) and 16 (conserve and where possible enhance the Borough’s biodiversity, flora and fauna).

		<p>link between the site and surrounding villages, Rugby and Daventry;</p> <ul style="list-style-type: none"> • A comprehensive cycle network across the settlement, linking residential areas with key on-site facilities and links to existing off-site cycle networks to ensure longer distance cycle connections are provided; • A assessment of the energy requirements of the proposed development and measures to minimise energy use and include renewable energy generation; • High quality telecommunications infrastructure, including broadband and mobile telephone services. <p>Delivery at this location is enabled as a result of infrastructure provided as part of the South West Rugby development allocation as detailed in Policies DS8 and DS9 of this Local Plan and the improvements in the capacity of the local highway network that result from the infrastructure investment detailed within those policies and the IDP. Contributions to the provision of the South West Rugby spine road will be made as part of this development, as outlined in the IDP.</p> <p>Further off site measures to mitigate transport impact as detailed in the Infrastructure Delivery Plan, including access to the local road network as deemed necessary through the Transport Assessment and agreed by Warwickshire County Council, Northamptonshire County Council and Highways England.</p> <p>Further on and off site requirements are determined through the application of other policies in this Local Plan.</p>		
MM60	Paragraph 4.71	4.70 The overarching Vision for the new village is set out in the opening paragraph of Policy DS10. The new garden village will be a sustainable and vibrant new community that is inclusive and diverse with its own distinctive local identity focused, where appropriate, upon contemporary	To ensure the plan is positively prepared, justified and consistent with national policy.	No change to SA findings – the deletion of this paragraph reflects the deletion of policy DS10, the implications of which are considered separately above in terms of the SA

		design and innovation. The design principles will draw upon the characteristics and influences of the villages of the Borough and Rugby as a market town.		findings reported previously.
MM61	Paragraph 4.72	4.72—The Lodge Farm site is located south of Rugby town, close to the rural villages of Grandborough and Onley in Daventry District. This strategic location is situated approximately 5 miles south of Rugby town centre and 6 miles North West of Daventry town centre. It is largely bounded by the A45/Daventry Road to the north east with the southernmost boundary defined by tree cover and well established hedgerows. The proposal covers approximately 105 hectares of agricultural land. The site consists mainly of arable farmland with well defined hedgerows, scattered trees, isolated farm buildings and an area of woodland.	To ensure the plan is positively prepared, justified and consistent with national policy.	No change to SA findings – the deletion of this paragraph reflects the deletion of policy DS10, the implications of which are considered separately above in terms of the SA findings reported previously.
MM62	Paragraph 4.73	4.73—Policy DS10 details the essential onsite infrastructure required to deliver the garden village in a way that ensures the Vision for the new settlement is achieved. Given the current rural and undeveloped nature of the site it will be necessary for all required infrastructure to be introduced to the area in order to facilitate delivery. Opportunities to improve the infrastructure relied upon by existing communities in the area will be realised, where they exist.	To ensure the plan is positively prepared, justified and consistent with national policy.	No change to SA findings – the deletion of this paragraph reflects the deletion of policy DS10, the implications of which are considered separately above in terms of the SA findings reported previously.
MM63	Paragraph 4.74	4.74—Policy DS10 outlines how delivery in this location is possible because of strategic infrastructure provided as part of the South West Rugby development allocation. As outlined in the IDP, this site will contribute to the provision of that infrastructure to ensure that the benefits it provides are achieved as early as possible, facilitating growth both at Rugby urban edge and in this location.	To ensure the plan is positively prepared, justified and consistent with national policy.	No change to SA findings – the deletion of this paragraph reflects the deletion of policy DS10, the implications of which are considered separately above in terms of the SA findings reported previously.
MM64	Paragraph 4.75	4.74—The Infrastructure Delivery Plan details the costing and phasing for each of these on and off site infrastructure items. This has been informed by key stakeholders and service providers such as Warwickshire County Council Education and Highways, Highways England, Rugby Borough Council and the promoters of the land.	To ensure the plan is positively prepared, justified and consistent with national policy.	No change to SA findings – the deletion of this paragraph reflects the deletion of policy DS10, the implications of which are considered separately above in terms of the SA

				findings reported previously.
MM65	Paragraph 4.76	4.76—It is important that the overall vision is clearly established to help develop the community's own identity. To this end, the Council will submit an expression of interest for a locally led garden village with the support from the site promoter/developers of the new village. The input of existing local communities will also be key to the successful development of the new garden village.	To ensure the plan is positively prepared, justified and consistent with national policy.	No change to SA findings – the deletion of this paragraph reflects the deletion of policy DS10, the implications of which are considered separately above in terms of the SA findings reported previously.

Chapter 5: Housing

Ref	Policy / Paragraph No	Proposed Change	Reason for Change	Implications for SA findings reported previously
MM66	Policy H1	<p>Policy H1: Informing Housing Mix</p> <p>To deliver a wide choice of high quality market homes across the Borough residential development proposals must form a mix of market housing house types and sizes consistent with the latest Strategic Housing Market Assessment.</p> <p>New residential development should contribute to the overall mix of housing in the locality, taking into account the current need, particularly for older people and first time buyers, current demand and existing housing stock.</p> <p>The council will consider an alternative mix in the following circumstances where it is clearly demonstrated how the delivery of a mix <u>which</u> has regard to the SHMA, or relevant update, is compromised:</p> <ul style="list-style-type: none"> • where the shape and size of the site precludes <u>justifies</u> the delivery of a mix of housing; • the location of the site, for example sustainable and very accessible sites within or close to Rugby town centre or the train station; • sites with severe development constraints where the housing mix may impact on viability, where 	To ensure the policy is justified, effective and consistent with national policy in securing a mix of housing, together with self-build and custom build.	No change to SA findings – the proposed amendments to the policy wording do not affect its overall meaning. A significant positive effect was already identified in relation to SA objective 4 (provide affordable and decent housing, which meets the needs of the Borough) and the amended wording would further reinforce this.

		<p>demonstrated through submission of viability appraisal;</p> <ul style="list-style-type: none"> • where a mix of housing would compromise the ability of the development to meet a specifically identified affordable or specialist housing need; and • conversions, where the characteristics of the existing building prohibit a mix to be delivered; and • <u>where market factors demonstrate an alternative mix would better meet local demand.</u> <p>Large development proposals <u>Sustainable Urban Extensions</u> will be expected to <u>provide consider the contribution opportunities for self-build and custom build</u> as part of the mix and type of development.</p>		
MM67	Paragraph 5.11	<p>This mix is included within the Housing Needs SPD in order to guide the implementation of Policy H1. Updates of the SHMA may provide evidence to alter the housing mix in future. The Housing Needs SPD will be updated as and when the publication of further evidence provides an updated preferred mix.</p>	To ensure the Plan is consistent with national policy and established case law.	No change to SA findings – the proposed amendments to this paragraph do not affect the overall meaning of policy H1, changes to which are considered separately above.
MM68	Policy H2	<p>Policy H2: Affordable Housing Provision</p> <p>Affordable housing should be provided on all sites of at least 0.36 hectares in size or capable of accommodating 11 (net) dwelling units or more (including conversions and subdivisions).</p> <p>On previously developed sites a target affordable housing provision of 20% will be sought.</p> <p>On green field sites a target affordable housing provision of 30% will be sought.</p> <p>The <u>tenure and mix of the affordable housing units within this percentage of provision should</u> be in compliance with the latest SHMA guidance. contained in the Housing Needs</p>	To ensure the Plan is consistent with national policy and established case law.	No change to SA findings – the proposed amendments to the wording of this policy do not affect its overall meaning. A significant positive effect was already identified in relation to SA objective 4 (provide affordable and decent housing, which meets the needs of the Borough) and the amended wording would further reinforce this.

		<p>SPD.</p> <p>The target levels will be expected to be provided unless the local planning authority is satisfied by robust financial viability evidence that development would not be financially viable at the relevant target level. Such evidence will be required to be submitted with the planning application to justify any reduced levels of affordable housing provision proposed for assessment using an open-book approach and may be subject to independent assessment (e.g. by the District Valuer Services or equivalent).</p> <p>Development should provide for the appropriate integration of affordable housing and market housing, in order to achieve an inclusive and mixed community.</p> <p><u>Affordable housing should be provided on-site unless off-site provision or an appropriate financial contribution in lieu can be robustly justified, and the agreed approach contributes to the objective of creating mixed and balanced communities.</u> Further details of requirements are contained in the Housing Needs SPD which should be read in conjunction with this policy.</p>		
MM69	Paragraph 5.13	<p>Affordable housing includes <u>housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: a) affordable housing for rent; b) starter homes; c) discounted market sales housing; and d) other affordable housing routes to home ownership.</u> Detailed definitions of these categories are contained within the NPPF and Appendix 7 of this Local Plan. social rented, intermediate housing, affordable rent, and starter homes, as defined in national guidance, which is provided to specified eligible households whose needs are not met within the open market. National policy states that affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for</p>	To ensure the definition of affordable housing is in line with national policy.	No change to SA findings – the amended wording is for clarity and provides context for policy H2, changes to which are considered separately above.

		alternative affordable housing provision.								
MM70	Paragraph 5.15	<p>National policy requires that <u>policies should identify the size, type, and tenure of homes required for different groups in the community (including, but not limited to, those who require affordable housing, families and children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their homes.</u> Local Plans plan for a mix of housing based on the needs of the population and requires that they set out the types of housing to meet this. The analysis in the SHMA has shown that there is a predominant long-term <u>marginal</u> requirement for future affordable housing to be marginally higher need for three-bed properties relative to the Housing Market Area as a whole, but in general a greater need identified for the smaller properties, as indicated in the table below. Based on the evidence pulled together, the SHMA recommends the following strategic mix of affordable housing:</p> <table border="1"> <thead> <tr> <th>1-bed properties</th> <th>2-bed properties</th> <th>3-bed properties</th> </tr> </thead> <tbody> <tr> <td>30-35%</td> <td>30-35%</td> <td>20-25%</td> </tr> </tbody> </table>	1-bed properties	2-bed properties	3-bed properties	30-35%	30-35%	20-25%	To ensure the mix of housing needed is justified and consistent with national policy.	No change to SA findings – the proposed amendments to the wording of this paragraph are for clarity and the proportion of affordable housing required at each size is unchanged.
1-bed properties	2-bed properties	3-bed properties								
30-35%	30-35%	20-25%								
MM71	Paragraph 5.16	<p>The Council’s preference is for the provision onsite. In some circumstances, <u>such as physical site constraints or if a Registered Provider cannot provide on-site affordable housing,</u> the Council will consider an equivalent offsite contribution where justified. Guidance about the circumstances under which the Council will consider an off-site contribution and the mechanism for calculating this is set out in the Housing Needs SPD <u>When the Council considers an off-site contribution in lieu of onsite provision it will seek to ensure that adequate finance is secured to deliver affordable housing elsewhere in the Borough to meet needs and create mixed and balanced communities.</u></p>	To ensure that the circumstances for and financial contribution for offsite provision is justified and that the Plan is consistent with national policy in respect of the use of SPD.	No change to SA findings – the proposed amendments to the wording of this paragraph are for clarity and do not affect the meaning of policy H2, changes to which are considered separately above.						

		<p><u>Any commuted sum will be equivalent to the cost of building the required number of affordable dwellings, plus the value of the land required to build them minus what would be payable by a Registered Provider. Any contributions collected by the Council may be used to purchase existing dwellings to use as affordable housing. Off-site contributions will be secured by means of a Section 106 Agreement. The formula used by the Council in calculating an off-site contribution is as follows:</u></p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p><u>TOTAL NUMBER OF AFFORDABLE DWELLINGS REQUIRED</u> <u>MULTIPLIED BY</u> <u>BUILD COST OF THE REQUIRED DWELLINGS</u> <u>PLUS</u> <u>LAND COST</u> <u>MINUS</u> <u>THE AMOUNT EQUIVALENT TO THAT WHICH WOULD BE PAYABLE BY A REGISTERED PROVIDER</u> <u>EQUALS</u> <u>THE SUM PAYABLE</u></p> </div>		
<p>MM72</p>	<p>Paragraph 5.17</p>	<p>The specific provision and mix of a site will be informed by evidence available at the time of the application and will be negotiated at the time. However, the Council will expect the starting point of negotiation to achieve a mix of 84% either social or affordable rent and 16% intermediate products, as detailed in the 2015 SHMA (<u>or as subsequently amended</u>). Social and affordable rent are grouped together in this instance, as a result of the clear overlap between the two as products, which are likely to be targeted to the same group of households by Registered Providers. The final mix achieved on any site will be informed by the up-to-date position set out in the Housing Needs SPD, which shall take into account any change to the definition of affordable housing established via national guidance, any relevant site specific issues and evidence of local circumstances.</p>	<p>To ensure the Plan is consistent with national policy in respect of the use of SPD.</p>	<p>No change to SA findings – the proposed amendments to the wording of this paragraph do not affect the meaning of the housing policies in the Local Plan.</p>

MM73	Paragraph 5.18	<p>At the time of writing, it is acknowledged that proposals for the provision of Starter Homes are being progressed by Central Government. The policies proposed as part of this Publication Draft Local Plan will be amended as certainty on this topic is established.</p>	<p>To ensure the Plan is consistent with national policy by deleting this paragraph as it is out of date.</p>	<p>No change to SA findings – the proposed deletion of this paragraph does not affect the meaning of the housing policies in the Local Plan.</p>
MM74	Policy H3	<p>Policy H3: Housing for rural businesses</p> <p>Proposals for a permanent dwelling, either by new build or conversion, for occupation by a person engaged in an agricultural operation, or another form of use <u>rural business</u> that can only be reasonably located in <u>within</u> the countryside, will only be supported if all of the following criteria are met:</p> <p>a) There is a clearly established <u>essential</u> functional need for a dwelling;</p> <p>b) The need relates to a full-time worker, or one who is primarily employed in the activity to which the application relates;</p> <p>c) The <u>agricultural</u> unit and the activity <u>rural enterprise</u> concerned, are currently financially sound, and have a clear prospect of remaining so; and</p> <p>d) The functional <u>essential</u> need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned.</p> <p>The size of any such rural workers dwelling should be commensurate with the established functional <u>essential</u> requirement. Dwellings that are unusually large in relation to the needs of the unit, will not be permitted.</p> <p>Any permission granted will be subject to an 'occupancy' condition. The variation or removal of such a condition will only be granted if it is clear that its original purpose is obsolete and no longer required.</p> <p>Proposals for the removal of occupancy conditions would</p>	<p>To ensure the policy is effective and consistent with national policy.</p>	<p>No change to SA findings – the proposed amendments to the wording of this policy do not affect its overall meaning.</p>

		only be permitted if the applicant can demonstrate that long term need for a Rural Workers Dwelling has ceased, and the Council is satisfied that the dwelling has been sufficiently marketed.		
MM75	Policy H4	<p>Policy H4: Rural Exceptions Sites</p> <p>The development of affordable housing that meets the needs of local people will be permitted as a Rural Exception Site adjacent to defined rural settlement boundaries, where development is normally resisted, if all of the following criteria are met:</p> <p>ea) It is clearly demonstrated that there is a local need for affordable housing which outweighs other policy considerations;</p> <p>fb) It is demonstrated that no suitable alternative sites exist within the defined settlement boundary; and</p> <p>g) The development consists exclusively of affordable housing;</p> <p>hc) Developments do not have an adverse impact on the character and/or appearance of settlements, their settings or the surroundings countryside and</p> <p>i) Safeguards are in place to ensure homes remain affordable in perpetuity.</p> <p>In all cases arrangements for the management and occupation of dwellings must be made to ensure that all dwellings provided will be, and will remain available for occupancy by eligible local people at an affordable cost and at a range of tenures, both initially and in perpetuity.</p> <p>In some circumstances a small proportion of open market housing may be allowed where it can be shown that the scheme will deliver significant affordable housing and viability is a key constraint.</p>	To ensure the policy is effective and consistent national policy.	No change to SA findings – the proposed amendments to the wording of this policy do not affect its overall meaning.
MM76	Policy H5	Policy H5: Replacement Dwellings	To ensure that the policy is effective and	Change to SA findings – the previously negligible effect identified on

		<p>The Proposals for the replacement of dwellings within the Countryside and Green Belt will be only be acceptable in line with national policy and provided all of the following criteria are met:- <u>permitted provided that:</u></p> <p>a) The form and bulk of the new replacement dwelling is not materially larger than the building it replaces that of the original dwelling¹ or that which could be achieved as permitted development; and for Green Belt locations is of no more than a 30% increase on the original volume, unless national policy dictates; and <u>b) Unless exceptional circumstance dictates, the siting of the replacement dwelling should have no greater impact on landscape than the original the new dwelling is not more intrusive in the landscape than that which it replaces. In Green Belt locations the replacement dwelling must not have a greater impact on the openness of the Green Belt than the original; and</u></p> <p>c) Residential is the lawful use of the existing building and the use has not been abandoned <u>c) the new dwelling has substantially the same siting as the existing; and</u></p> <p>d) the existing dwelling to be demolished is not of historic merit.</p> <p>The removal of permitted development rights by condition may be included in any approval.</p> <p>¹ <u>The term original dwelling means the house as it was first built or as it stood or 1 July 1948 (if it was constructed before this date)."</u></p>	<p>consistent with national policy.</p>	<p>SA objective 13 (conserve and enhance the historic environment, heritage assets and their settings) would now be a minor positive (+) effect as the policy requires that the replacement of dwellings within the Countryside and Green Belt will be permitted provided that the existing dwelling to be demolished is not of historic merit.</p> <p>The other proposed amendments to the wording of this policy do not affect its overall meaning. The mixed (minor positive and minor negative) effect previously identified in relation to SA objective 17 (maintain and where possible enhance the quality of landscapes) is unchanged as, although the policy still relates to the replacement of dwellings in sensitive Countryside and Green Belt locations, it also still will not support development which is more intrusive on the landscape than the building it is replacing. The minor positive part of the mixed effect will therefore still occur, despite the removal of the text relating to the openness of the Green Belt.</p>
<p>MM77</p>	<p>Policy H6</p>	<p>Policy H6: Specialist Housing</p> <p>The Council will encourage the provision of housing to maximise the independence and choice of older people and those members of the community with specific housing needs.</p>	<p>To ensure the policy is clear, effective and justified.</p>	<p>No change to SA findings – the proposed minor wording amendments to this policy do not affect its overall meaning.</p>

		<p>When assessing the suitability of sites and/or proposals for the development of specialist housing such as, but not restricted to, residential care homes, extra care housing and continuing care retirement communities, the Council will have regard to the following:</p> <ul style="list-style-type: none"> • The need for the accommodation proposed, whereby the development contributes towards specialist housing need as identified within the Strategic Housing Market Assessment (SHMA); • The ability of future residents to access essential services, including public transport, shops and appropriate health care facilities. <p>Large <u>Development proposals on Sustainable Urban Extensions</u> will be expected to <u>provide</u> consider opportunities for the provision of housing to meet the housing needs of older persons, including the provision of residential care homes.</p> <p>The Council also expects developers, through the design of developments, to enable people to live independently and safely in their own home for as long as possible, consistent with the aspiration of the Council and Warwickshire County Council.</p> <p>The Council will consider the inclusion of conditions to ensure future occupation remains for the specialist housing need it was intended.</p>		
MM78	Paragraph 5.38	<p>National policy and guidance recognises the need to provide housing for older people as part of achieving a good mix of housing. <u>Under the Homelessness Act 2002, local housing authorities must have a strategy for preventing homelessness in their district. The strategy must apply to everyone at risk of homelessness, not just people who may fall within a priority need group for the purposes of Part 7 of the Housing Act 1996. Homelessness prevention means providing people with the ways and means to address their housing and other needs to avoid</u></p>	To ensure that the Plan is effective and justified in meeting the full range of specialist housing needs.	No change to SA findings – the proposed additional wording in this paragraph provides extra context for but does not affect the meaning of the housing policies in the Local Plan.

		<u>homelessness. Meeting housing needs through the policies of this plan, including meeting needs associated with affordable and specialist housing, is one way to assist with homelessness prevention, and link in with Rugby Council's Homelessness Strategy.</u>		
MM79	Paragraph 5.46	National policy allows for specialist housing for older persons, including residential care institutions which are C2, to count towards the Borough's housing requirement. This will be clarified in the monitoring framework and housing trajectory.	To ensure the Plan is positively prepared and consistent with national policy in meeting the objectively assessed housing needs of the borough.	No change to SA findings – the proposed deletion of this paragraph does not affect the meaning of the housing policies in the Local Plan.

Chapter 6: Economic Development

Ref	Policy / Paragraph No	Proposed Change	Reason for Change	Implications for SA findings reported previously
MM80	Policy ED1	<u>With the exception of any sites allocated for other forms of development in this Local Plan, All employment sites, including the major investment site at Ansty Park, eExisting sStrategically sSignificant Employment sSites, Core Strategy allocations and new Local Plan employment allocations, as shown on the Proposals Policies Map, will be retained for employment purposes: B1(a), B1(b), B1(c), B2 and B8. Proposals for new employment development (including expansion of established businesses and upgrading, improvement or redevelopment of existing premises) will be permitted within all employment areas subject to accordance with other policies in the Local Plan. Provision should be made for the accommodation needs of small and medium sizes enterprises within both existing employment sites and new allocations.</u> The <u>infilling or the partial or complete redevelopment intensification</u> of existing employment sites will be supported subject to the consideration of potential impacts to their surroundings against the relevant policies in the	To ensure the Plan is justified against the evidence and consistent with national policy in its protection of employment land and provision for SMEs.	No change to SA findings – the additional and amended wording provides extra detail but does not affect the overall meaning of the policy and the significant positive effect previously identified in relation to SA objective 6 (promote/enable a strong, stable and sustainable local economy) is unaffected.

		<p>Local Plan and national policy, in particular those sites located in the Green Belt.</p> <p>All land currently or last used for employment purposes will be protected where a site continues to make a viable contribution to economic development within the borough. However, in order to ensure land used for economic development continues to provide jobs in the local economy, where a site is proven to be no longer viable for employment uses, a proposal for change of use to a non B-use class may be considered acceptable.</p> <p>For proposals that would involve the change of use or loss of any land used for employment purposes, evidence must be provided to demonstrate that the land or unit under consideration is no longer viable for a B-use class. <u>The evidence provided should consider each of the six tests listed below in order to demonstrate to a sufficient level that market signals indicate that there is no reasonable prospect of the site being used for employment purposes and/or that an alternative land use would support sustainable local communities.</u></p> <p><u>The six tests are:</u></p> <ul style="list-style-type: none"> • <u>Whether the site is allocated for employment land. Allocated sites will be given greater protection.</u> • <u>Whether there is an adequate supply of allocated employment sites of sufficient quality in the locality to cater for a range of business requirements. This would involve an assessment of vacant units or land currently being marketed.</u> • <u>Whether the site is capable of being serviced by a catchment population of sufficient size. This may include consideration of whether there is a suitable balance between population and employment in the relevant area settlement, what the impact of employment loss on commuting patterns might be and whether there would be a detrimental impact</u> 		
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		<p><u>on the local economy from loss of the employment land. This will be particularly relevant in rural locations.</u></p> <ul style="list-style-type: none"> • <u>Whether there is evidence of active marketing. For allocated sites evidence of active marketing should be submitted. This should be for a continuous period of 24 months and should be through a commercial agent with local or sub-regional practice connected to Rugby Borough, at a price that genuinely reflects the market value in relation to use, condition, quality and location of the floor space. A professional valuation of the asking price and/or rent will be required to confirm that this is reasonable.</u> • <u>Whether redevelopment of the site for employment use could be brought forward, taking account of site characteristics (including physical factors, accessibility and neighbouring uses). If employment redevelopment is not viable, whether mixed use redevelopment could be brought forward. It must be demonstrated that consideration has been given to alternative layouts and business uses, including smaller premises with short term flexible leases appropriate for SMEs.</u> • <u>Whether firms are likely to be displaced through redevelopment, whether there is a supply of alternative suitable accommodation in the locality to help support local businesses and jobs and whether this would promote or hinder sustainable communities and travel patterns.</u> <p>It must be demonstrated that the site has been actively marketed according to the provisions of the explanatory text accompanying this Policy, and for the following periods of time:</p> <ul style="list-style-type: none"> • On designated employment land / site: 24 months 		
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		<p>● For any other B use class land / site / unit: 12 months</p> <p>Evidence must demonstrate that there has been no serious interest shown by a B use class occupier during the relevant period of marketing, according to the provisions of the supporting text to this Policy.</p>		
MM81	Paragraph 6.5 <i>[End of Paragraph]</i>	<p>It is important that the diverse range of industrial sectors that make-up employment provision in the borough is protected and maintained to offer choices of employment opportunities to both employers and potential employees. The most effective way to achieve this is by protecting different types of employment land, within the context of a flexible policy that is able to deal with potentially changing economic conditions over the plan period. <u>Many of the Borough's existing strategically significant employment sites provide for smaller units in a mix of B class uses. These sites will continue to provide opportunities for a range in type and scale of employment development, including where intensification opportunities exist, along with the employment sites allocated in the Core Strategy and proposed for allocation in this Local Plan. Particular attention should be given to providing opportunities for smaller units in the range of 5,000-50,000 sq. ft. to meet the accommodation needs of small and medium sized businesses in line with the evidence of employment floorspace needs.</u></p>	To ensure the Plan is effective in meeting a qualitative employment need for accommodation for SMEs, as well as where this need is proposed to be met on new allocations.	No change to SA findings – the additional wording provides further context for policy ED1, changes to which are considered separately above, but does not affect the overall meaning of the Local Plan policies relating to economic development.
MM82	Paragraphs 6.7-6.9	<p>6.7 To demonstrate there is no demand for a site or unit for ongoing employment use, an applicant must submit evidence which shows consideration of each of the six tests outlined in the policy. that the site is vacant and a thorough marketing exercise at a realistic price for both the land use and local market area has been sustained over the relevant time period as set out in Policy ED1. The six tests which include the requirement for two years of marketing for the release of employment land or units on designated</p>	To ensure the Plan is justified against the evidence and consistent with national policy in its protection of employment land.	No change to SA findings – the additional wording provides further context for policy ED1, changes to which are considered separately above, but does not affect the overall meaning of the Local Plan policies relating to economic development.

		<p>employment sites have been selected based on evidence originally contained in the DTZ Coventry, Solihull and Warwickshire sub-regional employment land study (2007).</p> <p>6.8 This evidence was reviewed as part of the GL Hearn (2015) Rugby employment land study and the tests suggested by this evidence, to decide on proposals for the release of employment land, were considered to “remain relevant”. Consideration will be given to the other tests listed in the DTZ Study (repeated in the GL Hearn Study) where an applicant can show that these are more suitable in demonstrating that a loss of employment land would not have an adverse impact on the Borough wide supply of employment land, particularly where designated employment sites are concerned.</p> <p>6.9 Marketing of employment land or uses must be through a commercial agent with local or sub-regional practice connected to Rugby Borough, at a price that genuinely reflects the market value in relation to use, condition, quality and location of the floor space. A professional valuation of the asking price and/or rent will be required to confirm that this is reasonable. It must be demonstrated that consideration has been given to alternative layouts and business uses, including smaller premises with short term flexible leases appropriate for SMEs.</p>		
MM83	Paragraph 6.10 <i>[Table]</i>	<p>Major Investment Site Ansty Park</p> <hr/> <p>Existing Strategically Significant Employment Sites</p> <p><u>Ansty Park</u></p> <p>Butlers Leap (including Arches and Avon) Industrial Estates</p> <p>Central Park</p> <p>Glebe Farm Industrial Estate</p> <p>Midland Trading Estate</p>	To ensure the Plan is effective and up to date in defining the role of existing employment locations.	No change to SA findings – the amendment moves the Ansty Park site to the list of Existing Strategically Significant Employment Sites instead of being listed as a Major Investment Site, but does not change the overall meaning of the policy or the list of sites included.

		<p>Paynes Lane Industrial Estate</p> <p>Rugby Cement Works</p> <p>Somers Road Industrial Estate</p> <p>Swift Park</p> <p>Swift Valley</p> <p>Valley Park</p> <p>Dunchurch Trading Estate</p> <p>Europark</p> <p>Lawford Heath Industrial Estate</p> <p>Former Peugeot Site, Ryton</p> <p>Rolls Royce, Ansty</p> <p>Shilton Industrial Estate</p>		
		<p>Core Strategy Allocations</p> <p>Rugby Gateway*</p> <p>Rugby Radio Station**</p>		
		<p>New Local Plan Allocations</p> <p>Coton Park East, Castle Mound Way</p> <p>Land south of Cawston Spinney</p>		
MM84	Policy ED3	<p>Policy ED3: Employment development outside Rugby urban area</p> <p>With the exception of those sites allocated for employment purposes in this Local Plan, or with a current B use class, employment development will not be permitted outside the Rugby urban area except in the following circumstances:</p> <ul style="list-style-type: none"> • Conversion of a building for employment purposes, subject to its location and character, including historic or architectural merit, being 	To ensure the policy is effective and consistent with national policy.	No change to SA findings – the very minor wording amendments do not change the overall meaning of this policy.

		<p>suitable for the proposed use and it having been in existence for at least ten years;</p> <ul style="list-style-type: none"> • Redevelopment, at a similar scale, of an existing building or vacant part of an existing employment site for employment purposes, where this would result in a more effective use of the site; • Small scale <u>Sustainable</u> expansion of an existing group of buildings for business uses where the site is readily and regularly accessible by means of transport other than the private car; or • A building or structure related to agriculture, horticulture or forestry where it is genuinely required as an ancillary use for an existing rural employment development. <p>To be considered acceptable, any proposals meeting one of these exceptions must also demonstrate compliance with all other relevant policies in the Local Plan, in particular where a proposal is located in the Green Belt.</p> <p>All proposals will be subject to a thorough assessment to make sure their scale, nature and location are appropriate, including the need to:</p> <ul style="list-style-type: none"> • Limit the impact on local communities, the character of the local landscape, and the natural environment; • Minimise impact on the occupiers and users of existing properties in the area; • Avoid an increase in traffic generation that would have an adverse <u>a severe</u> impact on the local road network, unless suitable mitigation to address the impact can be provided; • Make provision for sustainable forms of transport wherever appropriate and justified; and • Prioritise the re-use of brownfield land and existing buildings. 		
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Chapter 7: Retail and the Town Centre

Ref	Policy / Paragraph No	Proposed Change	Reason for Change	Implications for SA findings reported previously
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MM85	Paragraph 7.6	The enhancement of Rugby Town Centre is vital and Policy TC1 seeks to ensure that any changes improve the town centre, adding to its vitality and vibrancy, whilst retaining or enhancing important characteristics. <u>The adopted 'Town Centre Vision and Action Plan 2016-2020' has as its central vision: "A prosperous and attractive town centre which complements and connects to the retail parks on Leicester Road, offering a wide range of shops, leisure and entertainment opportunities for both residents and visitors, alongside public services and new homes for residents."</u>	To ensure the retail and town centre policies are appropriately justified as the most suitable strategy for Rugby Town Centre.	No change to SA findings – the additional wording in this paragraph provides context for but does not affect the meaning of policy TC1.												
MM86	Paragraph 7.7	In assessing proposals for town centre schemes, the Council will seek to ensure that such proposals are compatible with the scale, nature and character of the town centre. This is important given the historic nature of the town centre and proposals will have to be of an appropriate scale and design quality in order to be successfully integrated. Proposals that do not meet a sufficient standard will be refused.	To ensure that Policy TC1 is clear and effective in day to day development management decisions	No change to SA findings – the proposed deletion of the final sentence of this paragraph does not affect the meaning of policy TC2, changes to which are considered separately below.												
MM87	Policy TC2	<p>Policy TC2: Rugby Town Centre Comparison and Convenience Floor Space Requirements</p> <p>New retail floor space will be provided in Rugby Town Centre as set out below:</p> <table border="1" data-bbox="600 970 1296 1169"> <thead> <tr> <th></th> <th>2020</th> <th>2025</th> <th>2030</th> </tr> </thead> <tbody> <tr> <td>Convenience (net sqm)</td> <td>266</td> <td>515</td> <td>732</td> </tr> <tr> <td>Comparison (net sqm)</td> <td>1508</td> <td>4652</td> <td>7850</td> </tr> </tbody> </table> <p><u>All proposals for retail, office or leisure uses on sites not within Rugby Town Centre in excess of 500 sqm gross floor space, including extension of existing units and variation of conditions, must be accompanied by an impact assessment. This assessment must meet the requirement of national</u></p>		2020	2025	2030	Convenience (net sqm)	266	515	732	Comparison (net sqm)	1508	4652	7850	Policies TC2 and TC3 combined to ensure the Plan is effective in managing the location and development of main town centre uses	Change to SA findings – the new wording in this policy is brought in from the now-deleted policy TC3 (see below) which has been merged with this policy TC2. A revised SA matrix for the newly combined policy has been prepared (see Appendix 2 of this SA Addendum). Potential significant positive effects have been identified on SA objectives 6 (promote/enable a strong, stable and sustainable local economy), 7 (promote the vitality and viability of the town centre) and 8 (promote the regeneration of urban areas). No potential significant negative effects are identified in relation to the amended policy TC2,
	2020	2025	2030													
Convenience (net sqm)	266	515	732													
Comparison (net sqm)	1508	4652	7850													

		<p><u>policy and established best practice and demonstrate that the proposal will not harm the vitality or viability of any nearby centres. All such proposals must also comply with the sequential approach, as set out in national policy and in this policy below, to ensure that development is on the most central site available.</u></p> <p>In order to sustain and enhance the vitality and viability of the town centre, new proposals for meeting the <u>retail</u> floor space requirements will be permitted firstly within <u>the Primary Shopping Area, and for other main town centre uses within Rugby Town Centre boundary</u>, (as defined on the Town Centre Policies Proposals Map followed by Edge-of-Centre locations, then Out-of-Centre sites that are in accessible locations, well connected to the Town Centre and capable of generating benefits for the centre's overall vitality and viability, through linked pedestrian trips and increased footfall <u>or, in relation to bulky goods retailing, are located immediately adjacent to existing retail warehousing.</u></p>		
MM88	Policy TC3	<p>Policy TC3: Directing Development in the Town Centre</p> <p>In order to sustain and enhance the vitality and viability of town centres, new proposals for town centre uses² will be permitted firstly within Rugby Town Centre, (as defined in the town centre proposal map) followed by Edge of Centre locations, then Out of Centre sites that are, or will be, well served by a choice of sustainable modes of transport and are close to the centre or, in relation to bulky goods retailing, are located immediately adjacent to existing retail warehousing.</p> <p>All proposals for retail, office or leisure uses on sites not within Rugby Town Centre in excess of 500 sqm gross floor space, including extension of existing units and variation of conditions, must be accompanied by an impact assessment. This assessment must meet the requirement of national guidance and established best practice and demonstrate</p>	<p>Policies TC2 and TC3 combined to ensure the Plan is effective in managing the location and development of main town centre uses.</p>	<p>Change to SA findings – the deletion of policy TC3 means that the likely effects previously identified for the policy would not occur as a result of TC3; however the wording has been amalgamated with that of policy TC2 (see above). Likely significant positive effects from policy TC3 were previously identified in relation to SA objectives 6 (promote/enable a strong, stable and sustainable local economy), 7 (promote the vitality and viability of the town centre) and 8 (promote the regeneration of urban areas). No likely significant negative effects were previously identified.</p>

		that the proposal will not harm the vitality or viability of any nearby centres. All such proposals must also comply with the sequential approach, as set out in national guidance, to ensure that development is on the most central site available.		
MM89	Paragraph 7.12	National guidance requires local planning authorities to apply the sequential approach to planning applications for main town centre uses that are not in an existing centre and not in accordance with an up to date Local Plan. Policy TC3 <u>TC2</u> sets out the order of sequentially preferential locations for new investment working from the core of the town centre outwards. <u>When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre.</u> This approach helps maintain the vitality and core function of the town centre through directing new proposals <u>for the main town centre uses</u> to this area first which in turns supports the local economy and promotes more sustainable patterns of development.	To ensure consistency with national policy.	No change to SA findings – the proposed wording amendments reflect the amalgamation of policies TC2 and TC3 (addressed above) and do not affect the overall meaning of the Local Plan policies relating to town centres.
MM90	Policy TC4	Policy TC4 <u>TC3</u>: Primary Shopping Area and Shopping Frontages <u>Primary Shopping Area (PSA)</u> Within the <u>The Primary Shopping Area (PSA), as defined on the Town Centre Proposals Policies Map, is the overall area where retail frontages are concentrated. Within the PSA</u> Proposals for the <u>development, redevelopment or change of use, will be permitted where the proposed ground floor use is to be changed to retail (use class A1).</u> <u>Non-A1 uses proposed within the Primary Shopping Area but outside of a Primary or Secondary frontage will be assessed on a case-by-case basis in relation to future potential impact on the vitality and viability on the town centre.</u> <u>Primary Shopping Frontage (PSF)</u>	To ensure the Plan is effective and consistent with national policy in managing the mix of uses within Rugby Town Centre.	No change to SA findings – the amendments proposed to this policy are mainly minor wording amendments or rearrangement of existing policy criteria and do not affect the overall meaning of the policy. The renumbering of the policy reflects the deletion of the previous policy TC3 (see above) and does not affect the likely effects of the policy.

		<p>Within the PSF, as defined on the Town Centre Proposals <u>Policies</u> Map, the change of use of ground floor Class A1 shop premises to a complementary use classes A2-A5 <u>classes A2-A5</u> will only be permitted where the proposed use would not undermine the retail function of the town centre and it it <u>would</u> maintains and enhances its vitality and viability.</p> <p>The determination of each application will have regard to the following factors:</p> <ul style="list-style-type: none"> • the number and distribution of other existing and committed non-A1 uses within the defined primary shopping frontage should be no more than 40% of the units within the PSF (including any premises subject to current Permitted Development changes of use); • the location and prominence of the premises; • where applicable, the length of <u>any</u> vacancy of the premises and evidence of marketing for the current permitted use; • the nature and character of the proposed use; and • the design of the shop front <p><u>Secondary Shopping Frontage (SSF)</u></p> <p>Within the SSF, as defined on the Town Centre proposals <u>Policies</u> Map, proposals for main town centre uses (Use Class A1-A5, D1 and D2) will only be permitted where the proposed use maintains and enhances its vitality and viability. <u>Within the Secondary Shopping Frontage (SSF), the percentage of units in non-A1 use would typically be expected to be above 40% although there is no defined threshold.</u></p> <p>Regard will also be had to the following factors:</p> <ul style="list-style-type: none"> • coalescence and concentration of uses; and • the effect on the amenity of other surrounding properties and uses. • <p>Wider Town Centre Area <u>Within Town Centre Boundary</u></p>		
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		<p><u>(Outside of the Primary Shopping Area)</u></p> <p>The Council will permit retail, business, leisure, arts, cultural and tourism development within the wider town centre (areas not defined by the PSF and SSF <u>outside of the PSA</u>) provided:</p> <ul style="list-style-type: none"> • They will not harm the retail function and character of the PSA; • They will not harm on the vitality and viability of the PSA; and • Where retail uses (class A1) are proposed within the town centre, but outside of the PSA the applicant must demonstrate there are no suitable alternatives within or immediately adjacent to the <u>PSA Primary or Secondary frontages.</u> <p>Residential development is encouraged within the Town Centre, providing it does not harm the retail function and character and its' vitality and viability. For all proposals, separate access arrangements to the upper floor space, which could be used for residential, community or employment use, should not be eliminated.</p>		
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Chapter 8: Healthy, Safe and Inclusive Communities

Ref	Policy / Paragraph No	Proposed Change	Reason for Change	Implications for SA findings reported previously
MM91	Policy HS2	<p><u>All major</u> development proposals will be required to <u>demonstrate</u> assess their impact on the capacity of existing health services and facilities that they would not generate detrimental impacts on health and wellbeing. <u>For all Use Class C2 developments (residential care homes and nursing homes) and Use Class C3 residential development in excess of 150 units this will take the form of a Health Impact Assessment, which will measure wider impacts on health and well-being and the demands that are placed upon the capacity of health services and facilities arising from the development.</u> <u>National guidance recognises that major</u></p>	To ensure the policy is justified, effective and consistent with national policy.	<p>No change to SA findings – despite the amended wording, the policy is still expected to have a significant positive effect on SA objective 3 (promote/improve health of the population and reduce health inequalities) as it requires major development proposals to demonstrate that they would not have detrimental impacts on health and wellbeing. The potential minor negative effect on SA</p>

		<p><u>development proposals have potentially greater impacts on health and wellbeing. As such, proposed development above the thresholds set out below will need to demonstrate that they would not generate adverse impacts on health and wellbeing:</u></p> <p><u>All residential development of 150 units and above and where the site area is 5 hectares or above;</u></p> <ul style="list-style-type: none"> • <u>non-residential development where the area of development exceeds 1ha; and</u> • <u>development located on an industrial estate exceeding 5ha</u> <p><u>Where development proposals meet the above criteria, an assessment of potential impacts on health and wellbeing should be demonstrated through:</u></p> <ul style="list-style-type: none"> • <u>A Health Impact Assessment screening report; and</u> • <u>A full Health Impact Assessment where the screening report identifies that significant impacts on health and wellbeing would arise from the development</u> <p><u>Where required, The Borough Council will require Health Impact Assessments should to be prepared in accordance with advice and best practice for such assessments as published by the Department of Health and other agencies, such as the Coventry and Rugby Clinical Commissioning Group, Public Health Warwickshire, University Hospitals Coventry and Warwickshire NHS Trust.</u></p> <p><u>Where significant impacts are identified it is demonstrated that a development proposal would have a significant adverse impact on wellbeing, the Borough Council may require appropriate mitigation measures through planning conditions, financial or other contributions secured through planning obligations and/or the Council's CIL charging schedule. planning permission will be refused unless infrastructure provision and/or funding to meet the health service requirements of the development are provided</u></p>		<p>objective 4 (provide affordable and decent housing, which meets the needs of the Borough) that was previously identified would also still apply as the requirement for development proposals to provide mitigation for any significant adverse impacts on wellbeing could still impact upon the viability of the proposal.</p>
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		and/or secured by planning obligations.		
MM92	Paragraph 8.6	<p>8.6 Health Impact Assessments (HIAs) are an important tool for to understanding the potential impacts a upon <u>wellbeing arising from</u> development proposals will have on <u>the existing health services and facilities.</u> <u>HIAs aim to both reduce adverse impacts from development on wellbeing and maximise positive effects. This is achieved through providing a holistic approach to wellbeing which seeks to complement, but not replicate, the Local Plan's infrastructure policies. An assessment on wellbeing is required of development as allocated within this Local Plan as well as proposals promoted through the development management process to ensure more localised impacts are identified.</u> The Council will require proposals for development over 150 units to be supported by a Health Impact Assessment, in consultation with the relevant bodies, such as Public Health Warwickshire Department of Health and other agencies, such as the Coventry and Rugby Clinical Commissioning Group.</p>	To ensure the policy is justified, effective and consistent with national policy.	No change to SA findings – the amended wording provides context for policy HS2, changes to which are considered separately above.
MM93	Following Paragraph 8.6	<p><u>8.6a Where required, HIAs must identify the potential impact development may cause and propose relevant measures to mitigate the impacts. Screening reports and HIAs should contain a proportionate level of detail in relation the scale and type of development proposed. The Borough Council recommends that a screening report or full assessment is conducted at the earliest opportunity to ensure that wellbeing is appropriately considered. This can take the form of a standalone assessment or as part of a wider Environmental Impact Assessment (EIA). The thresholds identified within the policy are consistent with EIAs to ensure Development proposals below the defined threshold are also encouraged to consider potential impacts on health through the design process, where appropriate. A HIA may identify impacts that need to be addressed by a range of mitigation measures, such as design solutions incorporating green infrastructure or measures to improve</u></p>	To ensure the policy is justified, effective and consistent with national policy.	No change to SA findings – the amended wording provides context for policy HS2, changes to which are considered separately above.

		<u>air quality including travel measures.</u>																				
MM94	Paragraph 8.7	8.7 Such assessments must identify the potential impact their development may cause and propose relevant measures to mitigate the impacts. The threshold for undertaking a health impact assessment has been derived from the threshold as to when an EIA screening opinion is requested.	To ensure the policy is justified, effective and consistent with national policy.	No change to SA findings – the deletion of this paragraph amends the context for policy HS2, changes to which have been considered separately above.																		
MM95	Paragraph 8.8	Local life would not be the same without them, and if they closed or changed to private use, it would be a real loss to the community.	To avoid confusion over what constitutes 'private'	No change to SA findings – the minor wording amendment is made for clarity only.																		
MM96	Policy HS4	<p>Policy HS4: Open space, <u>sports facilities</u> and recreation</p> <p>A. Residential development of 10 dwellings and above, shall attainment of the Council's open space standards set out be</p> <table border="1"> <tr> <td>Children's Play;</td> <td>0.2 ha per 1,000 pop'n</td> <td>0.2 ha per 1,000 pop'n</td> </tr> <tr> <td>Natural and Semi Natural Green Space</td> <td>2.5 ha per 1,000 pop'n</td> <td>2.5 ha per 1,000 pop'n</td> </tr> <tr> <td>Parks and Gardens</td> <td>1.5 ha per 1,000 pop'n</td> <td>1 ha per 1,000 pop'n</td> </tr> <tr> <td>Amenity Green Spaces</td> <td>1.1 ha per 1,000 pop'n</td> <td>0.5 ha per 1,000 pop'n</td> </tr> <tr> <td>Allotments</td> <td>0.865 ha per 1,000 pop'n</td> <td>0.658 ha per 1,000 pop'n</td> </tr> <tr> <td>Outdoor Sports Playing pitches</td> <td colspan="2">Borough wide 0.93 ha per 1,000 pop'n</td> </tr> </table>	Children's Play;	0.2 ha per 1,000 pop'n	0.2 ha per 1,000 pop'n	Natural and Semi Natural Green Space	2.5 ha per 1,000 pop'n	2.5 ha per 1,000 pop'n	Parks and Gardens	1.5 ha per 1,000 pop'n	1 ha per 1,000 pop'n	Amenity Green Spaces	1.1 ha per 1,000 pop'n	0.5 ha per 1,000 pop'n	Allotments	0.865 ha per 1,000 pop'n	0.658 ha per 1,000 pop'n	Outdoor Sports Playing pitches	Borough wide 0.93 ha per 1,000 pop'n		To ensure the plans open space standards are justified, to ensure it is effective in protecting open space and that it is consistent with national policy in respect of the protection of sports facilities	No change to SA findings – the amendments proposed to the policy strengthen the significant positive effect already identified in relation to SA objective 2 (provide good quality local services, leisure and cultural opportunities with good access for all sections of the community).
Children's Play;	0.2 ha per 1,000 pop'n	0.2 ha per 1,000 pop'n																				
Natural and Semi Natural Green Space	2.5 ha per 1,000 pop'n	2.5 ha per 1,000 pop'n																				
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		<p><u>Football Pitches</u> <u>Cricket Pitches</u> <u>Rugby Pitches</u></p>	<p><u>0.38 ha per 1000 pop'n</u> <u>0.23 ha per 1000 pop'n</u> <u>0.32Ha per 1000 pop'n</u></p>		
<p>As a default, Rugby's average household size of 2.4 people per dwellings (Census 2011 or any subsequent update) should be used to identify the population of new developments and its subsequent open space requirement. Account will be taken of the existing open space provision within the ward or parish the development proposal is located within (contained within Appendix 4). Contributions through CIL/S106 will be sought from developments where the proposal would further increase an existing deficit in provision or where the proposal will result in the provision standards not being met within the ward or parish it is located within. <u>For the outdoor sports playing pitches account should be taken of the latest Playing Pitch Strategy standard to ascertain whether the demand arising from a proposed development can be met within the existing network of accessible playing pitches that are of sufficient quality, or whether new or improved quality provision will be required.</u></p> <p>Dependent upon the size and layout of the development, the provision of open space, may be required on site or may form part of a contribution towards off site provision of either new or improved facilities. In such circumstances off-site provision towards local facilities should be made in a location which adequately services the new development and a planning obligation may be used to secure this.</p> <p>Developer contributions will also be spent on built recreation facilities where justified by an increase in population.</p>					

		<p>B. New open space should be accessible and of high quality, meeting the following criteria:</p> <ul style="list-style-type: none"> • Be appropriately maintained, if necessary, through the use of developer contributions; • Be secure and safe; • Attractive in appearance; • Enhance the natural and cultural environment; • Conveniently accessed and facilitates access to other areas of open space, including the countryside; • facilitates access by a choice of transport; and • Avoid any significant loss of amenity to residents, neighbouring uses or biodiversity <p>C. <u>Public open space, sports and recreational buildings and land, including playing fields assets identified within the Open Space Audit evidence and/or defined on the Proposals Policies Map and/or last in sporting or recreational use will be protected from development – should not be built upon unless:</u></p> <ul style="list-style-type: none"> • An assessment has been undertaken which has clearly shown the open space, building or land to be surplus to requirements; or • it can be demonstrated that the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or • the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. <p>Planning permission will be granted for development, which enhances the quality and accessibility of existing open</p>		
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		space providing it accords with section B of this Policy.		
MM97	Policy HS5	<p><u>Policy HS5: Traffic Generation and Air Quality, Noise and Vibration</u></p> <p>Any development that results in significant negative impacts on health and wellbeing of people in the area as a result of pollution, noise or vibration caused by traffic generation will not be permitted unless effective mitigation can be achieved.</p> <p><u>Development proposals should promote a shift to the use of sustainable transport modes and low emission vehicles (including electric/hybrid cars) to minimise the impact on air quality, noise and vibration caused by traffic generation. Proposals should be located where the use of public transport, walking and cycling can be optimised. Proposals should take full account of the cumulative impact of all development including that proposed in this Local Plan on traffic generation, air quality noise and vibration. Development proposals should complement the Air Quality Action Plan.</u></p> <p>Any development that results in significant negative impacts on air quality within identified Air Quality Management Areas or on the health and wellbeing of people in the area as a result of pollution should be supported by an air quality assessment and, where necessary, a mitigation plan to demonstrate practical and effective measures to be taken to avoid the adverse impacts.</p> <p><u>Development throughout the Borough of more than 1,000 sqm of floorspace or 10 or more dwellings or development within the Air Quality Management Area (see Appendix 8) that would generate any new floorspace must:</u></p> <ol style="list-style-type: none"> <u>1. Achieve or exceed air quality neutral standards; or</u> 	To ensure the Plan is justified, effective and consistent with national policy and best practice in dealing with the effects of development and traffic generation on air quality, noise and vibration.	No change to SA findings – this policy has been significantly revised; therefore an amended SA matrix has been prepared for the revised policy HS5 (see Appendix 2 of this SA Addendum). Although some of the justification text for scores has been amended, the SA scores for the policy are unchanged and a likely significant positive effect is still identified in relation to SA objective 15 (reduce all forms of pollution). As previously, no likely significant negative effects are identified.

		<p><u>2. Address the impacts of poor air quality noise and vibration due to traffic on building occupiers, and public realm or amenity space users by reducing exposure to and mitigating their effects, proportionate to the scale of the development. This can be achieved using design solutions that include:</u></p> <ul style="list-style-type: none"> • <u>Orientation and layout of buildings, taking into account building occupiers, public realm and amenity space users;</u> • <u>Appropriate abatement technologies; and</u> • <u>Urban greening appropriate for providing air quality benefits.</u> <p><u>3. Where air quality neutral standards are not met, measures to offset any shortfall will be required, according to the following hierarchy:</u></p> <ul style="list-style-type: none"> • <u>On-site measures; then</u> • <u>Off-site measures; then</u> • <u>Financial contributions.</u> <p>All measures required in the Policy should take full account of the cumulative impact of all development proposed in this Local Plan (and any other known developments) on traffic generation and air quality.</p>		
MM98	Paragraph 8.17	<p><u>Air quality is a particular issue in a number of locations within the Borough. These areas have been declared Air Quality Management Areas (AQMA). The Air Quality Management Area (AQMA) shown in the map at Appendix 8 identifies where, in Rugby Borough, levels of air quality are below national standards. The Council seeks reduce air pollution in order to contribute to achieving national air quality objectives. Poor air quality includes high concentrations of particulate matter (such as PM₁₀ and PM_{2.5}) and nitrogen oxides (known as NO_x) which have a direct and adverse impact on the health and life expectancy</u></p>	<p>To ensure the Plan is justified, effective and consistent with national policy and best practice in dealing with the effects of development and traffic generation on air quality, noise and vibration.</p>	<p>No change to SA findings – the amendments to this paragraph provide context for policy HS5, changes to which are considered separately above in terms of their implications for the SA findings.</p>

		<p><u>of people and on the natural environment. Rugby’s Air Quality Strategy and improvement plan contains measures to improve air quality in Rugby. The strategy promotes modal shift towards public transport and low and zero emission vehicles and raises awareness of air quality issues. It identifies planning policies to be a key action in improving local air quality through influencing developments, particularly within the AQMA or for roads which affect it, to consider air quality impacts. Transport is the primary cause of air quality issues in these areas. Significant–Major development proposals, or those located within the AQMA</u>s have the potential to add significant quantities of additional road vehicles on to the transport network which, unless addressed, is likely to have a negative impact on air quality, <u>noise and/or vibration</u> in general and specifically within the AQMA, either through additional traffic volumes or reduced traffic speeds. <u>Requiring development that has an impact on air quality to deliver measures to reduce air pollution on the borough’s roads will help address the areas worst affected by poor air quality. This is consistent with national policy which stresses the need to ensure that policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts from individual sites in local areas.</u></p>		
<p>MM99</p>	<p>New paragraphs beneath 8.17</p>	<p><u>8.17a Developments that are air quality neutral will help to minimise air pollution within the AQMA. The policy aims to ensure that air quality neutral development is supported, whilst ensuring development that has an impact on air quality within the AQMA (or major developments that can affect the AQMA) is appropriately mitigated.</u></p> <p><u>8.17b In some circumstances air quality, noise or vibration assessments will be required to quantify the effects of development and set out mitigation measures to address</u></p>	<p>To ensure the Plan is justified, effective and consistent with national policy and best practice in dealing with the effects of development and traffic generation on air quality, noise and vibration.</p>	<p>No change to SA findings – these new paragraphs of supporting text provide additional context for policy HS5, changes to which are considered separately above in terms of their implications for the SA findings.</p>

		<u>impacts. Mitigation may be secured by legal agreement, and will follow the mitigation hierarchy outlined in the policy. Appropriate mitigation measures and a programme of implementation (if required as part of a construction management plan) to address impacts associated with air quality, noise and/or vibration, will need to be demonstrated. This may include highway infrastructure improvements, traffic management, or support for public transport services. alterations to design or materials, and/or landscaping, together with details associated with construction management plans.</u>		
MM100	Paragraph 8.18	8.18 <u>The Council will be producing an Air Quality Supplementary Planning Document (SPD) which will assist in the determination of planning applications in line with the NPPF.</u> Development proposals will be considered with regard to the Council's Air Quality SPD, including where necessary undertaking an Air Quality Assessment and appropriate mitigation. Appropriate mitigation measures and a programme of implementation will need to be demonstrated, for example highway infrastructure improvements or support for public transport services.	To ensure the Plan is justified, effective and consistent with national policy and best practice in dealing with the effects of development and traffic generation on air quality, noise and vibration.	No change to SA findings – the amendments to this paragraph of supporting text provide additional context for policy HS5, changes to which are considered separately above in terms of their implications for the SA findings.

Chapter 9: Natural Environment

Ref	Policy / Paragraph No	Proposed Change	Reason for Change	Implications for SA findings reported previously
MM101	Policy NE1	Policy NE1: Protecting Designated Biodiversity and Geodiversity Assets The Council will protect designated areas and species of <u>international</u> , national and local importance for biodiversity and geodiversity as set out below <u>Development will be expected to deliver a net gain in biodiversity and be in accordance with the mitigation hierarchy below. Planning permission will be refused if</u>	To satisfy the requirements of the HRA. To ensure the policy is effective and consistent with national policy on the conservation and	No change to SA findings – this policy has been significantly revised; therefore an amended SA matrix has been prepared for the revised policy NE1 (see Appendix 2 of this SA Addendum). Although some of the justification text for scores has been amended, the SA scores for the policy are unchanged and a likely significant

	<p><u>significant harm resulting from development affecting biodiversity cannot be:</u></p> <ul style="list-style-type: none"> • <u>avoided, and where this is not possible;</u> • <u>mitigated, and if it cannot be fully mitigated, as a last resort;</u> • <u>compensated for.</u> <p><u>Sites of International and European Importance</u></p> <p>Development that is likely to result in <u>an significant adverse effect, on the integrity of any European site (either alone or in combination), on an International or European nature conservation designation, or a site proposed for such designation, will need to satisfy the requirements of the Habitats Regulations.</u> will not be permitted unless:</p> <ul style="list-style-type: none"> • <u>there are no alternative solutions; and</u> • <u>there are imperative reasons for overriding public interest; and</u> • <u>adequate compensatory measures can be taken to ensure the overall coherence of Natura 200 is protected.</u> <p><u>As per the requirements of the Habitat Regulations.</u></p> <p><u>Sites of International or European Importance Include: Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites.</u></p> <p><u>Sites of National Importance</u></p> <p><u>Development affecting nationally important Sites of Special Scientific Interest (SSSIs) either directly or indirectly will only be permitted in exceptional circumstances where the benefits of development clearly outweigh the impacts on the site or species.</u></p> <p><u>Sites of Local Importance</u></p> <p>Development likely to result in the loss, deterioration,</p>	<p>enhancement of biodiversity.</p>	<p>positive effect is still identified in relation to SA objective 16 (conserve and where possible enhance the Borough's biodiversity, flora and fauna). As previously, no likely significant negative effects are identified.</p>
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		<p>degradation or harm to habitats or species of <u>local importance to biodiversity, or geological or geomorphological conservation interests, either directly or indirectly, will not be permitted for Local Nature Reserves (LNRs); Local Wildlife Sites (LWS), Local Geological Sites (LGS), European and UK protected species, or Biodiversity Action Plan habitats unless:</u></p> <ul style="list-style-type: none"> • <u>The need for, and benefits of, the development in the proposed location outweighs the adverse effect on the relevant biodiversity interest. All Development proposals impacting on local wildlife sites will be expected to assess the site against the 'Green Book'¹ criteria to determine the status of the site and to ascertain whether the development clearly outweighs the impacts on the site;</u> • <u>It can be demonstrated that it could not reasonably be located on an alternative site that would result in less or no harm to the biodiversity interest; and</u> • <u>Measures can be provided (and secured through planning conditions or legal agreements), according to the mitigation hierarchy as set out above. The level of protection and mitigation should be proportionate to the status of the habitat or species and its importance individually and as part of a wider network. that would avoid, mitigate against or, as a last resort, compensate for the adverse effects likely to result from development</u> <p>The habitats and species of importance to biodiversity and sites of geological interest considered as part of this Policy comprise:</p> <ul style="list-style-type: none"> • Sites of Special Scientific Interest (SSSIs); • Legally protected species; • National Nature Reserves (NNRs) and Local Nature Reserves (LNRs); • Local Wildlife Sites (LWS) and Local Geological Sites 		
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		<p>(LGS)</p> <ul style="list-style-type: none"> • Habitats and species of principal importance for the conservation of biodiversity in England (Sections 40 and 41 of the Natural Environment and Rural Communities Act 2006 • (NERC); • Priority habitats and species listed in the national and local Biodiversity Action Plans; and • Trees, woodlands, ancient woodland (including semi-natural and replanted woodland), aged and veteran trees, and hedgerows. <p>The level of protection and mitigation should be proportionate to the status of the habitat or species and its importance individually and as part of a wider network. Development proposals should seek to avoid adverse effects on SSSIs. Development adversely affecting a SSSI, either directly or indirectly, will only be permitted in exceptional circumstances where the benefits of development clearly outweigh the likely impacts on the site and any broader impacts on the national network of SSSIs.</p> <p>Development adversely affecting a Local Site (LNR, LWS or LGS) will only be permitted either where it can be demonstrated that the benefits of the development clearly outweigh the impacts on the site. Development proposals impacting on potential local wildlife sites will be expected to assess the site against the 'Green Book3' criteria to determine the status of the site and to ascertain whether the development clearly outweighs the impacts on the site.</p> <p><u>Ancient Woodland</u></p> <p><u>Planning permission will be refused for development resulting in the loss or deterioration of ancient woodland, and/or the loss of aged or veteran trees found outside of ancient woodland unless the need for, and benefits of, the development in that location clearly outweighs the loss.</u></p>		
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		<p>All development proposals in the proximity of ancient woodland shall have regard to the 'Standing Advice for Ancient Woodland and Veteran Trees' published by Natural England. <u>incorporate buffers having regard to Natural England's standing advice.</u> As a starting principle, development must be kept as far away as possible from ancient woodland. The necessary width of any buffer zone will depend upon local circumstances and the type of development. Buffer zones should be retained in perpetuity and allowed to develop into semi-natural habitats. Section 6 of the Standing Advice includes guidance on mitigation measures, including buffers.</p> <p><u>Ecological Assessment</u></p> <p>All proposals likely to impact on the sites noted above will <u>require</u> be subject to an Ecological Assessment. The Ecological Assessment <u>shall</u> should include due consideration of the importance of the natural asset, the nature of the measures proposed (including plans for long term management) and the extent to which they avoid and reduce the impact of the development.</p> <p>¹<u>The Green Book: Guidance for the Selection of Local Wildlife Sites in Warwickshire, Coventry and Solihull (2015) Local Wildlife Sites Project: Habitat Biodiversity Audit for Warwickshire.</u></p>		
MM102	Paragraph 9.6	<p>The Council will use planning conditions and/or agreements to secure measures, including financial contributions, to ensure that biodiversity conservation and geological interests are protected. The sympathetic management of existing wildlife sites and the restoration and enhancement of priority habitats, particularly where it would extend or link existing wildlife sites or support the targets within the local Biodiversity Action Plans, will be sought. The Council will also encourage the maintenance and/or enhancement of the connectivity and biodiversity of residential and non-designated green space, for example by using features such as permeable barriers. <u>Ecological assessments should be consistent with the British Standard 42020: Code of</u></p>	To clarify this document.	<p>No change to SA findings – the amendments to this paragraph are made for clarity and changes to the policy it refers to (NE1) are considered separately above in terms of their implications for the SA findings.</p>

		Practice for Planning and Development. This British Standard promotes transparency and consistency in the quality and appropriateness of ecological information submitted with planning applications.		
MM103	Policy NE2	<p>Policy NE2: Biodiversity</p> <p>New development will be permitted provided that it protects, enhances and/or restores habitat biodiversity.</p> <p>Development proposals must:</p> <ul style="list-style-type: none"> • protect or enhance biodiversity assets and secure their long term management and maintenance; • avoid negative impacts on existing biodiversity, and • lead to a net gain of biodiversity, where possible, by means of an approved ecological assessment of existing site features and development impacts; <p>Where a development would have a negative impact on a biodiversity asset, mitigation will be sought in line with the mitigation hierarchy. Impacts should be avoided and if this is not possible, mitigated. Where there would be a residual impact on a habitat or species and mitigation cannot be provided on site in an effective manner, developers will be required to offset the loss by contributing to appropriate biodiversity projects elsewhere in the area. Where an impact cannot be fully mitigated or, as a last resort, compensated for, then planning permission will be refused.</p> <p>Proposals which will improve the environment by reclaiming and improving derelict, contaminated, vacant or unsightly</p>	Policy NE1 now incorporates the NPPF elements of this policy.	Change to SA findings – the deletion of policy NE2 means that the effects previously identified would no longer occur as a result of this policy. A significant positive effect was previously identified for the policy in relation to SA objective 16 (conserve and where possible enhance the Borough’s biodiversity, flora and fauna) and no likely significant negative effects were identified. As the requirements of this policy are now incorporated into policy NE1, the additional wording strengthens the significant positive effect on SA objective 16 identified for that policy (see above).

		land for biodiversity value will be supported.		
MM104	Paragraph 9.7	<p>Helping to secure improvements to biodiversity is one of the key roles in achieving sustainable development. Government policy is aimed at halting the net loss of biodiversity and striving for gains. The Government recognises that the loss of habitats and species, whether designated sites or not, is a key issue to be addressed. In this respect the Council considers that virtually all habitats have a biodiversity value from arable to ancient woodland. <u>In the Warwickshire, Coventry and Solihull sub-region biodiversity net gain is measured through the use of locally derived Defra Metrics available from Warwickshire County Council, although other comparable measures may be considered.</u></p>	To ensure the plan is effective.	No change to SA findings – the amendments to this paragraph provide additional information but do not influence the likely effects of the biodiversity policies in the Local Plan.
MM105	Policy NE3	<p>Policy NE3: <u>Strategic Green and Blue Infrastructure Policy</u></p> <p>The Council will work with partners towards the creation of a comprehensive Borough wide Strategic Green <u>and Blue Infrastructure Network</u> which is inclusive of the Princethorpe Woodland Biodiversity Opportunity Areas (also known as the Princethorpe Woodlands Living Landscape), as shown indicatively on the Green <u>and Blue Infrastructure Proposals Policies Map</u>. This will be achieved through the following:</p> <ul style="list-style-type: none"> • the protection, restoration and enhancement of existing <u>and potential</u> Green <u>and Blue Infrastructure assets</u> within the network as shown on the proposals Policies Map map; • the introduction of appropriate multi-functional <u>corridors linkages</u> between existing <u>and potential</u> Green <u>and Blue infrastructure assets</u> <p>Where appropriate new developments must provide suitable Green <u>and Blue Infrastructure linkages corridors</u> throughout the development and link into adjacent strategic and local GI networks or assets where present.</p>	To ensure the Plan is clear and effective for use in day to day development management decisions	No change to SA findings – the addition of reference to blue infrastructure in this policy strengthens the likely significant effect already identified for SA objective 16 (conserve and where possible enhance the Borough’s biodiversity, flora and fauna).

		Where such provision is made a <u>framework management plan</u> should be produced as part of the planning application demonstrating the contribution to the overall achievements of the multi-functional strategic Green/ <u>Blue</u> Infrastructure network. <u>A management plan, based on delivering the framework plan and detailing how the infrastructure will be managed, may be required by condition.</u>		
MM106	Paragraph 9.9	<u>9.9 Green Infrastructure includes 'Blue' elements such as rivers, streams and ponds. The surface water part of Green Infrastructure is referred to as 'Blue' Infrastructure. It is not only important to protect the existing Green and Blue Infrastructure (GI) network in its current role but also to enhance it, both in its function and where possible in its physical extent. Through new developments there is an opportunity for the enhancement of GI assets particularly through the introduction of appropriate multi-functional corridors linkages between them. existing GI assets.</u>	To ensure the Plan is clear and effective for use in day to day development management decisions	No change to SA findings – the amendments to this paragraph are made for clarity and changes to the policy it refers to (NE3) are considered separately above in terms of their implications for the SA findings.
MM107	Paragraph 9.10	9.10 Where new multi-functional linkages corridors between existing Green <u>and Blue</u> Infrastructure (GI) assets are made from a development site a <u>framework Management Pplan</u> will be required which addresses how to achieve the balance of public access and the protection of the existing Green/ <u>Blue</u> Infrastructure site's asset. The <u>framework Management Pplan</u> should be informed by the GI Study and factor in the following: <ul style="list-style-type: none"> • Indicative buffers for the important Green <u>and/or Blue</u> Infrastructure corridors which form part of the strategic networks such as watercourse corridors and disused railway lines; • Retain sites of historic environmental value; • Indicative buffers where <u>required appropriate</u> to protect important Green/<u>Blue</u> Infrastructure against adjacent developments; • Retain valued semi natural habitats; and 	To ensure the Plan is clear and effective for use in day to day development management decisions	No change to SA findings – the amendments to this paragraph are made for clarity and changes to the policy it refers to (NE3) are considered separately above in terms of their implications for the SA findings.

		<ul style="list-style-type: none"> Set out <u>the</u> local network of Green/<u>Blue</u> Infrastructure and how it will be managed and developed. 		
MM108	Paragraph 9.11	<p>9.11 The Strategic Green <u>and Blue</u> Infrastructure Network that runs through the Borough and connects to networks beyond the administrative boundary contains many different elements, each of which contribute to its overall achievements as a Strategic Green Infrastructure Network. The principal assets of the Strategic Green <u>and Blue</u> Infrastructure Network are watercourse corridors, disused railway lines and Local Sites. It is vital that those elements of the network remain intact and are able to function in their role and Policy NE3 seeks to enable this. New Green <u>and Blue</u> Infrastructure should support the aims of the Biodiversity Action Plan and the aims of the Natural Environment and Rural Communities Act.</p>	Consequential modification to ensure the Plan is consistent in referring to both Green and Blue infrastructure	No change to SA findings – the amendments to this paragraph are made in order to be consistent with changes to policy NE3 which are considered separately above in terms of their implications for the SA findings.
MM109	Paragraph 9.12	<p>9.12 The Sub Regional Warwickshire, Solihull and Coventry Green Infrastructure Study and Rugby Borough Green Infrastructure Study set out that there is a distinct opportunity for improvement in the west of the Borough, where a cluster of ancient woodlands and unimproved or semi improved grasslands are located near to the urban edge of Coventry. This area, identified as the Princethorpe Woodland Biodiversity Opportunity Area (also known as the Princethorpe Woodlands Living Landscape project), is significant in size and is already rich in Green Infrastructure assets. Therefore its inclusion in Policy NE3, as a focus for enhancement of the overall Strategic Green/<u>Blue</u> Infrastructure Network, is extremely important.</p>	Consequential modification to ensure the Plan is consistent in referring to both Green and Blue infrastructure.	No change to SA findings – the amendments to this paragraph are made in order to be consistent with changes to policy NE3 which are considered separately above in terms of their implications for the SA findings.
MM110	Paragraph 9.13	<p>In spite of this importance to the Strategic GI Network the location of the Princethorpe Woodland Biodiversity Opportunity Area is not in a location which will see significant growth and consequently limited developer contributions will be available for its enhancement. The</p>	Consequential modification to ensure the Plan is consistent in referring to both Green and Blue	No change to SA findings – the amendments to this paragraph are made in order to be consistent with changes to policy NE3 which are considered separately above in terms

		<p>Council realises that opportunities for delivery against Policy NE3 through planning applications are limited, however it considers that this strategic approach to <u>Green and Blue</u> Infrastructure should be embodied in Development Plan policy for the long term. Control of the principal assets of the Strategic Green <u>and Blue</u> Infrastructure Network rest principally with the public sector and partnership working is therefore particularly key to its success.</p>	infrastructure.	of their implications for the SA findings.
MM111	Policy NE4	<p>Policy NE4: Landscape Protection and Enhancement</p> <p>New development which positively contributes to landscape character will be permitted.</p> <p>Development proposals will be required to demonstrate that they:</p> <ul style="list-style-type: none"> • integrate landscape planning into the design of development at an early stage; • consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity; • relate well to local topography and built form and enhance key landscape features, ensuring their long term management and maintenance; • identify likely visual impacts on the local landscape and townscape and its immediate setting and undertakes appropriate landscaping to reduce these impacts; • aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance; • avoid detrimental effects on features which make a significant contribution to the character, history and setting of an asset, settlement or area; • address the importance of habitat biodiversity features, including aged and veteran trees, woodland and hedges and their contribution to 	<p>To ensure the Plan is effective by avoiding duplication of other policies protecting heritage and visual amenity.</p>	<p>Change to SA findings – the removal of the criterion relating to avoiding detrimental impacts on features which make a significant contribution to the character, history and setting of an asset, settlement or area means that the minor positive (+) effect previously identified in relation to SA objective 13 (conserve and enhance the historic environment, heritage assets and their settings) would no longer occur and the effect of the policy on that SA objective would now be negligible (0). However, it is recognised that other policies in the Local Plan relating to the protection of local heritage would still apply alongside this policy.</p>

		<p>landscape character, where possible enhancing and expanding these features through means such as buffering and reconnecting fragmented areas; and</p> <ul style="list-style-type: none"> are sensitive to an area's capacity to change, acknowledge cumulative effects and guard against the potential for coalescence between existing settlements. 		
MM112	Paragraph 9.15	<p>The purpose of Policy NE4 is to ensure that significant landscape features are protected from harm and <u>enhanced</u> and that landscape design is a key component in the design of new development. Planning applications will be required to submit a landscape analysis and management plan in appropriate cases. This should take into account evidence on landscape including the Warwickshire Landscape Guidelines <u>and Assessment of Rugby (2006), Landscape Sensitivity Study – Main Rural Settlements (2016), Rainsbrook Valley Landscape Sensitivity Study (2017), Warwickshire Historic Landscape Characterisation Study, the Warwickshire, Coventry and Solihull Green Infrastructure Strategy</u> and data obtained from the Warwickshire Historic Environment Record.</p>	To ensure that the Plan is consistent with national policy and justified by reference to relevant proportionate evidence.	No change to SA findings – the amendments to this paragraph do not affect the overall meaning of policy NE4, changes to which are considered separately above in terms of their implications for the SA findings.
Chapter 10: Sustainable Design and Construction				
Ref	Policy / Paragraph No	Proposed Change	Reason for Change	Implications for SA findings reported previously
MM113	Policy SDC1	<p>Policy SDC1: Sustainable Design</p> <p>All development will demonstrate high quality, inclusive and sustainable design and new development will only be allowed <u>supported</u> where <u>the proposals</u> are of a scale, density and design that would not cause any material harm <u>responds</u> to the qualities, character and amenity of the areas in which they are situated. <u>All developments should aim to add to the overall quality of the areas in which they</u></p>	To ensure the Plan is effective and consistent with national policy on sustainable design.	No change to SA findings – the amendments to this policy are relatively minor wording amendments which do not affect the overall meaning of the policy or its likely effects on the SA objectives.

		<p><u>are situated.</u></p> <p>Factors including the massing, height, landscape, layout, materials and access should also be a key consideration in the determination of planning applications.</p> <p>The Council will consider appropriate housing density on a site by site basis with decisions informed by local context of the area in terms of design considerations, historic or environmental integration, local character, identified local need and, where relevant, a Neighbourhood Development Plan.</p> <p>Proposals for new development will ensure that the amenities <u>living conditions</u> of existing and future neighbouring occupiers are safeguarded.</p> <p>Proposals for housing and other potentially sensitive uses will not be permitted near to or adjacent sites where there is potential for conflict between the uses, for example, an existing waste management site. Such proposals must be accompanied by supporting information demonstrating that the existing and proposed uses would be compatible and that the proposal has addressed any potential effects of the existing use on the amenity of the occupiers of the proposed development.</p> <p>Developers should provide adequate off-street storage space for wheeled bins, including storing recycling, to serve all new residential properties, including conversions. This requirement is particularly important in designated Conservation Areas where the visual importance of the street scene has been acknowledged and there is a duty for the area's character and appearance to be protected <u>preserved and or</u> enhanced. Provision can be in the form of storage space integral to the design of the property, dedicated space externally, in a communal storage area, or in underground waste storage systems.</p> <p>Proposals relating to the enhanced energy efficiency of existing buildings will be supported in accordance with the</p>		
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		most up to date national regulations.		
MM114	Paragraph 10.9	National policy requires that local planning authorities set their own approach to housing densities which reflect local character, and this Policy SDC1 does not prescribe densities which developments must adhere to. The purpose of Policy SDC1 is to ensure, through the consideration of residential development proposals, that the Council can influence what is appropriate on a site by site basis according to the contents of Policy SDC1. Bringing forward new development at the right density is important and new development will be expected to harmonise with or enhance the surrounding area. Where development sites are located in or close to Rugby town centre, densities are expected to be significantly higher than rural areas. Where development sites are located in or close to Rugby town centre, densities are expected to be significantly higher than the minimum rural areas.	To ensure the policy is clear and effective.	No change to SA findings – the very minor wording amendment to this paragraph does not affect the meaning of policy NE1, changes to which are considered separately above in terms of their implications for the SA findings.
MM115	Policy SDC2	<p>Policy SDC2: Landscaping</p> <p>The landscape aspects of a development proposal will be required to form an integral part of the overall design. A high standard of appropriate hard and soft landscaping will be required. All proposals should ensure that:</p> <p>Important site features have been identified for retention through a detailed site survey;</p> <ul style="list-style-type: none"> • The landscape character of the area is retained and, where possible, enhanced; • Features of ecological, geological and archaeological significance are retained and protected and opportunities for enhancing these features are utilised (<u>consideration will also be given to the requirements of policies NE1 and SDC3 where relevant</u>); • Opportunities for utilising sustainable drainage methods are incorporated; • New planting comprises native species which are of ecological value appropriate to the area; 	To ensure the Plan is clear and effective in avoiding duplication or repetition between policies.	No change to SA findings – the proposed changes to the policy wording, including the deletion of one of the criterion, do not affect the likely significant positive effect that was previously identified in relation to SA objective 17 (maintain and where possible enhance the quality of landscapes). This effect would still occur due to the other policy criteria which remain unchanged.

		<ul style="list-style-type: none"> • In appropriate cases; there is sufficient provision for planting within and around the perimeter of the site to minimise visual intrusion on neighbouring uses or the countryside; and • Detailed arrangements are incorporated for the long-term management and maintenance of landscape features. 		
MM116	Policy SDC3	<p>Policy SDC3: Protecting and enhancing the Historic Environment</p> <p>Development will be supported that sustains and enhances the <u>significance of</u> Borough’s heritage assets including listed buildings, conservation areas, historic parks and gardens, archaeology, historic landscapes and townscapes.</p> <p>Development affecting <u>the significance</u> of a designated or non-designated heritage asset and its setting will be expected to <u>preserve or enhance</u> its character, appearance and significance.</p> <p>a) Understand the Asset</p> <p>Applications affecting with the potential to affect the significance of a heritage asset will be required to provide sufficient information and assessment (such as desk-based appraisals, field evaluation, and historic building reports) of the impacts of the proposal on the significance of heritage assets and their setting. to demonstrate how that proposal would contribute to the asset’s conservation.</p> <p>The Warwickshire Historic Environment Record, the Borough’s Conservation Area Character Appraisals and Management Plans, the Local List of non-designated heritage assets, the Warwickshire Historic Towns Appraisal <u>Study</u> and Historic Landscape Characterisation are examples of sources of information that will be used to inform the consideration of future development including potential conservation and enhancement measures.</p> <p>Applicants should take account of the heritage assets communal, aesthetic, evidential and historical values.</p>	To ensure the Plan is consistent with national policy on conserving and enhancing the historic environment.	No change to SA findings – many of the proposed changes are minor wording amendments which do not affect the overall meaning of the policy or its likely effects on the SA objectives. While some of the wording changes are more significant, the overall meaning of the policy is generally unchanged and there is still a potential significant positive effect on SA objective 13 (conserve and enhance the historic environment, heritage assets and their settings). This effect remains uncertain as the policy still indicates that some level of harm to the historic environment may be permitted if it is outweighed by other benefits.

		<p>b) Conserve the Asset</p> <p>Great weight will be given to the conservation of the Borough's <u>designated</u> heritage assets. Any harm to the significance of a designated or non-designated heritage asset must be justified, and <u>Proposals causing substantial harm to designated heritage assets will be weighed against the public benefits of the proposal. It must be demonstrated <u>need to demonstrate that the harm is necessary to achieve substantial public benefits sufficient to outweigh the harm or loss. Alternatively it must be demonstrated that all of the following apply:</u></u></p> <ul style="list-style-type: none"> • <u>the nature of the heritage asset prevents all reasonable uses of the site; and</u> • <u>no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and</u> • <u>conservation by grant funding or some form of charitable or public ownership is demonstrably not possible; and</u> • <u>the harm or loss is outweighed by the benefit of bringing the site back into use</u> <p>reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset, and whether the works proposed are the minimum required to secure the long term use of the asset.</p> <p><u>Where a development will lead to less than substantial harm to the significance of a designated heritage asset, this will be weighed against the public benefits of the proposal.</u></p> <p><u>In weighing applications that affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the asset.</u></p> <p><u>Non-designated archaeological sites of equivalent</u></p>		
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		<p><u>significance to scheduled monuments should be considered subject to the criteria for designated heritage assets.</u></p> <p>Scheduled monuments and other non-designated archaeological sites of equivalent importance should be preserved in situ.</p>		
MM117	Paragraph 10.23	<p>Details of Conservation Area, Appraisals and Management Plans, Historic Environment Records, Local Lists, Historic Landscape Characterisation, Heritage at Risk Register and Village Design Statements may be obtained via the Council's website or contacting the Planning department for further details. <u>The Warwickshire Historic Environment Record includes Landscape Characterisation and the Warwickshire Historic Towns Project data, and can be obtained via Warwickshire County Council.</u> The Borough Council and where appropriate Warwickshire County Council will continue to maintain, update and make available these documents to help inform change and the conservation of the Borough's heritage assets.</p>	To ensure the Plan is justified by reference to relevant proportionate evidence	No change to SA findings – the proposed amendments to this paragraph provide updated context for policy SDC3, changes to which are considered separately above in terms of their implications for the SA findings.
MM118	Policy SDC4	<p><u>Residential buildings</u></p> <p>All new dwellings shall meet the Building Regulations requirement of 110 litres of water/person/day unless it can be demonstrated that it is financially unviable.</p> <p><u>Non-residential buildings</u></p> <p>All non-residential development over 1000 sqm is required <u>should aim</u> to achieve as a minimum BREEAM standard 'very good' (or any future national equivalent) unless it can be demonstrated that it is financially unviable.</p> <p>In meeting the carbon reduction targets set out in the Building Regulations and BREEAM standards the Council will expect development to be designed in accordance with the following energy hierarchy:</p>	To ensure the Plan is consistent with national policy and justified and to ensure that there is sufficient evidence to require Very Good BREEAM standard.	No change to SA findings – although the policy now requires development to 'aim' to achieve as a minimum BREEAM standard 'very good', rather than requiring this standard to be met, the overall effect of the policy on SA objective 9 (use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables) is still expected to be significant positive, as a result of the other relevant policy criteria. Similarly, the removal of the requirement for applicants to submit a sustainable buildings statement does not affect the overall significant effect on SA objective 9. The newly added criterion

		<ul style="list-style-type: none"> • Reduce energy demand through energy efficiency measures • Supply energy through efficient means (i.e. low carbon technologies) • Utilise renewable energy generation <p>Applicants must submit a Sustainable Buildings Statement to demonstrate how the requirements of Climate Change policies in this Local Plan have been met.</p> <p>Actual provision will be determined through negotiation, taking account of individual site characteristics and issues relating to the viability of development.</p> <p><u>The re-use and recycling of surface water and domestic waste water within new development will be encouraged.</u></p>		relating to the re-use and recycling of surface water and domestic waste water strengthens the already significant positive effect on SA objective 9.
MM119	Paragraph 10.24	National targets for achieving zero carbon for residential development by 2016 and for non-residential development by 2019 will be taken forward through the progressive tightening of the Building Regulations.	To ensure the Plan is consistent with national policy.	No change to SA findings – the removal of this paragraph does not affect the meaning of policy SDC4, changes to which are considered separately above in terms of their implications for the SA findings.
MM120	Paragraph 10.26	The Council will require new development to meet mandatory building regulations, <u>including in relation to energy efficiency and the new national technical standards for energy and water efficiency.</u>	The new national technical standards do not include an energy standard (this is covered by building regulations). The Water efficiency standard is either 125l or the 110l optional requirement which is specified in the main policy wording.	No change to SA findings – the amendments to this paragraph do not affect the meaning of policy SDC4, changes to which are considered separately above in terms of their implications for the SA findings.
MM121	Paragraph 10.27	The Water Cycle Study 2010 recommended that for water efficiency all new development should meet a minimum efficiency the equivalent of 105 litres per day (as per the	To reflect completion of Water Cycle Study	No change to SA findings – the amendments to this paragraph do not affect the meaning of policy SDC4,

		Code for Sustainable Homes level 4). This measure was included in the Core Strategy 2011. Given the growth of households and population in Rugby since the study, the expected water demand and that Rugby falls within an area of 'serious water stress' as defined by Severn Trent, it is considered appropriate to adopt the requirement of 110 litres per person per day, in line with the national standards. The Council has undertaken is undertaking a Water Cycle Study to update its evidence base and this has confirmed the Once complete this is expected to help confirm the approach taken in Policy SDC4. in advance of the Local Plan being published for consultation.		changes to which are considered separately above in terms of their implications for the SA findings.
MM122	Policy SDC5	<p>Policy SD5: Flood Risk Management</p> <p>A sequential approach to the location of sustainable development will be undertaken by the Council based on the Environment Agency's flood zones as shown on the latest Flood Map for Planning and Strategic Flood Risk Assessment. (SFRA). This will steer new development to areas with the lowest probability of flooding, in order to minimise the flood risk to people and property and manage any residual risk.</p> <p>If development in areas at risk of flooding is the only option following the application of the sequential test, it will only be permitted where the following criteria are met:</p> <ul style="list-style-type: none"> • the vulnerability classification of the development is appropriate to the level of flood risk associated with its location with reference to the Environment Agency's Flood Map, Rugby Borough Council's Strategic Flood Risk Assessment (SFRA) flood zone maps and Table 3 of the NPPF Planning Practice Guide: Flood Risk and Climate Change; • it is provided with the appropriate flood risk mitigation measures (including suitable flood warning and evacuation procedures) which can be maintained for the lifetime of the development; • it does not impede flood flows, does not increase the flood risk on site or elsewhere or result in a 	To ensure the Plan is effective and consistent with national policy in respect of flood risk management.	No change to SA findings – the amendments to this policy do not affect the significant positive effect on SA objective 12 (avoid, reduce and manage flood risk) previously identified, although the mechanisms through which this would be achieved have been amended.

		<p>loss of floodplain storage capacity;</p> <ul style="list-style-type: none"> • all opportunities offered by the development to reduce flood risk elsewhere must be taken, including creating additional flood storage and reducing risk of flooding from the sewer network; • in the case of dwellings it is evident that as a minimum, safe, dry pedestrian access would be available to land not at high risk; and • in the case of essential civil infrastructure, access must be guaranteed and must be capable of remaining operational during all flooding events. <p>If, following application of the sequential test, it is not possible or consistent with wider sustainability objectives for the development to be located in zones with a lower probability of flooding, then the Exception Test can be applied as set out in the NPPF. Where in the wider overall interest development is supported as an exception, applicants will need to demonstrate that it strictly complies with criteria b, c, d, e, and f of this Policy.</p> <p><u>Following the Sequential Test, and if required the Exception Test, development will only be permitted where the following criteria are met:</u></p> <ul style="list-style-type: none"> • <u>that the development does not increase flood risk elsewhere</u> • <u>Within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; and</u> • <u>Development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.</u> <p>Land that is required for current and future flood management will be safeguarded from development. <u>Opportunities to reduce the causes and impacts of flooding</u></p>		
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		<p><u>should be taken where possible.</u></p> <p>Applicants will be required to demonstrate how they comply with this Policy by way of a site-specific Flood Risk Assessment (FRA) which is appropriate to the scale and nature of the development proposed, where the development is:</p> <ul style="list-style-type: none"> • in Flood Zone 2 or 3 as defined by the Environment Agency's Flood Map or Rugby Borough SFRA; • minor development and change of use more than 1ha and in Flood Zone 1; • within 20m of a watercourse; • adjacent to, or including, any flood bank or other flood control structure; or • within an area with critical drainage problems. <p>The FRA must assess the flood risk from all sources and identify options to mitigate the flood risk to the development, site users and surrounding area.</p>		
MM123	Paragraph 10.35	<p>At a national level the aim is to direct development away from areas of high flood risk and avoid inappropriate development in areas at risk of flooding. Where development cannot take place in areas of low flood risk, a sequential test should be applied in which it is acknowledged that extensive areas of built development may fall into the high risk areas and that the re-use of previously developed land may be needed to avoid economic stagnation.</p>	Economic factor not directly related to considering flood risk. Remainder of paragraph covered elsewhere in policy.	No change to SA findings – the deletion of this paragraph does not affect the meaning of policy SDC5, changes to which are considered separately above in terms of their implications for the SA findings.
MM124	Paragraph 10.36	<p><u>Rugby Borough Council (together with other authorities) has produced a Strategic Flood Risk Assessment (SFRA), which provides the basis for applying the sequential test. The SFRA includes mapping of Flood Zones and should be used as a reference and basis for consultation. Additional information may be obtained by contacting the Borough Council's drainage engineers. Further information is also available via the Environment Agency, who have maps of</u></p>	To ensure the Plan is consistent with national policy.	No change to SA findings – the changes to this paragraph do not affect the meaning of policy SDC5, changes to which are considered separately above in terms of their implications for the SA findings.

		<p>the Flood Zones and also a Flood Map for Surface Water. The Environment Agency has produced a Flood Map for Planning (rivers and sea), which identifies flood zones, and also a Flood Map for Surface Water. These maps should be used for reference and as a basis for consultation. Additional information may be obtained by contacting the Borough Council's drainage engineers. The SFRA maps also show flood zones in the Borough.</p>		
MM125	Policy SDC6	<p>Policy SDC6: Sustainable Urban Drainage</p> <p>Sustainable Urban Drainage Systems (SuDS) are required in all <u>major</u> developments <u>and all development in flood zones 2 and 3</u>. Such facilities should preferably be provided on-site or, where this is not possible, close to the site, and:</p> <ul style="list-style-type: none"> • be designed and located <u>outside the floodplain and to</u> integrate with Green/Blue Infrastructure functions; • be appropriate for the needs of the site; • promote enhanced biodiversity; • improve water quality; • increase landscape value; and • provide good quality open spaces. <p>Infiltration SuDS is the preferred way of managing surface water. The developer will carry out infiltration tests where possible and a groundwater risk assessment to ensure that this is possible and that groundwater would not be polluted. Where it is proven that infiltration is not possible, surface water should be discharged into a watercourse (in agreement with the Lead Local Flood Authority (LLFA) at pre-development greenfield run off rates or into a surface water sewer if there is no nearby surface water body.</p> <p>In exceptional circumstances, where a sustainable drainage system cannot be provided, it must be demonstrated that:</p> <ul style="list-style-type: none"> • an acceptable means of surface water disposal is 	To ensure the Plan is clear and effective in respect of the requirements for SuDS.	<p>Change to SA findings – the deletion of the policy criterion relating to the re-use and recycling of water means that the minor positive effect previously identified in relation to SA objective 9 (use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables) would no longer occur and the effect of the policy on this objective is now negligible.</p> <p>The change to referring to 'Sustainable Drainage Systems' instead of 'Sustainable Urban Drainage Systems' is a terminology change only and does not affect the overall meaning of the policy. The proposed policy amendments do not affect the significant positive effect previously identified on SA objective 12 (avoid, reduce and manage flood risk).</p>

		<p>provided which does not increase the risk of flooding or give rise to environmental problems and improves on the current situation; and</p> <ul style="list-style-type: none"> • contributions will be made to off-site SUDS schemes if located in an area known to suffer surface water flooding the development should seek to offer a strategic solution. <p>The re-use and recycling of surface water and domestic waste water within new development will be encouraged.</p>		
MM126	Policy SD7	<p>Policy SDC7: Protection of the Water Environment and Water Supply</p> <p>Developers will be expected to ensure that there is adequate water supply to serve existing and proposed developments by:</p> <ul style="list-style-type: none"> • minimising the need for new infrastructure by directing development to areas where there is a guaranteed and adequate supply of water having due regard to Severn Trent’s Water Resource Management Plan and Strategic Business Plan as well as the findings of the Water Cycle Study; and • ensuring development is in accordance with the Water Framework Directive Objectives and does not <u>adversely</u> affect the waterbodies’ ability to reach good status or potential as set out in the River Severn ‘River Basin Management Plan’ (RBMP). <p>Development will not be permitted where proposals have a negative impact on water quality, either directly through pollution of surface or ground water, or indirectly through the overloading of Wastewater Treatment Works. Prior to any potential development, consultation must be held with Severn Trent Water to ensure that the required wastewater infrastructure is in place in sufficient time.</p> <p>Development will not be permitted where the sensitivity of the groundwater environment, or the risk posed by the type of development is deemed to pose an unacceptable</p>	To ensure Policy SDC7 is clear and effective for use in development management decisions	No change to SA findings – the very minor wording amendment proposed does not affect the overall meaning of this policy or its likely effects on the SA objectives.

		risk of pollution of the underlying aquifer.		
MM127	Policy SD8	<p>Policy SDC 8: Supporting the provision of renewable energy and low carbon technology</p> <p>Proposals for new low carbon and renewable energy technologies (including associated infrastructure) will be supported in principle subject to all of the following criteria being demonstrated:</p> <ul style="list-style-type: none"> • the proposal has been designed, in terms of its location and scale, to minimise any adverse impacts on adjacent land uses and local residential amenity; • the proposal has been designed to minimise the <u>adverse</u> impacts (including any cumulative impacts) on the natural environment in terms of landscape, and ecology and visual impact; • there is no unacceptable impact on heritage assets and their setting; • the scheme maximises appropriate opportunities to address the energy needs of neighbouring uses (for example linking to existing or emerging District Heating Systems); • for biomass, it must be demonstrated that fuel can be obtained from a sustainable source and the need for transportation will be minimised; • for proposals for hydropower the application must be supported by a Flood Risk Assessment and Water Framework Directive assessment; • for wind turbines, the proposed development site is identified as suitable for wind energy development in a Local or Neighbourhood Plan; and • <u>for solar farms proposed on the best and most versatile agricultural land a sequential test has to be undertaken as outlined in the supporting text to this policy. Where it is proven that the use of the best and most versatile agricultural land is necessary, conditions may be applied to an approval to require the land to be restored to its previous greenfield use when the operation ceases; and</u> 	To ensure the Policy is effective and consistent with national policy on the best and most versatile agricultural land.	No change to SA findings – the new policy criterion relating to solar farms on best and most versatile agricultural land strengthens the significant positive effect already identified in relation to SA objective 9 (use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables). Other amendments are very minor wording changes which do not affect the meaning of the policy.

		<ul style="list-style-type: none"> following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing. 		
MM128	Paragraph 10.55	<p>Large scale solar farms should be focused on previously developed and non-agricultural land. Where green field sites are proposed it should be demonstrated that the use of any agricultural land is necessary and where applicable the proposal allows for continued agricultural use. <u>The economic and other benefits of the</u> Where possible best and most versatile agricultural land <u>will be taken into account.</u> <u>Where significant development of agricultural land is demonstrated to be necessary, areas of poorer agricultural land should be sought in preference to that of a higher quality.</u> should be protected. Given that solar farms are temporary structures, the Council may apply planning conditions to ensure that the land is restored to its previous green field use in the event that the operation ceases. Specific consideration will be given to the effect of glint and glare on neighbouring uses and aircraft safety including additional impacts if the array follows the movement of the sun. Applicants should demonstrate that opportunities to mitigate landscape and visual impacts have been maximised for example through screening with native hedges.</p>	To ensure the Plan is consistent with national policy on the best and most versatile agricultural land.	No change to SA findings – the changes to this paragraph are consistent with the proposed changes to policy SDC8, which are considered separately above in terms of their implications for the SA findings.
MM129	Paragraph 10.58	<p>10.58 All weirs and dams associated with hydropower schemes will require the an Environmental Permit from prior written Flood Defence Consent of the Environment Agency if on a Main River and consent from <u>Warwickshire County Council as</u> the Lead Local Flood Authority if affecting an Ordinary Watercourse.</p>	To clarify the requirements.	No change to SA findings – the changes to this paragraph do not affect the meaning of policy SDC8, changes to which are considered separately above in terms of their implications for the SA findings.
MM130	Policy SD9	<p>Policy SDC 9: Broadband and mobile internet</p> <p>Developers of new developments (residential, employment and commercial) will be expected to facilitate and contribute towards the provision of broadband</p>	To ensure the Plan is consistent with national policy and justified against the evidence.	No change to SA findings – although some of the detail of this policy is proposed to be removed, the overall meaning of the policy remains unchanged, i.e. the promotion of

		<p>infrastructure suitable to enable the delivery of broadband services across Rugby Borough to ensure that the appropriate service is available to those who need it.</p> <p>Developers must make sure that broadband services that meet the ambitions of the Digital Communications Infrastructure Strategy and the European Digital Agenda are available, wherever practicable, to all residents of the development at market prices and with a full choice of all available UK service providers.</p> <p>Developers are required to work with a recognised network carrier to design a bespoke duct network, wherever practicable, for the development.</p> <p>Other forms of infrastructure, such as facilities supporting mobile broadband and Wi-Fi, should be included, wherever possible and viable.</p>		improved broadband infrastructure.
MM131	Paragraph 10.65	<p>This approach should be clearly identified within the Planning Statement that supports a relevant planning application which should outline who the intended network provider(s) will be and how the connection will be secured to each property. Every opportunity to future proof broadband provision and infrastructure should also be taken. This should ensure that ducting can be utilised to support ever increasing broadband speeds and cabling with minimum disruption to the highway network.</p>	To ensure the Plan is consistent with national policy and justified against the evidence.	No change to SA findings – the changes to this paragraph do not affect the meaning of policy SDC9, changes to which are considered separately above in terms of their implications for the SA findings.
Chapter 11: Delivery				
Ref	Policy / Paragraph No	Proposed Change	Reason for Change	Implications for SA findings reported previously
MM132	Policy D1	Policy D1: Transport	To ensure the policy is	No change to SA findings – the

		<p>Development will be permitted where sustainable modes of transport are prioritised and measures designed to mitigate transport impacts arising from either individual development proposals or cumulative impacts caused by a number of proposals are provided. <u>Proposals should have regard to the Sustainable Transport Strategy.</u></p> <p>All large scale developments which result in the generation of significant traffic movements, should be supported by a Transport Assessment and where necessary a Travel Plan, to demonstrate practical and effective measures to be taken to avoid <u>mitigate</u> the adverse impacts of traffic. It must consider:</p> <ul style="list-style-type: none"> • the impact of the proposal upon existing infrastructure; • how the site will connect safely to public transport; • safe and convenient access to pedestrians and cyclists; • potential impact of heavy goods vehicles accessing the site, including during construction; <u>and</u> • the entering into of bus and/or freight partnerships with the County Council and/or third parties. • smaller scale development must be accompanied by a Transport Statement. <p><u>Smaller scale development must also be accompanied by a Transport Statement which should address:</u></p> <ul style="list-style-type: none"> • <u>opportunities for sustainable transport to serve the proposed development;</u> • <u>whether safe and suitable access to the site can be achieved; and</u> • <u>whether improvements can be undertaken that cost effectively mitigate the impacts of the</u> 	<p>consistent with national policy, effective and justified by reference to the supporting evidence on sustainable transport and mitigation measures.</p>	<p>proposed policy amendments are mainly minor wording changes which do not affect the overall meaning of the policy or its likely effects on the SA objectives. The additional detail provided in relation to the requirements of a Transport Statement strengthen the significant positive effect already identified in relation to SA objective 14 (promote a sustainable and accessible transport network).</p>
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		<p><u>development.</u></p> <p><u>Proposals should be considered in the light of the transport mitigation measures identified in the Infrastructure Delivery Plan, and other localised impacts as identified in the transport assessments and statements.</u></p>		
MM133	Policy D2	<p>Policy D2: Parking facilities</p> <p>Planning permission will only be granted for development incorporating adequate and satisfactory parking facilities including provision for motor cycles, cycles and for people with disabilities, (or impaired mobility), based on the Borough Council's Standards included at Appendix 5 of this Local Plan.</p> <p><u>Electric and/or hybrid vehicle charging points are required to be provided as part of development as outlined in Appendix 5 unless it can be demonstrated that it is financially unviable.</u></p>	To ensure the policy is promoting sustainability.	No change to SA findings – the additional policy criterion relating to electric and hybrid vehicle charging points reinforces the minor positive parts of the overall mixed effects identified already in relation to SA objectives 11 (reduce the Borough's contribution to climate change) and 15 (reduce all forms of pollution).
MM134	Policy D3	<p>Policy D3: Infrastructure and Implementation</p> <p>The scale and pace of The delivery of new development will be dependent on sufficient capacity being available in existing infrastructure <u>and/or measures being proposed to mitigate its impact to meet the demands of new development.</u> Where this cannot be demonstrated permission for new development will only be granted where additional capacity can be released through <u>new infrastructure, or</u> better management of existing infrastructure, or through the provision of new infrastructure.</p> <p>Developer contributions may be sought to fund new infrastructure <u>when required to mitigate development impacts</u> and a programme of delivery will be agreed before development can take place.</p> <p><u>Proposals should be considered in the light of the mitigation</u></p>	To ensure the Plan is positively prepared to meet its infrastructure requirements to achieve sustainable development.	No change to SA findings – the proposed amendments to this policy do not affect its overall meaning or its likely effects on the SA objectives.

		<u>measures identified in the Infrastructure Delivery Plan.</u>		
MM135	Paragraph 11.12	It is essential that new development is supported by the essential infrastructure it needs to function, and that new development does not increase pressure on existing infrastructure. Where new development will requires it new infrastructure the Council can require <u>infrastructure provision as detailed in the IDP (subject to the tests in the NPPF), that the developer and/or landowner contributes to,</u> as long as such requirements do not render the scheme unviable.	To ensure the Plan is consistent with national policy on infrastructure.	No change to SA findings – the amendments to this paragraph do not affect the meaning of policy D3, changes to which are considered separately above in terms of their implications for the SA findings.
MM136	Beneath paragraph 11.14	<u>11.14a It is anticipated that capacity will be provided off-site within existing secondary schools in Rugby to meet the need arising from the allocation at Coton Park East (DS3.1 as shown on the Policies Map). However as a safeguard an area of 8.5ha land is being reserved on the Coton Park East allocation site for a combined primary and secondary school. The reserved land will be held for a period of 24 months as outlined in Policy DS7.</u>	To ensure the Plan is positively prepared to meet its education infrastructure needs to secure sustainable development.	No change to SA findings – the amendments to this paragraph reflect changes to policy DS7 which have been considered separately earlier in this schedule in relation to their implications for the SA findings.
MM137	Policy D4	Policy D4: Planning Obligations Where it is necessary to mitigate against the impact of a development proposal, planning permission will only be granted when <u>Where it is not possible to address the unacceptable impacts of development through planning conditions,</u> a legal agreement or planning obligation is entered into with the Council <u>may be required</u> in line with the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). In the first instance infrastructure contributions will be sought “on site”. However where this is not possible an off-site (commuted) contribution will be negotiated.	To ensure the Plan is consistent with national policy on the use of planning obligations.	No change to SA findings – the proposed amendments to this policy do not affect its overall meaning or its likely effects on the SA objectives.

		The type, amount and phasing of contributions sought from developers will be <u>necessary to make related to the form and scale of the development acceptable, directly related, and fairly and reasonably related in scale and kind to the development proposed, its potential impact on the site and surrounding area and the levels</u> . <u>The capacity of existing infrastructure and community facilities and</u> The effect of obligations on the financial viability of the development may <u>will</u> also be <u>relevant</u> a considerations.		
MM138	Beneath paragraph 11.18	<u>11.18a Planning obligations should only be used where it is not possible to address the unacceptable impacts of development through a planning condition. Planning obligations should only be sought where they meet the tests set out in the NPPF: to ensure that the obligation is necessary to make the development acceptable in planning terms, is directly related to the development, and is fairly and reasonably related in scale and kind to the development, as well as being CIL compliant. Examples of obligations that could be appropriate as mitigation include education, affordable housing, transport, biodiversity, health, and community facilities.</u>	To ensure the Plan is consistent with national policy on the use of planning obligations.	No change to SA findings – the additional paragraph of supporting text does not affect the meaning of policy D4, changes to which are considered separately above in terms of their implications for the SA findings.

Appendix 3

Revised SA Matrices

TC2: Rugby Town Centre Comparison and Convenience Floorspace Requirements

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	+	Through providing sufficient comparison and convenience floor space, the policy can provide employment opportunities in Rugby town centre, thereby reducing poverty and exclusion. Using the sequential approach to prioritise development in Rugby town centre will enable more members of society to access these new developments because town centre locations are served by a frequent public transport network. A minor positive effect is therefore likely on this SA objective as this will contribute to reducing social exclusion.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	+	The policy seeks to sustain and enhance the vitality and viability of Rugby town centre by ensuring there is the suitable provision of comparison and convenience floor space. This will improve the range of shops and facilities within the town centre where residents and visitors can spend their leisure time. Through permitting development firstly within Rugby town centre, followed by Edge-of-Centre locations then Out-of-Centre sites that are, or will be, well served by a choice of sustainable modes of transport, the policy will promote better levels of access to services for all members of the community. A minor positive effect is therefore likely on this SA objective.
3) Promote/improve health of the population and reduce health inequalities	0	The policy will not have a direct effect on this SA objective.
4) Provide affordable and decent housing, which meets the needs of the Borough	0	The policy will not have a direct effect on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The policy will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	Through seeking to deliver sufficient comparison and convenience floor space within Rugby town centre, this policy provides a platform for business development and investment, particularly in the retail sector. This will in turn support employment provision. Because the policy prioritises Rugby town centre's Primary Shopping Area as the location for growth, these employment opportunities can be accessed by all as the area is served well by public transport and the policy will boost the vitality and viability of the town centre economy. Reducing the size of the defined town centre will help to concentrate town centre activities and help to reduce vacancy rates. As such, a significant positive effect is likely as the policy will help promote a strong, stable and sustainable town centre economy.
7) Promote the vitality and viability of the town centre	++	The policy seeks to ensure there is sufficient comparison and convenience floor space provided within Rugby town centre, thus making land and property available for business's needs. In addition, the provision of floor space within the town centre will increase visitor numbers and benefit the vitality and viability of the town centre. The sequential approach that is to be taken to the location of retail development will help to avoid out of centre development harming the health of the town centre and will help to sustain and enhance the vitality and viability of the town centre and avoid the health of the town centre being compromised by out of town developments.

SA Objectives	SA Score	Justification
		Furthermore, all proposals for retail, office or leisure uses on sites not within Rugby Town Centre in excess of 500 sqm gross floor space will require an impact assessment that demonstrates that the proposal will not harm the vitality or viability of any nearby centres. A significant positive effect is therefore identified on this SA objective.
8) Promote the regeneration of urban areas	++	The policy aims to provide a sufficient amount of comparison and convenience floor space in Rugby town centre to support future sustainable growth. In order to provide the quota of floor space, development is required and this is likely to occur on previously developed land or in under-used buildings which would contribute to urban regeneration. The policy prioritises proposals for town centre uses where they are located in Rugby town centre, followed by Edge-of-Centre locations, then Out-of-Centre sites. Favouring central locations for town centre uses means that there are likely to be better opportunities to make use of previously developed land and underused buildings, thus promoting urban regeneration. There are also less likely to be high vacancy rates in the town centre, particularly because of the reduced town centre area, so a significant positive effect is likely on this SA objective.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	+	A minor positive effect is likely for this SA objective because favouring central locations for town centre uses means that derelict, degraded and under-used land or buildings are more likely to be used. Restricting development in out of centre locations should mean that development on greenfield land is less likely to occur. In addition, the provision of convenience and comparison floor space to meet the identified need is likely to utilise derelict, degraded and under-used land or buildings within Rugby town centre.
10) Minimise waste and manage it sustainably	0	The policy will not have a direct effect on this SA objective.
11) Reduce the Borough's contribution to climate change	+	The policy outlines a sequential approach which prioritises floorspace requirements in the Primary Shopping Area in the town centre before Edge-of-Centre locations which are followed by Out-of-Centre sites. As the town centre is well-served by public transport, there will be reduced need to travel by car, thereby reducing emissions that contribute to climate change. A minor positive effect is therefore identified on this SA objective.
12) Avoid, reduce and manage flood risk	0	The policy will not have a direct effect on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0	The policy will not have a direct effect on this SA objective.
14) Promote a sustainable and accessible transport network	+	The policy outlines a sequential approach which prioritises floorspace requirements in the Primary Shopping Area in the town centre before Edge-of-Centre locations which are followed by Out-of-Centre sites. As the town centre is well-served by public transport, there will be reduced reliance on the private car and more use of sustainable modes of transport. A minor positive effect is therefore expected on this SA objective.
15) Reduce all forms of pollution	+	Using a sequential process, the policy prioritises Rugby town centre for town centre uses, which is well served by public transport. This will reduce the need to travel by car and therefore reduce air pollution. A minor positive effect is therefore expected on this SA objective.

SA Objectives	SA Score	Justification
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	0	The policy will not have a direct effect on this SA objective.
17) Maintain and where possible enhance the quality of landscapes	0	The policy will not have a direct effect on this SA objective.
18) Maintain and where possible enhance the quality of townscapes	+	Through using the sequential approach to prioritise development in Rugby town centre and reducing the town centre area, there is likely to be a reduced vacancy of buildings. As this will minimise the potential for detrimental impacts on the townscape as a result of empty or derelict buildings, a minor positive effect is likely on this SA objective.

HS5: Traffic Generation and Air Quality, Noise and Vibration

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	+	The policy requires proposals to be located where the use of public transport, walking and cycling can be optimised which will have a minor positive effect on reducing social exclusion as it will promote access for all.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	0	The policy will not have a direct effect on this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+	The policy seeks to protect health and wellbeing by minimising the impacts of traffic generation on air quality, noise and vibration. Promoting the use of walking and cycling will also benefit health by increasing levels of activity day to day. The policy requires developments over a certain threshold to address the impacts of poor air quality, noise and vibration as a result of traffic through appropriate design solutions, and measures to offset any shortfall in air quality neutral standards will be required. This will help to avoid health-related impacts of poor air quality and an overall minor positive effect is expected.
4) Provide affordable and decent housing, which meets the needs of the Borough	0	The policy will not have a direct effect on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The policy will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	0	The policy will not have a direct effect on this SA objective.
7) Promote the vitality and viability of the town centre	0	The policy will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	0	The policy will not have a direct effect on this SA objective.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	0	The policy will not have a direct effect on this SA objective.
10) Minimise waste and manage it sustainably	0	The policy will not have a direct effect on this SA objective.

SA Objectives	SA Score	Justification
11) Reduce the Borough's contribution to climate change	+	The policy specifically seeks to address the impacts of traffic generation and encourages modal shift. This will help to reduce the traffic-related emissions that contribute to climate change and a minor positive effect is expected on this SA objective.
12) Avoid, reduce and manage flood risk	0	The policy will not have a direct effect on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0	The policy will not have a direct effect on this SA objective.
14) Promote a sustainable and accessible transport network	+	The policy specifically seeks to address the impacts of traffic generation. While the focus of the policy is on reducing the potential impacts of traffic in terms of poor air quality, noise and vibration, the effect of this will be that developments must incorporate measures to reduce car use which will in turn benefit levels of sustainable transport use. A minor positive effect is expected on this SA objective.
15) Reduce all forms of pollution	++	The policy directly addresses the impacts that traffic resulting from new development can have on levels of pollution in terms of air quality, noise and vibration. Developments which would have significant impacts in this sense must incorporate mitigation. As such a significant positive effect is likely on this SA objective.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	0	The policy will not have a direct effect on this SA objective.
17) Maintain and where possible enhance the quality of landscapes	0	The policy will not have a direct effect on this SA objective.
18) Maintain and where possible enhance the quality of townscapes	0	The policy will not have a direct effect on this SA objective.

NE1: Protecting designated biodiversity and geodiversity assets

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	Policy NE1 is not likely to have a direct effect on this objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	0	Policy NE1 is not likely to have a direct effect on this objective.
3) Promote/improve health of the population and reduce health inequalities	0	Policy NE1 is not likely to have a direct effect on this objective.
4) Provide affordable and decent housing, which meets the needs of the Borough	-?	Policy NE1 could have a minor negative effect on housing provision, if the criteria aiming to protect biodiversity and geodiversity were to restrict residential developments coming forward in certain areas. However, this is uncertain depending on whether such developments are eventually affected in this way.
5) Reduce crime, fear of crime and anti-social behaviour	0	Policy NE1 is not likely to have a direct effect on this objective.
6) Promote/enable a strong, stable and sustainable local economy	-?	Policy NE1 could have a minor negative effect on employment provision, if the criteria aiming to protect biodiversity and geodiversity were to restrict commercial developments coming forward in certain areas. However, this is uncertain depending on whether such developments are eventually affected in this way.
7) Promote the vitality and viability of the town centre	0	Policy NE1 is not likely to have a direct effect on this objective.
8) Promote the regeneration of urban areas	0	Policy NE1 is not likely to have a direct effect on this objective.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	+?	Policy NE1 seeks to protect designated biodiversity and geodiversity assets in Rugby. This may have an indirect minor positive effect on the efficient use of land as a result of development being steered to brownfield sites, on the basis of biodiversity considerations (although brownfield sites can still harbour valuable biodiversity). A potential but uncertain minor positive effect is therefore identified in relation to this SA objective.
10) Minimise waste and manage it sustainably	0	Policy NE1 is not likely to have a direct effect on this objective.
11) Reduce the Borough's contribution to climate change	0	Policy NE1 is not likely to have a direct effect on this objective.

SA Objectives	SA Score	Justification
12) Avoid, reduce and manage flood risk	+?	Policy NE1 seeks to protect designated biodiversity and geodiversity assets in Rugby. This may have an indirect minor positive effect on reducing flood risk as a result of development being steered to brownfield sites, on the basis of biodiversity considerations (although it is recognised that brownfield sites can still harbour valuable biodiversity). This could mean that there is less likelihood of permeable land being lost to development. In addition, measures to incorporate biodiversity enhancements in new developments (e.g. green infrastructure, water bodies etc.) may have wider benefits in relation to flood risk mitigation. A potential but uncertain minor positive effect is therefore identified in relation to this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0	Policy NE1 is not likely to have a direct effect on this objective.
14) Promote a sustainable and accessible transport network	0	Policy NE1 is not likely to have a direct effect on this objective.
15) Reduce all forms of pollution	0	Policy NE1 is not likely to have a direct effect on this objective.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	++	The primary aim of Policy NE1 is to protect designated biodiversity and geodiversity assets in Rugby. Developments will be expected to deliver net gains in biodiversity and planning permission will be refused if significant harm resulting from development affecting biodiversity cannot be avoided, mitigated or compensated for. As such a significant positive effect is expected on this SA objective.
17) Maintain and where possible enhance the quality of landscapes	+?	Policy NE1 seeks to protect designated biodiversity and geodiversity assets in Rugby. This may have an indirect minor positive effect on protecting local character as a result of development being steered to brownfield sites on the basis of biodiversity considerations (although brownfield sites can still harbour valuable biodiversity). In addition, measures to incorporate biodiversity enhancements in new developments (e.g. green infrastructure, water bodies etc.) may have wider benefits in relation to the appearance of the development. A potential but uncertain minor positive effect is therefore identified in relation to this SA objective.
18) Maintain and where possible enhance the quality of townscapes	0	Policy NE1 is not likely to have a direct effect on this objective.