

Appendix 4

Assumptions Applied During the SA of Residential and Employment Site Options

Table A4.1: Residential site options

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|--|--|-----------------------|---|
| <p>1) Reduce/eliminate poverty, disadvantage and social exclusion</p> | <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? | <p>None</p> | <p>The location of new housing development will not have a direct effect on this SA objective (proximity to employment opportunities and community facilities are assessed separately under SA objectives 6 and 2 respectively). Therefore, all residential site options will have a negligible (0) effect.</p> |
| <p>2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community</p> | <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? | <p>None</p> | <p>The location of housing sites will not directly affect the number or range of services in a particular location (although a large scale housing development could potentially stimulate the provision of new services); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities.</p> <p>Rugby Borough Council has identified a settlement hierarchy comprising Rugby Town centre, Rugby Urban Area, Main Rural Settlements and Local Needs Settlements.</p> <p>Main Rural Settlements and Local Needs Settlements are identified on the basis of the range of services and facilities located there, as well as the availability of public transport links. The assessment took into account the availability of services and facilities such as primary schools,</p> |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|---|---|--|--|
| | | | <p>GPs, pubs, shops and libraries.</p> <p>Therefore, proximity to those centres can be used as an indicator of proximity to services and facilities.</p> <ul style="list-style-type: none"> Sites that are within Rugby town or a Main Rural Settlement will have a significant positive (++) effect. Sites that are within a Local Needs Settlement will have a minor positive (+) effect. Sites that are not within either Rugby town, a Main Rural Settlement or a Local Needs Settlement but are within walking distance (600m) of public transport links will have a minor negative (-) effect. Sites that are not within either Rugby town, a Main Rural Settlement or a Local Needs Settlement and are not within walking distance of public transport links will have a significant negative (-) effect. |
| <p>3) Promote/improve health of the population and reduce health inequalities</p> | <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 | <ul style="list-style-type: none"> Doctor's surgeries/health centres Dentists Hospitals Open space | <p>The location of housing sites will not affect the number or location of healthcare facilities; however where housing sites are within walking distance (600m) of healthcare facilities, residents (including those without a car) will have good access</p> |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|---------------|--------------------------|--|--|
| | facilities? | <ul style="list-style-type: none"> • Playing fields • Sports facilities • AQMAS | <p>to those facilities. In addition, the proximity of residential sites to open space and recreation facilities will influence levels of physical activity amongst residents.</p> <ul style="list-style-type: none"> • Sites that are within walking distance (600m) of at least one healthcare facility AND at least one area of open space, playing field or sports facility, will have a significant positive (++) effect. • Sites that are within walking distance (600m) of either a healthcare facility OR at least one area of open space, playing field or sports facility, are likely to have a minor positive (+) effect. • Sites that are more than 600m from any of a healthcare facility, area of open space, playing field or sports facility are likely to have a minor negative (-) effect. <p>Where sites are within or directly linked by road to an AQMA there could be negative effects on health as more people could be exposed to poor air quality.</p> <p>Therefore, in addition, which could lead to mixed effects with the above:</p> <ul style="list-style-type: none"> • Sites that are within or directly linked to an AQMA would have a minor negative |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|---|--|---|--|
| <p>4) Provide affordable and decent housing, which meets the needs of the Borough</p> | <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"> • Residential site options. | <p>(-) effect on health.</p> <p>All of the residential site options are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing (small sites are less likely to make a contribution, and sites of 10 residential units or less are not required to provide a contribution towards affordable housing). Larger sites will provide opportunities for developing greater numbers of new homes, including affordable housing, and therefore are assumed to have a significant positive effect.</p> <p>Based on the range of sizes of the potential sites for residential development being considered by Rugby Borough Council, larger sites are taken to be those over 10ha.</p> <ul style="list-style-type: none"> • Large sites (over 10ha) will have a significant positive (++) effect. • Smaller sites (up to 10ha) will have a minor positive (+) effect. |
| <p>5) Reduce crime, fear of crime and anti-social behaviour</p> | <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? | <p>None</p> | <p>The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the housing sites which, depending on design and the use of</p> |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|---|---|--|--|
| <p>6) Promote/enable a strong, stable and sustainable local economy</p> | <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"> • Employment sites (existing not proposed). • Public transport nodes <ul style="list-style-type: none"> ◦ Bus stops/bus routes ◦ Rail stations | <p>appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential residential sites on this SA objective will be negligible (0).</p> |
| | | | <p>While the location of housing sites will not influence the number, location or type of employment opportunities available in Rugby Borough, the proximity of housing to employment sites, town centres (where employment opportunities are often focussed) and public transport links can affect people's ability to access jobs, particularly for those without use of a car.</p> <ul style="list-style-type: none"> • Housing sites that are within walking distance (600m) of at least one public transport link AND one or more existing employment sites or Rugby town centre or the centre of a Main Rural Settlement will have a significant positive (+ +) effect. • Housing sites that are within walking distance (600m) of either at least one public transport link OR one or more existing employment or |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|--|--|---|---|
| | | | <p>Rugby town centre or the centre of a Main Rural Settlement sites will have a minor positive (+) effect.</p> <ul style="list-style-type: none"> Housing sites that are not within walking distance (600m) of either public transport links, existing employment sites or Rugby town centre or the centre of a Main Rural Settlement will have a minor negative (-) effect. |
| 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? | None | <p>The location of residential site options will not have a direct effect on the vitality and viability of Rugby town centre. Therefore all residential site options will have a negligible (0) effect on this objective.</p> |
| 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 | <ul style="list-style-type: none"> OS basemap (1:10,000 scale) | <p>It is assumed that all new development would be built to high standards of design and accessibility.</p> <p>The location of new residential development could affect this SA objective by influencing how much development takes place on previously developed land.</p> <ul style="list-style-type: none"> Housing sites that are mainly or entirely on brownfield land would have a significant positive (++) effect. Housing sites that are mainly or entirely on greenfield land would have a minor negative |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|---|--|--|--|
| | <p>leisure time?</p> <ul style="list-style-type: none"> Will it improve people's satisfaction with their neighbourhood? Will it ensure development is co-ordinated with essential infrastructure to support future sustainable growth? | | (-) effect. |
| <p>9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables</p> | <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"> OS basemap (1:10,000 scale) BMV agricultural land data Minerals Safeguarding Areas | <p>While all new residential development will inevitably involve an increase in energy and water consumption, this will not be influenced by the location of development.</p> <p>Similarly, all housing development will result in the increased consumption of minerals for construction but this will not be influenced by the location of residential sites. The location of development sites can influence the efficient use of minerals by the proximity of the development to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the district. However, because of the extent of minerals resources within Rugby Borough, all sites would have the same effect. In addition, not all of the resources would necessarily be economically viable and it may be possible to achieve prior extraction to avoid sterilisation.</p> <p>The location of residential development can also influence the efficient use of land, as sites on high quality agricultural land would result</p> |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|--|---|---|--|
| | | | <p>in that land being lost to farming. Development on brownfield land also represents more efficient use of land in comparison to the development of greenfield sites.</p> <ul style="list-style-type: none"> Sites that are mainly or entirely on greenfield land which is classed as being of Grade 1 or Grade 2 agricultural quality would have a significant negative (-) effect. Sites that are mainly or entirely on greenfield land which is classed as being of Grade 3 agricultural quality could have a significant negative (--) effect although this is uncertain depending on whether the site is within Grade 3a or 3b land. Sites that are mainly or entirely on greenfield land that is classed as Grade 4 or below or urban land would have a minor negative (-) effect. Sites that are mainly or entirely on brownfield land would have a negligible (0) effect. |
| 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 | <ul style="list-style-type: none"> OS basemap (1:10,000 scale) | <p>All new housing development will inevitably involve an increase in waste generation, but may also offer good opportunities for incorporating</p> |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|--|---|---|--|
| | <p>developments?</p> | | <p>sustainable waste management practices, regardless of the location.</p> <p>As kerbside recycling collection is Borough-wide in Rugby, the proximity of residential site options to household recycling centres is not considered to have an influence on this SA objective.</p> <p>Where housing development is proposed on brownfield land, there may be good opportunities for using existing buildings and materials although this is uncertain depending on the previous use of the site.</p> <ul style="list-style-type: none"> • Sites on brownfield land may have a minor positive (+?) effect. • Sites on greenfield land would have a negligible (0) effect. |
| <p>11) Reduce the Borough's contribution to climate change</p> | <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"> • Public transport nodes <ul style="list-style-type: none"> ○ Bus stops/bus routes ○ Rail stations | <p>The location of residential development will not affect levels of energy efficiency and renewable energy use, which will instead be influenced by onsite practices uses and the design of the development.</p> <p>The location of residential development will therefore primarily influence the Borough's contribution to climate change in terms of how well sites are connected to jobs, services and facilities and the sustainable transport network.</p> <ul style="list-style-type: none"> • Sites that are within 600m of |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|---|---|---|---|
| | | | <p>an employment site, Rugby town centre or the centre of a Main Rural Settlement and at least one sustainable transport link are likely to have a significant positive (++) effect.</p> <ul style="list-style-type: none"> Sites that are within 600m of at least two of either an employment site, Rugby town centre or the centre of a Main Rural Settlement or at least one sustainable transport link are likely to have a minor positive (+) effect. Sites that are within 600m of only one of either an employment site, Rugby town centre or the centre of a Main Rural Settlement or at least one sustainable transport link are likely to have a negligible (0) effect. Sites that are not within 600m of either an employment site, Rugby town centre or the centre of a Main Rural Settlement or a sustainable transport link are likely to have a significant negative (--) effect. |
| 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 | <ul style="list-style-type: none"> Flood risk zones (including 3a and 3b) OS basemap (1:10,000 scale) | While new development in any location may offer good opportunities to incorporate SuDS, the development of new housing on |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|--|--|--|---|
| | <p>from storm events?</p> <ul style="list-style-type: none"> Will it increase the number of new developments that incorporate sustainable drainage techniques including SuDS? | | <p>greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a and is unsuitable in flood zone 3b.</p> <ul style="list-style-type: none"> Sites that are entirely or mainly on greenfield land within flood zones 3a or 3b are likely to have a significant negative (--) effect. Sites that are entirely or mainly on brownfield land within flood zones 3a or 3b could have a significant negative effect although this is uncertain (--?) Sites that are entirely or mainly on greenfield land outside of flood zones 3a or 3b are likely to have a minor negative (-) effect. Sites that are on brownfield land outside of flood zones 3a or 3b are likely to have a negligible (0) effect. |
| 13) Conserve and enhance the historic environment, | <ul style="list-style-type: none"> Will it preserve buildings of architectural or historic interest and, where necessary, encourage their conservation and renewal? | No GIS data – we will need site assessment findings in relation to | The likely impacts of the residential site options have been considered by |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|---|---|--|--|
| <p>heritage assets and their settings.</p> | <ul style="list-style-type: none"> 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? | <p>historic environment.</p> | <p>Rugby Borough Council as part of the site assessment process, with sites being classed as either red, amber or green in terms of their potential for effects on the historic environment.</p> <ul style="list-style-type: none"> Sites that are classed as red because there is a potential significant impact on the historic environment could have a significant negative (-/-?) effect on this SA objective although this is uncertain. Sites that are classed as amber because there is a potential for some impact on the historic environment could have a minor negative (-/?) effect on this SA objective although this is uncertain. Sites that are classed as green because there is considered to be no potential impact on the historic environment could have a negligible (0?) effect on this SA objective although this is uncertain. <p>In all cases, effects are uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.</p> |
| <p>14) Promote a sustainable and accessible transport</p> | <ul style="list-style-type: none"> Will it promote the use of sustainable modes of transport? Will it promote mixed-use development that | <ul style="list-style-type: none"> Public transport nodes | <p>The proximity of housing sites to public transport links will affect the</p> |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|-----------------------------------|--|--|---|
| network | <p>reduces reliance on the private car?</p> <ul style="list-style-type: none"> • 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"> o Bus stops/bus routes o Rail stations • Cycle paths | <p>extent to which residents are able to make use of non car-based modes of transport to access services, facilities and job opportunities. It is possible that new transport links such as bus routes or cycle paths may be provided as part of large-scale housing developments but this cannot be assumed.</p> <ul style="list-style-type: none"> • Sites that are within 600m of three or more sustainable transport links (bus stops, railway stations or cycle paths) are likely to have a significant positive (++) effect. • Sites that are either within 600m of one or two sustainable transport links (bus stops, railway stations or cycle paths) are likely to have a minor positive (+) effect. • Sites that are more than 600m from any sustainable transport links are likely to have a minor negative (-) effect. |
| 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? | <ul style="list-style-type: none"> • AQMAs • OS basemap | <p>The effects of housing developments on levels of soil and water pollution would be influenced largely by factors such as whether there is capacity at the district's sewage treatment works to treat the additional wastewater generated by the overall scale of development</p> |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|---|---|---|--|
| | <ul style="list-style-type: none"> 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? | | <p>proposed, rather than by the specific location of site options.</p> <p>Development within or close to the AQMA that has been declared in Rugby is likely to have a negative effect on air pollution as increased vehicle traffic from population growth in those areas could compound existing air quality problems. Therefore:</p> <ul style="list-style-type: none"> Sites that are within or directly linked by road to an AQMA are likely to have a significant negative (--) effect. Sites that are not within or directly linked by road to an AQMA will have a negligible (0) effect. <p>In addition, which could result in mixed effects with the above:</p> <ul style="list-style-type: none"> Sites that are adjacent to an A road, motorway or railway line, or that are surrounded by sensitive receptors such as existing housing development, are likely to have a significant negative (-) effect in relation to noise. |
| 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 | <ul style="list-style-type: none"> SACs SPAs Ramsar sites SSSIs | <p>Housing sites that are within 250m of an internationally, nationally or locally designated biodiversity or geodiversity site have the potential to affect those sites, e.g. through habitat damage/loss, fragmentation,</p> |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|---------------|---|--|--|
| | <p>for their nature conservation interest?</p> <ul style="list-style-type: none"> • 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"> • Local Wildlife Sites • County Wildlife Sites • NNR/LNR/MNR • RIGS | <p>disturbance to species, air pollution, trampling etc. Conversely, there may be opportunities to promote habitat connectivity if housing developments include green infrastructure. Therefore, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists as appropriate mitigation may avoid adverse effects and may even result in beneficial effects. In addition, the potential impacts on biodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application.</p> <ul style="list-style-type: none"> • Sites that are within 250m of one or more designated biodiversity or geodiversity sites may have a significant negative (-?-) effect. • Sites that are between 250m and 1km of one or more designated sites biodiversity or geodiversity sites may have a minor negative (-?) effect. • Sites that are more than 1km from any designated biodiversity or geodiversity |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|--|---|--|---|
| <p>17) Maintain and where possible enhance the quality of landscapes</p> | <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"> • OS basemap (1:10,000 scale) • Landscape sensitivity areas as set out in the 2006 study. | <p>sites are likely to have a negligible (0?) effect.</p> <p>As there are no National Parks or Areas of Outstanding Natural Beauty within or immediately adjacent to Rugby Borough, the location of housing sites is not expected to affect these landscape designations.</p> <p>The sensitivity of the Borough to development was assessed in the Landscape Assessment of the Borough of Rugby: Sensitivity and Condition Study (2006).</p> <ul style="list-style-type: none"> • Sites that are within an area classed as being of very high or high overall sensitivity could have a significant negative (--?) effect. • Sites that are within an area classed as being of moderate overall sensitivity could have a minor negative (-?) effect. • Sites that are within an area classed as being of low overall sensitivity, or sites in an area classed as 'urban' could have a negligible (0?) effect. <p>In all cases effects are uncertain as they will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.</p> |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|--|--|---|---|
| <p>18) Maintain and where possible enhance the quality of townscapes</p> | <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"> • OS basemap (1:10,000 scale) | <p>It is assumed that all new residential development will be of high quality design.</p> <p>Where new development takes place on brownfield land, there are likely to be positive effects on the townscape as a result of reducing the number of derelict sites and buildings and replacing them with high quality new development.</p> <ul style="list-style-type: none"> • Large sites (over 10ha) entirely or mainly on brownfield land are likely to have a significant positive (++) effect on this objective. • Small sites (less than 10ha) entirely or mainly on brownfield land are likely to have a minor positive (+) effect on this objective. • Sites of any size that are entirely or mainly on greenfield land would have a negligible (0) effect on this objective. |

Table A4.2: Employment site assumptions

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|--|--|---|---|
| <p>1) Reduce/eliminate poverty, disadvantage and social exclusion</p> | <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? | <p>Priority areas for regeneration.</p> | <p>The location of employment sites will not affect most of the decision-making criteria for this SA objective; however where sites are within close proximity of the most deprived wards there may be positive effects in terms of promoting employment opportunities in those areas.</p> <p>The 2014/15 Regeneration Strategy identified five areas of the Borough as 'priority areas' for addressing deprivation: Rugby town centre, Brownsover, Newbold, New Bilton and Overslade. Therefore:</p> <ul style="list-style-type: none"> • Sites that are within one of the five identified priority areas are likely to have a minor positive (+) effect. • Sites that are not within one of the five priority areas are likely to have a negligible (0) effect. |
| <p>2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community</p> | <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? | | <p>While employment sites are not expected to have a significant effect on this objective, where employment sites are within close proximity of community services and facilities employees will be more easily able to access these services and facilities during breaks and before and after work.</p> <p>Rugby Borough Council has identified a settlement hierarchy comprising</p> |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|---|---|--|--|
| <p>3) Promote/improve health of the population and reduce health inequalities</p> | <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"> Open space Playing fields Sports facilities AQMAs | <p>Rugby Town centre, Rugby Urban Area, Main Rural Settlements and Local Needs Settlements.</p> <p>Main Rural Settlements and Local Needs Settlements are identified on the basis of the range of services and facilities located there, as well as the availability of public transport links.</p> <p>Therefore, proximity to those centres can be used as an indicator of proximity to services and facilities.</p> <ul style="list-style-type: none"> Sites that are within Rugby town or a Main Rural Settlement will have a minor positive (+) effect. Sites that are not within Rugby town or a Main Rural Settlement will have a negligible (0) effect. |
| <p>3) Promote/improve health of the population and reduce health inequalities</p> | <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"> Open space Playing fields Sports facilities AQMAs | <p>Employment sites that are within walking distance (600m) of existing open spaces, playing fields and sports facilities would give employees opportunities to be active outdoors in open space during breaks from work, thus promoting healthy lifestyles.</p> <ul style="list-style-type: none"> Sites that are within 600m of an area of open space, playing field or sports facility will have a minor positive (+) effect. Sites that are more than 600m from an area of open space, playing field or sports |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|---|--|-----------------------|--|
| | | | <p>facility will have a negligible (0) effect.</p> <p>If an employment site is within (or directly linked by road to) an Air Quality Management Area (AQMA) there could be an impact on health, particularly if vehicle movements (including potentially HGVs) associated with the new employment development compound existing air quality problems.</p> <p>Therefore in addition (which may lead to mixed effects with the above):</p> <ul style="list-style-type: none"> Sites that are within or directly linked to an AQMA are likely to have a minor negative effect (-). |
| <p>4) Provide affordable and decent housing, which meets the needs of the Borough</p> | <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? 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? | None | <p>The location of new employment development will not have a direct effect on this SA objective. Therefore, all employment site options will have a negligible (0) effect.</p> |
| <p>5) Reduce crime, fear of crime and anti-social behaviour</p> | <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? | None | <p>The effects of new employment developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of</p> |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|--|---|---|--|
| 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"> Employment site options. | <p>appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of employment sites (rather they will be determined through the detailed proposals for each site) and so the effects of all of the potential employment sites on this SA objective will be negligible (0).</p> |
| 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? | None | <p>The provision of new employment sites is likely to have a positive effect on this objective by providing new and modern developments in which businesses can locate.</p> <ul style="list-style-type: none"> Large sites (over 10ha) are likely to have a significant positive (++) effect. Small sites (up to 10ha) are likely to have a minor positive effect. <p>The location of employment site options will not have a direct effect on the vitality and viability of Rugby town centre. Therefore all employment site options will have a negligible (0) effect on this objective.</p> |
| 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? | <ul style="list-style-type: none"> OS basemap (1:10,000 scale) | <p>It is assumed that all new development would be built to high standards of design and accessibility. The location of new employment development could affect this SA objective by influencing how much development takes place on</p> |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|---|--|--|--|
| | <ul style="list-style-type: none"> • 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? | | <p>previously developed land.</p> <ul style="list-style-type: none"> • Employment sites that are mainly or entirely on brownfield land would have a significant positive (++) effect. • Employment sites that are mainly or entirely on greenfield land would have a minor negative (-) effect. |
| <p>9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables</p> | <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"> • OS basemap (1:10,000 scale) • BMV agricultural land data • Minerals Safeguarding Areas | <p>While all new employment development will inevitably involve an increase in energy and water consumption this will not be influenced by the location of development.</p> <p>Similarly, all employment development will result in the increased consumption of minerals for construction but this will not be influenced by the location of employment sites. The location of development sites can influence the efficient use of minerals by the proximity of the development to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the district. However, because of the extent of minerals resources within</p> |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|---------------|--------------------------|-----------------------|--|
| | | | <p>Rugby Borough, all sites would have the same effect. In addition, not all of the resources would necessarily be economically viable and it may be possible to achieve prior extraction to avoid sterilisation.</p> <p>The location of employment development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to farming. Development on brownfield land also represents more efficient use of land in comparison to the development of greenfield sites.</p> <ul style="list-style-type: none"> • Sites that are mainly or entirely on greenfield land which is classed as being of Grade 1 or Grade 2 agricultural quality would have a significant negative (-) effect. • Sites that are mainly or entirely on greenfield land which is classed as being of Grade 3 agricultural quality could have a significant negative (-?) effect although this is uncertain depending on whether the site is within Grade 3a or 3b land. • Sites that are mainly or entirely on greenfield land that is classed as Grade 4 or 5 or urban land would have a minor negative (-) effect. |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|---|---|---|--|
| 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"> OS basemap (1:10,000 scale) | <ul style="list-style-type: none"> Sites that are mainly or entirely on brownfield land would have a negligible (0) effect. <p>All new employment development will inevitably involve an increase in waste generation, but may also offer good opportunities for incorporating sustainable waste management practices, regardless of the location.</p> <p>Where employment development is proposed on brownfield land, there may be good opportunities for using existing buildings and materials although this is uncertain depending on the previous use of the site.</p> <ul style="list-style-type: none"> Sites on brownfield land may have a minor positive (+?) effect. Sites on greenfield land would have a negligible (0) effect. |
| 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"> Public transport nodes <ul style="list-style-type: none"> Bus stops/bus routes Rail stations | <p>The location of employment development will not affect levels of energy efficiency and renewable energy use, which will instead be influenced by onsite practices uses, the nature of the commercial activity onsite and the design of the development.</p> <p>The location of employment development will therefore primarily influence the Borough's contribution to climate change in terms of how</p> |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|--|--|---|--|
| | | | <p>well sites are connected to residential areas and the sustainable transport network (which will influence how easily employees will be able to commute via sustainable transport).</p> <ul style="list-style-type: none"> Sites that are within 600m of sustainable transport links and an existing residential area are likely to have a significant positive (++) effect. Sites that are either within 600m of either sustainable transport links or an existing residential area are likely to have a minor positive (+) effect. Sites that are more than 600m from sustainable transport links and residential areas are likely to have a minor negative effect (-). |
| <p>12) Avoid, reduce and manage flood risk</p> | <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"> Flood risk zones (including 3a and 3b) OS basemap (1:10,000 scale) | <p>While new development in any location may offer good opportunities to incorporate SuDS, employment development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies offices and general industry as a 'less vulnerable use', which is suitable in areas of flood zone 1, 2 and 3a but is</p> |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|---|--|---|---|
| <p>13) Conserve and enhance the historic environment, heritage assets and their settings.</p> | <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 | <p>No GIS data – we will need site assessment findings in relation to historic environment.</p> | <p>unsuitable in flood zone 3b.</p> <ul style="list-style-type: none"> • Sites that are entirely or mainly on greenfield land within flood zone 3b are likely to have a significant negative (--) effect. • Sites that are entirely or mainly on brownfield land within flood zone 3b could have a significant negative effect (--?) although this is uncertain. • Sites that are entirely or mainly on greenfield land outside of flood zone 3b are likely to have a minor negative (-) effect. • Sites that are on brownfield land outside of flood zone 3b are likely to have a negligible (0) effect. |
| | | | <p>The likely impacts of the employment site options have been considered by the Council as part of the site assessment process, with sites being classed as either red, amber or green in terms of their potential for effects on the historic environment.</p> <ul style="list-style-type: none"> • Sites that are classed as red because there is a potential significant impact on the historic environment could have a significant negative (-?) effect on this SA objective |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|---|---|--|--|
| | <p>the landscape/townscape and local distinctiveness and identity?</p> <ul style="list-style-type: none"> • 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? | | <p>although this is uncertain.</p> <ul style="list-style-type: none"> • Sites that are classed as amber because there is a potential for some impact on the historic environment could have a minor negative (-?) effect on this SA objective although this is uncertain. • Sites that are classed as green because there is considered to be no potential impact on the historic environment could have a negligible (0?) effect on this SA objective although this is uncertain. <p>In all cases, effects are uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.</p> |
| <p>14) Promote a sustainable and accessible transport network</p> | <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"> • Public transport nodes <ul style="list-style-type: none"> ◦ Bus stops/bus routes ◦ Rail stations • Cycle paths | <p>The proximity of employment sites to public transport links will affect the extent to which employees are able to make use of non car-based modes of transport to commute to and from work.</p> <ul style="list-style-type: none"> • Sites that are within 600m of three or more sustainable transport links (bus stops, railway stations or cycle paths) are likely to have a significant positive (++) effect. |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|--|---|---|--|
| <p>15) Reduce all forms of pollution</p> | <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"> • AQMAs • OS basemap | <ul style="list-style-type: none"> • Sites that are either within 600m of one or two sustainable transport links (bus stops, railway stations or cycle paths) are likely to have a minor positive (+) effect. • Sites that are more than 600m from any sustainable transport links are likely to have a minor negative effect (-). |
| | | | <p>The effects of employment developments on levels of soil and water pollution would be influenced largely by factors such as whether there is capacity at the district's sewage treatment works to treat the additional wastewater generated by the overall scale of development proposed, rather than by the specific location of site options.</p> <p>Development at sites that are within or directly connected by road to the AQMA that has been declared in Rugby is likely to have a negative effect on air pollution as increased vehicle traffic from employment development in those areas could compound existing air quality problems. Therefore, in addition, which could result in mixed effects with the above:</p> <ul style="list-style-type: none"> • Sites that are within or directly linked by road to an AQMA are likely to have a |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|--|---|---|--|
| | | | <p>significant negative (--) effect.</p> <ul style="list-style-type: none"> Sites that are not within or directly linked by road to an AQMA will have a negligible (0) effect. <p>In addition, which could result in mixed effects with the above:</p> <ul style="list-style-type: none"> Sites that are adjacent to an A road, motorway or railway line, or that are surrounded by sensitive receptors such as residential properties, are likely to have a significant negative (--) effect in relation to noise. Sites that could provide opportunities for the remediation of contaminated land could have a significant positive effect although this is uncertain (++?) |
| <p>16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna</p> | <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 | <ul style="list-style-type: none"> SACs SPAs Ramsar sites SSSIs Local Wildlife Sites County Wildlife Sites NNR/LNR/MNR RIGS | <p>Employment sites that are within 250m of an internationally, nationally or locally designated biodiversity or geodiversity site have the potential to affect those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc. Conversely, there may be opportunities to promote habitat connectivity if housing developments include green infrastructure. Therefore, while proximity to designated sites</p> |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|---|--|--|---|
| | <p>biodiversity assets and linkages to existing habitats within/alongside development?</p> <ul style="list-style-type: none"> • Will it increase the provision of and access to green infrastructure? | | <p>provides an indication of the potential for an adverse effect, uncertainty exists as appropriate mitigation may avoid adverse effects and may even result in beneficial effects. In addition, the potential impacts on biodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application.</p> <ul style="list-style-type: none"> • Sites that are within 250m of one or more designated biodiversity or geodiversity sites may have a significant negative (--?) effect. • Sites that are between 250m and 1km of one or more designated sites biodiversity or geodiversity sites may have a minor negative (-?) effect. • Sites that are more than 1km from any designated biodiversity or geodiversity sites are likely to have a negligible (0?) effect. |
| 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, | <ul style="list-style-type: none"> • OS basemap (1:10,000 scale) • Landscape sensitivity areas as set out in the 2006 study. | As there are no National Parks or Areas of Outstanding Natural Beauty within or immediately adjacent to Rugby Borough, the location of |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|---|--|---|---|
| | <p>degraded and under-used land?</p> <ul style="list-style-type: none"> Will it preserve distinctive historic landscapes? | | <p>employment sites is not expected to affect these landscape designations.</p> <p>The sensitivity of the Borough to development was assessed in the Landscape Assessment of the Borough of Rugby: Sensitivity and Condition Study (2006).</p> <ul style="list-style-type: none"> Sites that are within an area classed as being of very high or high sensitivity could have a significant negative (---) effect. Sites that are within an area classed as being of moderate sensitivity could have a minor negative (-?) effect. Sites that are within an area classed as being of low sensitivity could have a negligible (0?) effect. <p>In all cases effects are uncertain as they will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.</p> |
| 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"> OS basemap (1:10,000 scale) | <p>It is assumed that all new employment development will be of high quality design.</p> <p>Where new development takes place on brownfield land, there are likely to be positive effects on the townscape as a result of reducing the number of derelict sites and buildings and replacing them with high quality new</p> |

| SA Objectives | Decision-Making Criteria | GIS datasets required | Assumption |
|---------------|--------------------------|-----------------------|--|
| | | | <p>development.</p> <ul style="list-style-type: none"> • Large sites (over 10ha) entirely or mainly on brownfield land are likely to have a significant positive (++) effect on this objective. • Small sites (less than 10ha) entirely or mainly on brownfield land are likely to have a minor positive (+) effect on this objective. • Sites of any size that are entirely or mainly on greenfield land would have a negligible (0) effect on this objective. |